



ALA MOANA PLAZA

Rental Housing Project

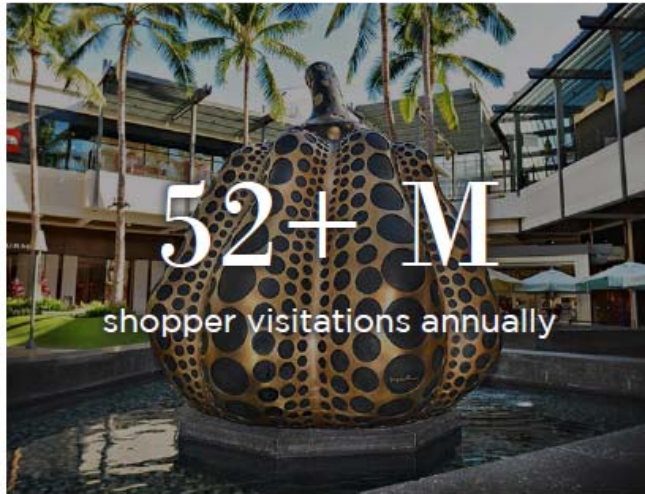
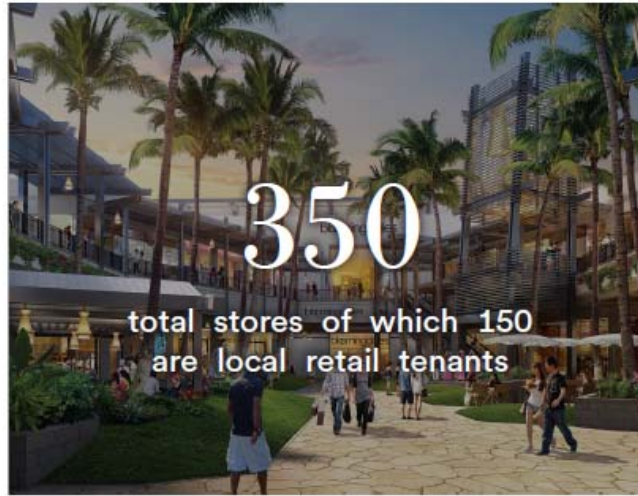
Virtual Town Hall

5:00 pm – September 28, 2020

AlaMoanaPlazaRentals.com

1. Aloha & Introduction
2. Need for Rental Housing
3. Community Outreach & Feedback
 - *Sea Level Rise*
 - *Street Level Landscaping*
 - *Infrastructure (Water, Sewer, Traffic)*
 - *Affordable Housing*
 - *Community Benefits*
 - *View Corridors*
4. Q & A

ALOHA & INTRODUCTION

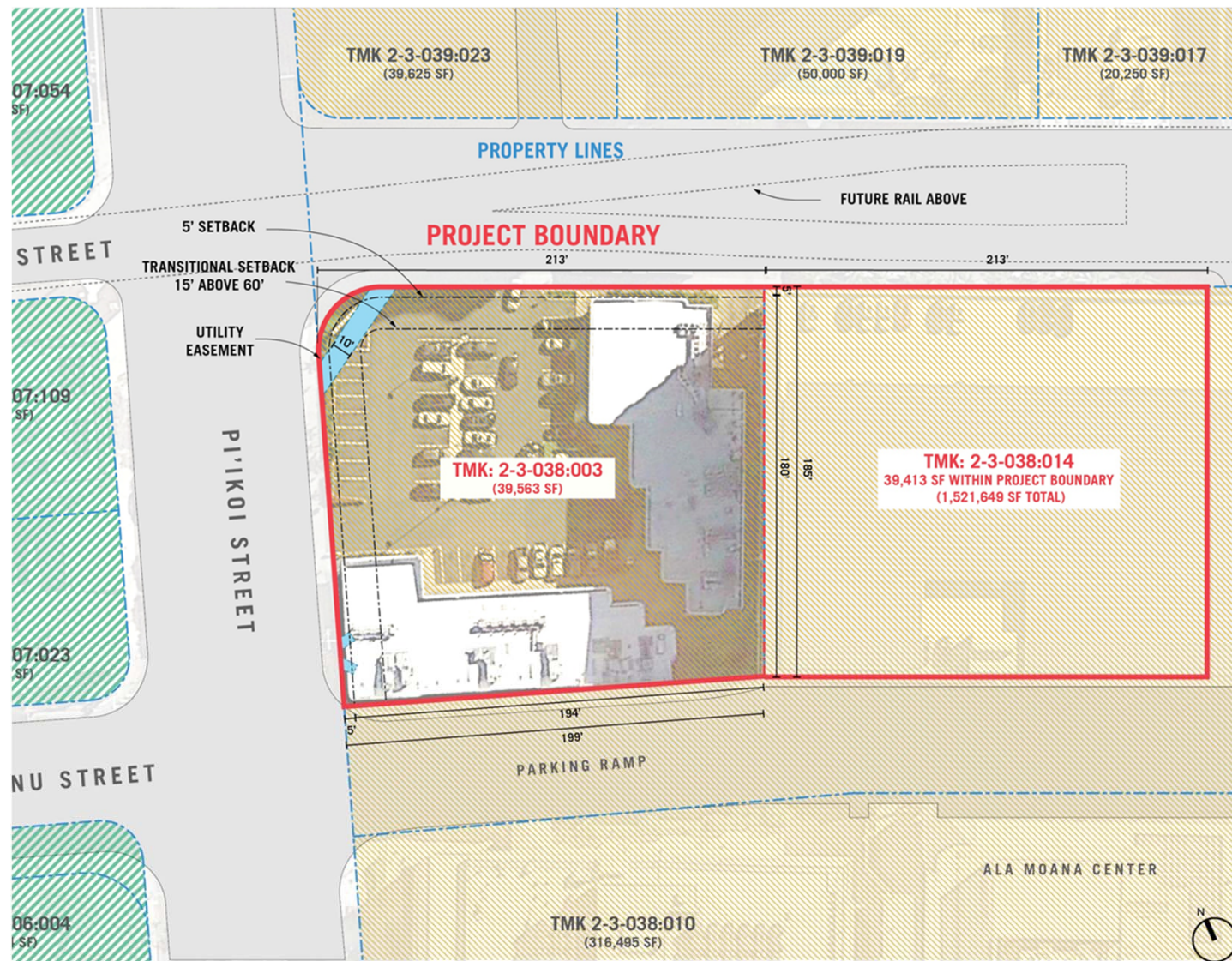


LOCATION MAP



Ala Moana Plaza | Existing Site Conditions

Brookfield



| | | |
|---|--|----------------------------------|
| ADDRESS | 451 PIKOI Street Honolulu, HI 96814 | |
| TMK | 2-3-038:003 | |
| LOT AREA | 78,976 SF (39,563 SF + 39,413 SF) 1.813 Acres (0.908 + 0.905 Acres) | |
| ZONING / LUO | BMX-3 Community Business Mixed Use | |
| HEIGHT LIMIT | EXISTING 100' (BMX-3 Zoning) | PROPOSED 400' (TOD) |
| MAX FAR | EXISTING 2.5 | PROPOSED 7.0 (552,832 GSF) |
| SETBACK | Front/Side: 5'-0" | |
|  | BMX-3 | |
|  | KAKAAKO COMM. DEV. DISTRICT | |
|  | EASEMENTS | |
|  | PROJECT BOUNDARY | |
|  | PROPERTY LINES | |
|  | SETBACKS | |

- **583 Rental Housing Units**

- **459 market rental units**

- **124 (20+%) affordable rental units**

Affordable rentals reserved for 80% AMI income level households; 30 year deed restriction

NEED FOR RENTAL HOUSING

We are Facing a Housing Shortfall and Owning is Out of Reach for Many

22,168

Additional housing units needed by 2025 to meet O'ahu's projected demand*

ONLY 3%

Of housing built in Kaka'ako in the **last 40 years** were rentals privately funded without state subsidies**

RISING HOME PRICES AND LARGE DOWN PAYMENTS ARE OUT OF REACH FOR MOST PEOPLE

\$430K

MEDIAN CONDOMINIUM PRICE



\$86K

20% DOWN PMT

\$839K

MEDIAN SINGLE-FAMILY HOME PRICE



\$167K

20% DOWN PMT

0

Private, market-rate rental housing projects in urban Honolulu in decades**

*Hawaii Housing Finance and Development Corporation, Hawaii Housing Planning Study, 2019. **Kakaako/HCDA district completed projects.

Ala Moana Plaza,
Bringing Much
Needed Rental
Units to the
Neighborhood

583

TOTAL RENTAL
UNITS

124

UNITS AT 80% AMI
RENTALS FOR 30 YEARS



600+

DEVELOPMENT &
CONSTRUCTION
JOBS DURING A
DOWN ECONOMY



0.4:1

PARKING TO UNIT RATIO

The lowest of any
IPD-T project,
promotes the use
of multi-modal
transportation for
residents



COMMUNITY BENEFITS & OUTREACH

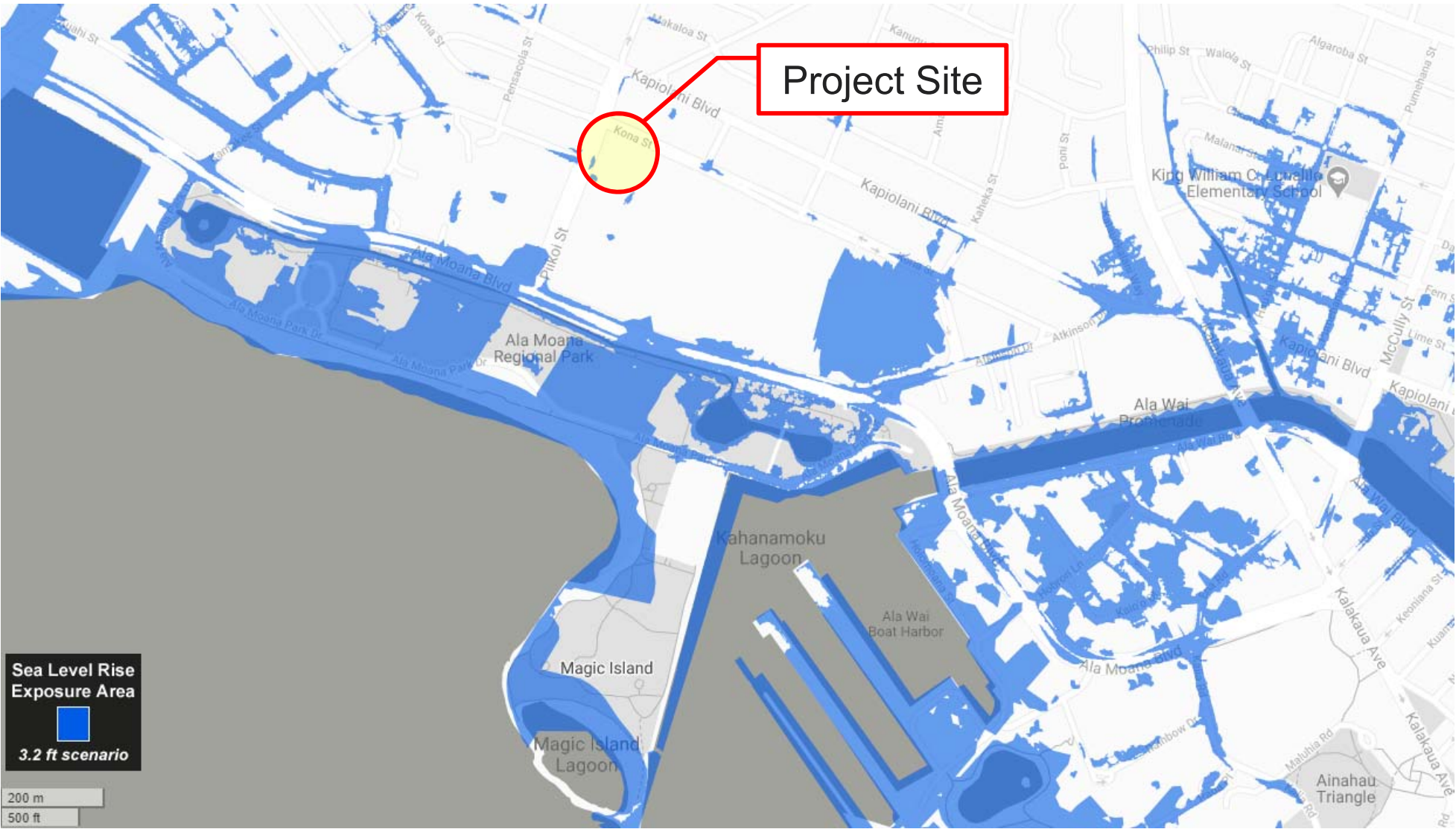
| <u>Neighboring Property</u> | <u>Meeting Date</u> | <u>Address</u> |
|-----------------------------|---------------------|-----------------------|
| Watumull Properties | Sep-13-2019 | 1347 Kapiolani |
| Samkoo Development | Sep-17-2019 | 1391 Kapiolani |
| Sky Ala Moana | Sep-18-2019 | 1388 Kapiolani |
| Hawaii National Bank | Sep-18-2019 | 1311 Kapiolani |
| Uraku Tower | Sep-19-2019 | 1341 Kapiolani |
| Sanno USA | Sep-23-2019 | 1357 Kapiolani |
| Azure | Sep-25-2019 | 641 Keeaumoku |
| Uraku Tower | Jan-24-2020 | 1341 Kapiolani |
| Hawaii National Bank | Jan-24-2020 | 1311 Kapiolani |
| "Superblock" | | |
| <i>1350 Ala Moana</i> | Jul-14-2020 | 1350 Ala Moana |
| <i>Hokua</i> | Jul-14-2020 | 1288 Ala Moana |
| <i>Nauru Tower</i> | Jul-14-2020 | 1330 Ala Moana |
| <i>Uraku Tower</i> | Jul-14-2020 | 1341 Kapiolani |
| <i>Symphony</i> | Jul-14-2020 | 888 Kapiolani |
| <i>Keola La'i</i> | Jul-14-2020 | 600 Queen |
| <i>Anaha</i> | Jul-14-2020 | 1108 Auahi |
| <i>Park Lane</i> | Jul-14-2020 | 1388 Ala Moana |
| Uraku Tower | Jul-15-2020 | 1341 Kapiolani |
| Hawaiiki | Sep-02-2020 | 88 Piikoi |
| 615 Piikoi Street | Sep-02-2020 | 615 Piikoi |
| One Ala Moana | Sep-08-2020 | 1555 Kapiolani |
| Hale Kewalo | Sep-10-2020 | 450 Piikoi |
| HMSA | Sep-17-2020 | 818 Keeaumoku |
| 510 Piikoi Street | Sep-17-2020 | 510 Piikoi St. |
| Hawaii National Bank | Sep-20-2020 | 1311 Kapiolani |
| Moana Pacific | Sep-28-2020 | 1288 & 1296 Kapiolani |

Primary Concerns Voiced by the Community:

- Sea Level Rise
- Street Level Landscaping
- Infrastructure (Water, Sewer, Traffic)
- Affordable Housing
- Community Benefits
- View Corridors



SEA LEVEL RISE (SLR)



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STREET LEVEL LANDSCAPING

Notes:
 All landscape areas will be supported with a fully automated irrigation system conforming to BWS standards.
 No exceptional trees on site.

- SITE GROUNDCOVERS:
- POHINIAHINA
 - HAWAIIAN CAREX
 - DWARF LAUAE FERN

- SITE SHRUB MIX:
- NANU GARDENIA
 - SPIDERLILY
 - GREEN TI

EXISTING MAHAGONY TREE

HALA TREE

KUKUI TREE

LOULU PALM

MONKEYPOD TREE

PIKOI STREET

COCONUT PALM

JOANNIS PALM

KONA STREET

ZOYSIA EL TORO LAWN

BAMBOO PALM WITH KUPUKUPU FERN BELOW

RIVER ROCK ACCENT

LOULU PALM

BLUE HAWAII TARO

MACARTHUR PALMS

REPLACEMENT COCONUT PALM (2)



KEY LANDSCAPE DESIGN CONCEPTS:

The theme of WAI WAI imbues the landscape design, creating a sense of movement and texture through form and plant selection.

The main arrival at Kona Street is greeted with a variety of varying height palms. A wide massing of taro on either side of the drive is met with native ferns and slender palms, serving as a backdrop into the porte cochere.

Transitioning to Piikoi Street the landscape begins to blend plant materials that are familiar to the Piikoi corridor. Hala's, coconut & loulou palms, spider lilies, and gardenias strengthen the identity present along the Western edge of Ala Moana Center. The introduction of native kukui trees offers additional shade further promoting walkability and connectivity throughout the Ala Moana area.

LANDSCAPE PLAN | CONCEPT

Ala Moana Plaza | Landscape Plant Palette

Brookfield



MONKEYPOD TREE, FIELD STOCK, 12'- 15' HT.



HALA, 45 GAL, 10'- 12' HT.



BAMBOO PALM, 25 GAL. 8' HT.



JOANNIS PALM, FS, 9'- 12' TRUNK HT.



COCONUT PALM, FIELD STOCK, 20- 25' TRUNK HT.



KUKUI TREE, 45 GAL, 10'- 12' HT.



MACARTHUR PALM, 25 GAL. 10' HT.



LOULU PALM, FS, 7'- 9' TRUNK HT.

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Ala Moana Plaza | Landscape Plant Palette

Brookfield



BLUE HAWAII TARO, 5 GAL.



QUEEN EMMA SPIDER LILY, 5 GAL.



DWARF LAUAE FERN, 1 GAL.



HAWAIIAN CAREX, 1 GAL.



NAU GARDENIA, 5 GAL.



KUPUKUPU FERN, 1 GAL.



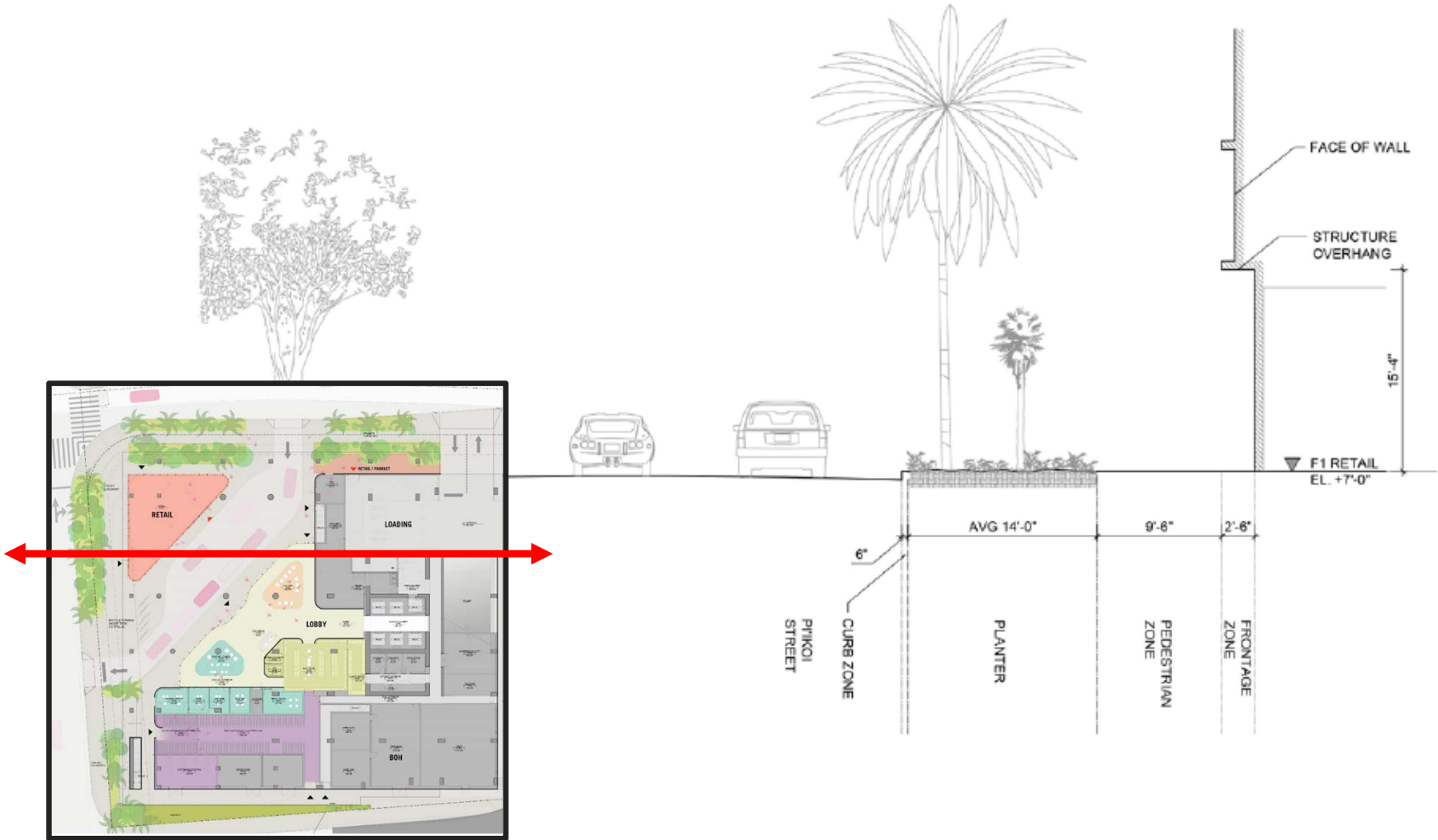
PEACE LILY, 5 GAL.



POHINAHINA, 1 GAL.

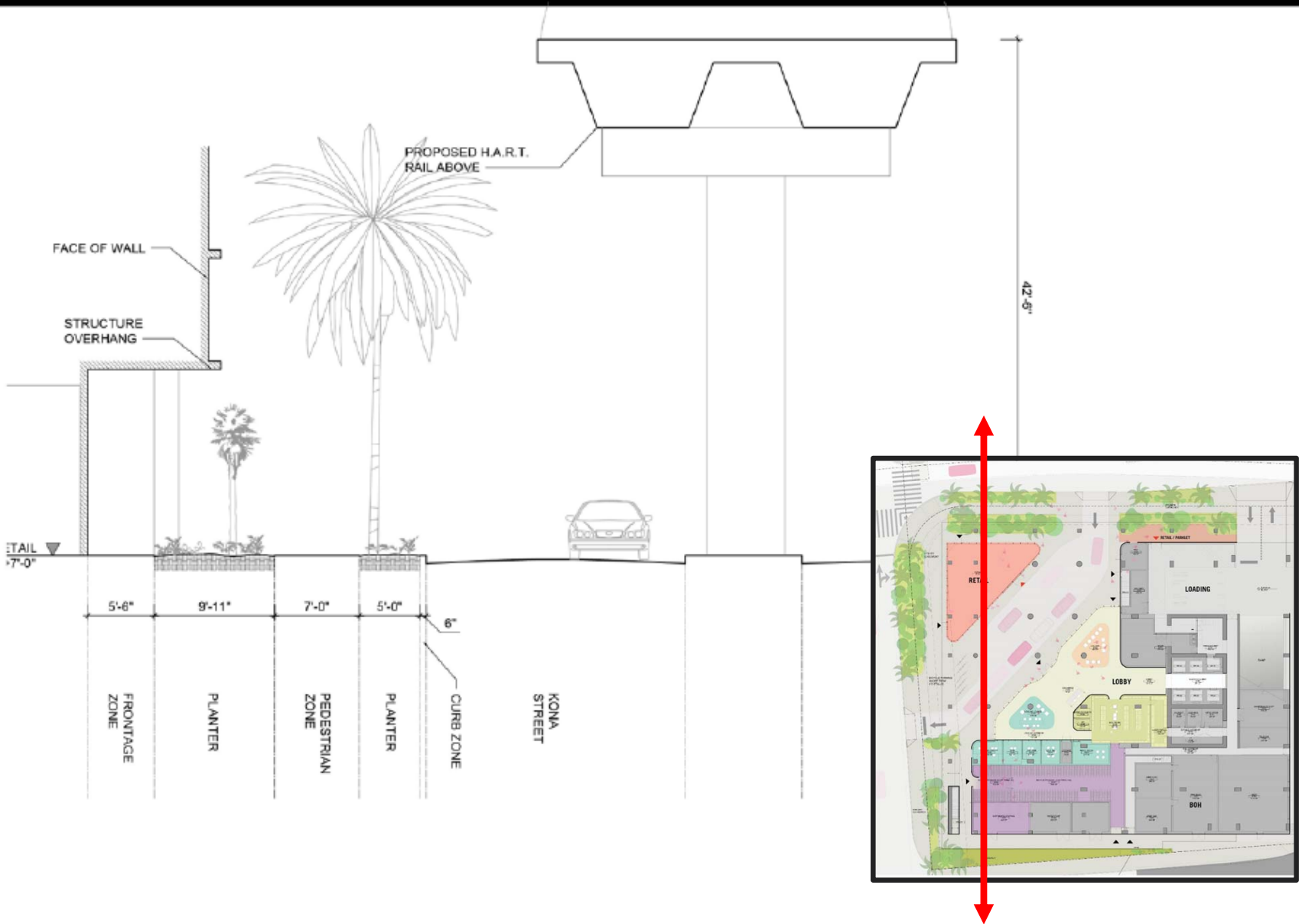
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STREETSCAPE SECTIONS: P'IKOI AT GRIDLINE Y9



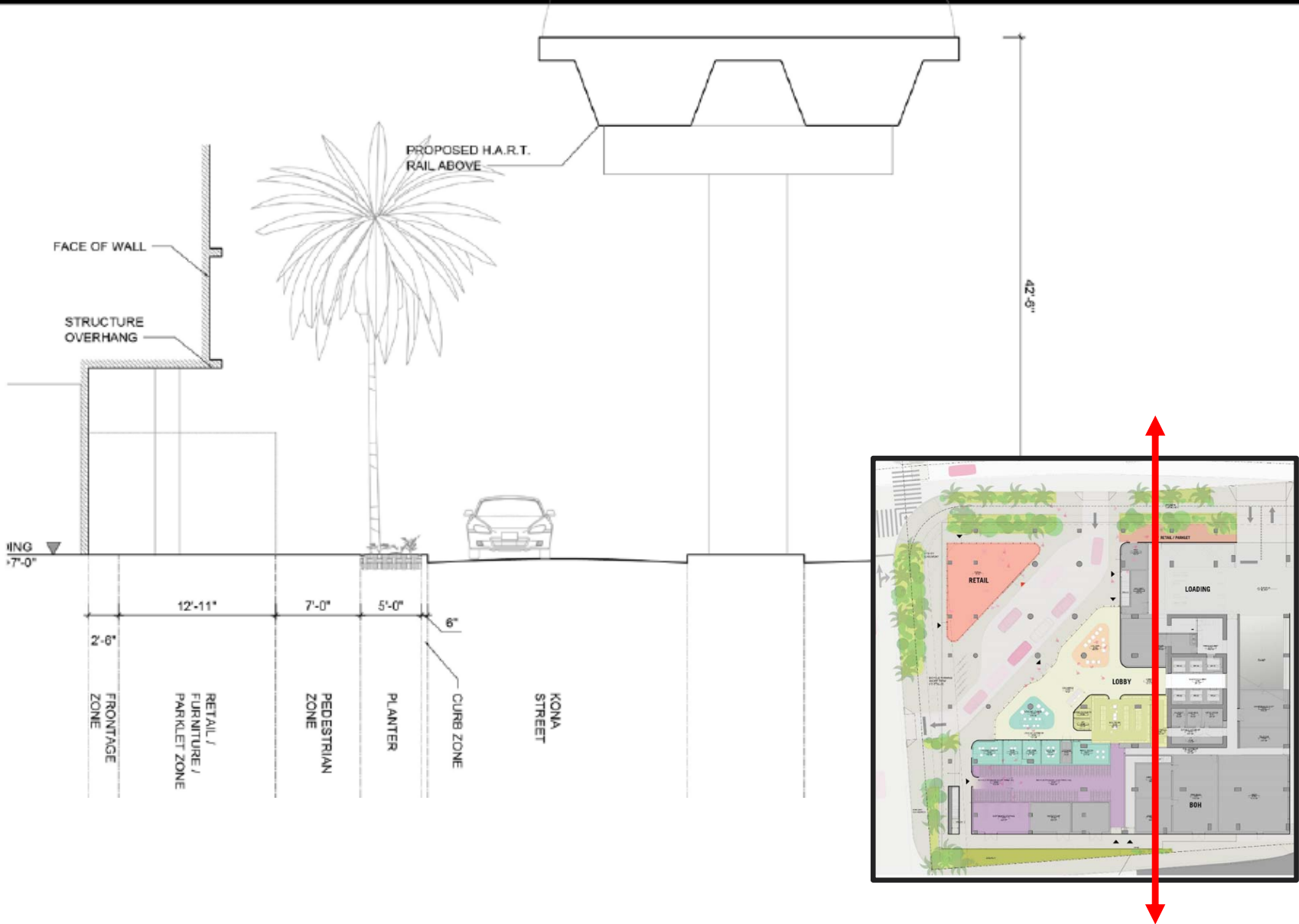
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STREETSCAPE SECTIONS: KONA AT GRIDLINE X3



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STREETSCAPE SECTIONS: KONA AT GRIDLINE X7



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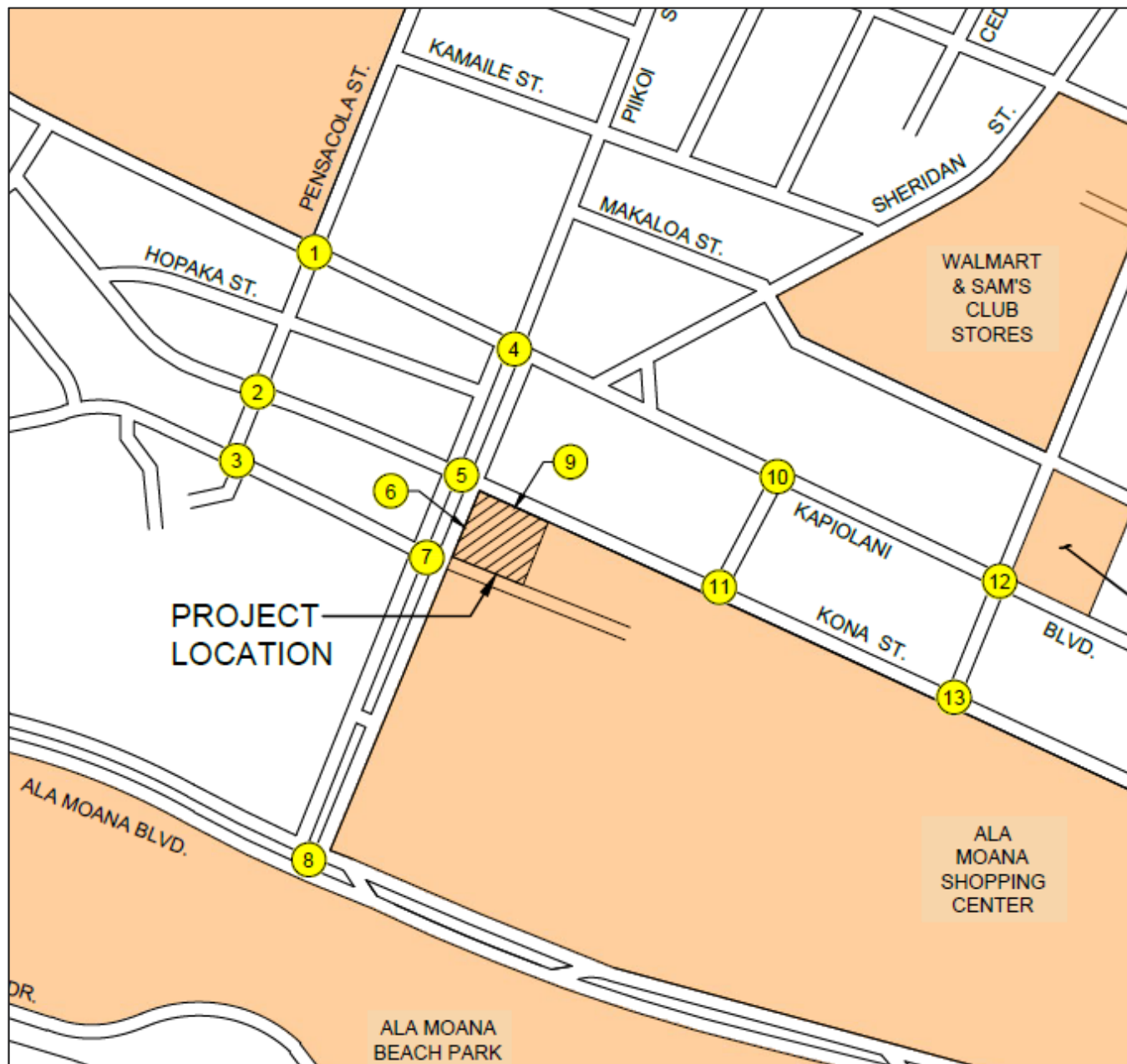


INFRASTRUCTURE

Utility “Will Serve” Letters Recv’d:

- Hawaiian Electric (HECO)
- Hawaii Gas
- Hawaiian Telcom
- Spectrum
- Sewer Connection Confirmation

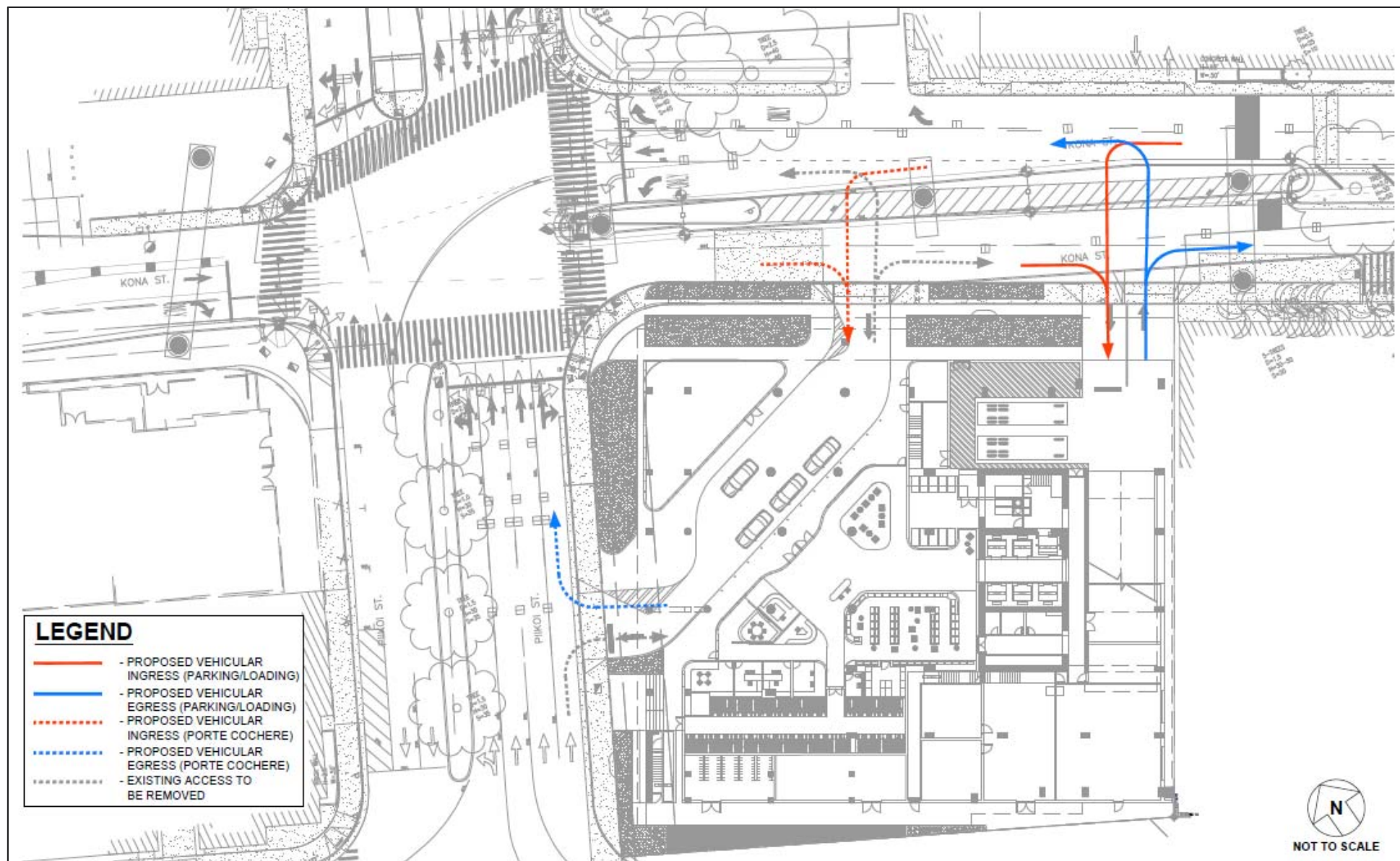
Traffic Study Scope



STUDY INTERSECTIONS

- ① PENSACOLA ST. & KAPIOLANI BLVD.
- ② PENSACOLA ST. & KONA ST.
- ③ PENSACOLA ST. & WAIMANU ST.
- ④ PIIKOI ST. & KAPIOLANI BLVD.
- ⑤ PIIKOI ST. & KONA ST.
- ⑥ PIIKOI ST. & PROJECT DWY 1
- ⑦ PIIKOI ST. & WAIMANU ST.
- ⑧ ALA MOANA BLVD. & PIIKOI ST.
- ⑨ KONA ST. & PROJECT DWY 2
- ⑩ KAPIOLANI BLVD. & KONA IKI ST.
- ⑪ KONA ST. & KONA IKI ST.
- ⑫ KAPIOLANI BLVD. & KEEAUMOKU ST.
- ⑬ KONA ST. & KEEAUMOKU ST.

Site Access

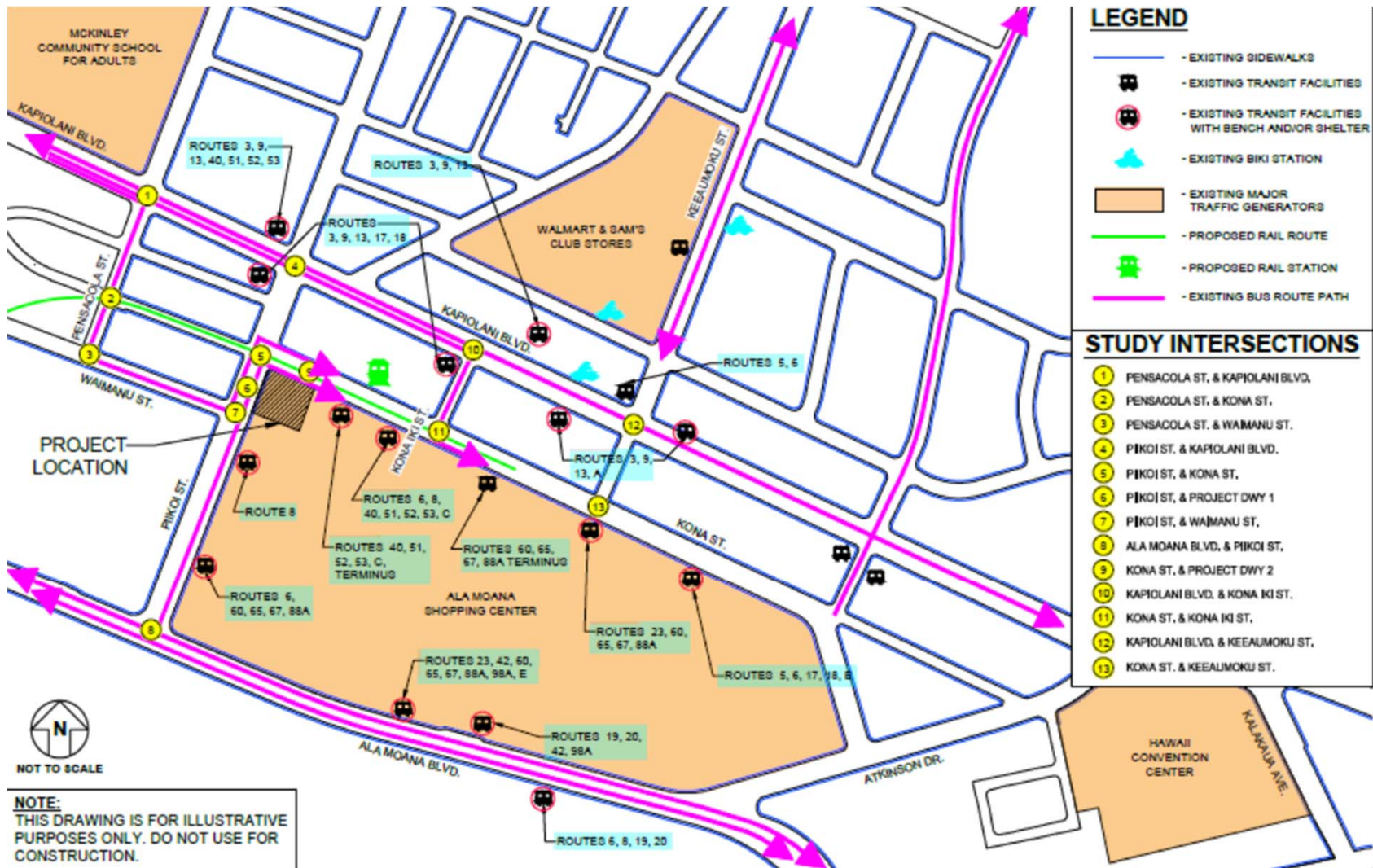


Background Developments Included



- BACKGROUND DEVELOPMENTS:**
- ① THE CENTRAL AT ALA MOANA
 - ② HAWAII CITY PLAZA
 - ③ HAWAII OCEAN PLAZA
 - ④ SKY ALA MOANA TOWER
 - ⑤ AZURE ALA MOANA
 - ⑥ THE RESIDENCES MANDARIN ORIENTAL HONOLULULU

61 MORE vehicles during Morning Peak Hour
 17 LESS vehicles during Afternoon Peak Hour



- Traffic Study includes 2024 Base Year traffic conditions, including other anticipated developments:
 - The Central, Hawaii City Plaza, Hawaii Ocean Plaza, Sky Ala Moana, Azure Ala Moana, Mandarin Oriental
 - Ambient growth projections include Aalii, Koula, 803 Waimanu, Nohona Hale, Ililani and Victoria Place
- The Project site currently houses several commercial/retail developments including JQ Store, Eggs n Things, Cho Dang, Taiyo Ramen, and Nijiya Market.
 - Since the proposed project will replace the existing developments, trips to/from the existing developments were removed from the new Project trip generation to represent the net new trips.
- Traffic projections for the Project for Future Year 2024 (with Project) are shown in Table 4.1, the Project is projected to generate 61 new trips during the AM peak hours of traffic, and (-17) new trips during the PM peak hours of traffic.

Table 4.1: Project Trip Generation

| Land Use | Independent Variable | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|--|----------------------|----------------------|------------|-------------|----------------------|------------|-------------|
| | | Enter (vph) | Exit (vph) | Total (vph) | Enter (vph) | Exit (vph) | Total (vph) |
| High Rise Multifamily Housing (222) | 595 Dwelling Units | 14 | 98 | 112 | 69 | 29 | 98 |
| New Commercial/Retail (820) | 4 KSF GFA | 6 | 4 | 10 | 10 | 10 | 20 |
| Reduction for Existing Commercial/Retail Trips | - | -32 | -29 | -61 | -69 | -66 | -135 |
| Total Net New Trips | - | -12 | 73 | 61 | 10 | -27 | -17 |

Future Year 2024 Analysis

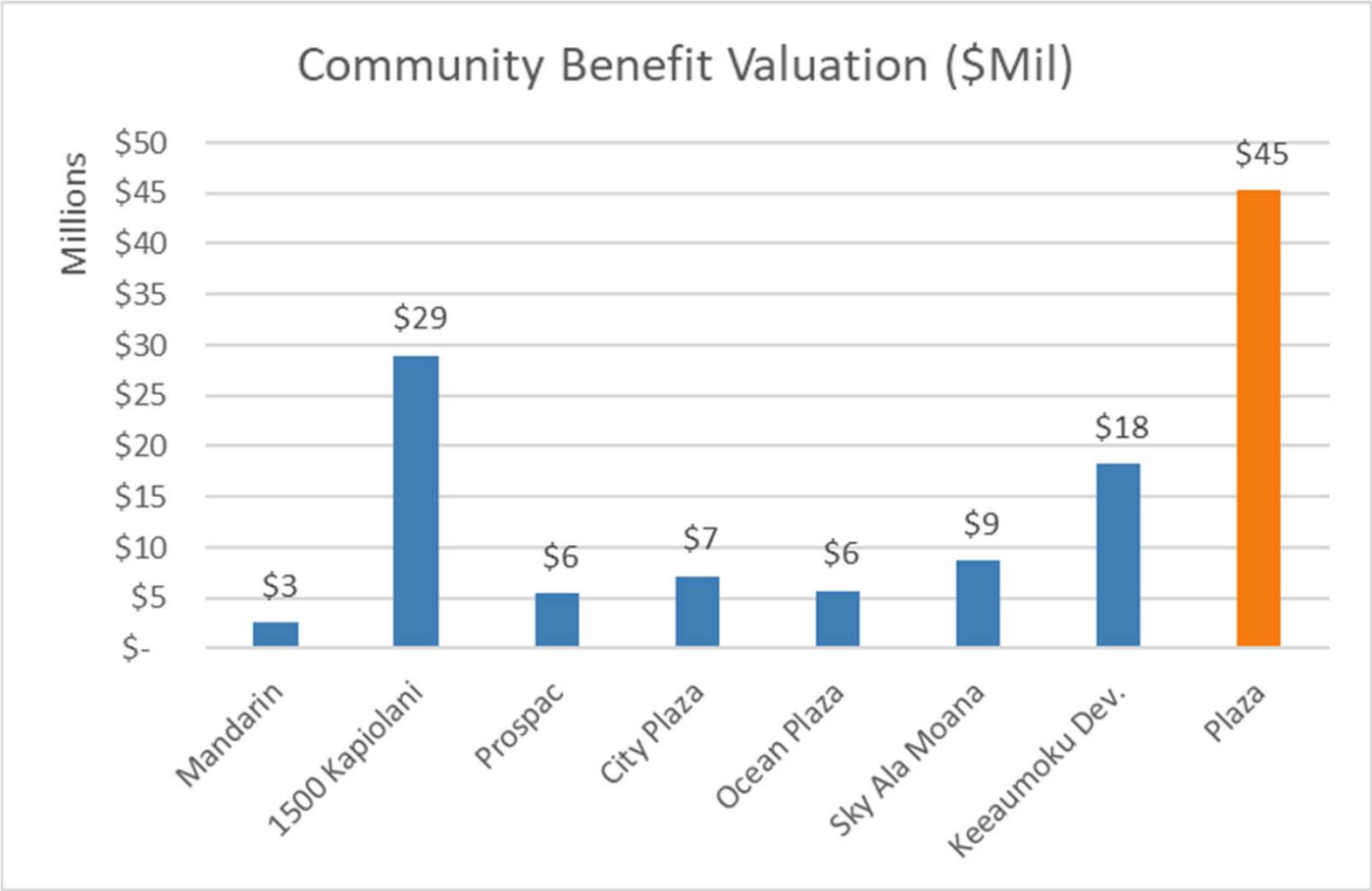
- Under Future Year 2024 conditions, all movements at the Study Intersections are expected to continue operating similar to Base Year 2024 conditions during both the AM and PM peak hours. The vehicle delay for the following intersection movements is expected to increase by more than 5 seconds during the AM peak hour:
 - The southbound shared through/right-turn lane at the Piikoi Street/Kona Street intersection and the northbound through lane at the Kapiolani Boulevard/Keeaumoku Street intersection.
- The majority of intersection movements currently operating at Level of Service E/F conditions will continue to operate similarly in Future Year 2024.

AFFORDABLE HOUSING

- **124 Affordable Rental Units – 21% of total units** (*Studios, 1-Bed, 2-Bed*)
 - Affordable rentals reserved for 80% AMI income level households
 - Studio Price = \$1,473 / month
 - 1 Bedroom Price = \$1,640 / month
 - 2 Bedroom Price = \$2,160 / month

**above rents are max allowable rents, inclusive of utilities and mgmt. fees*

COMMUNITY BENEFITS



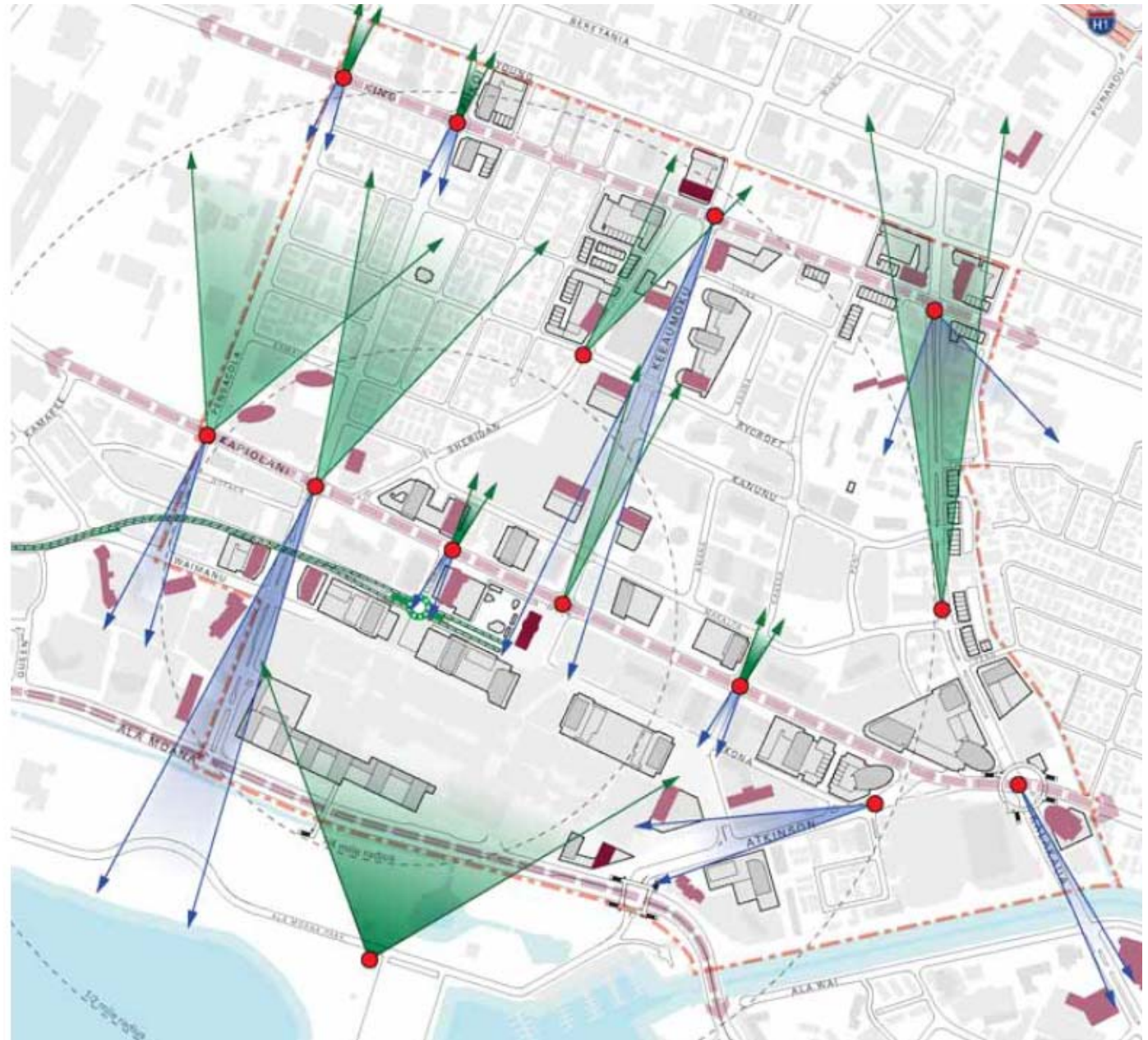


VIEW CORRIDORS

FIGURE 3-17: IMPORTANT VIEWS & VIEWSHEDS

**for illustrative purposes only*

- LEGEND**
-  Mauka (Mountain View) Corridor
 -  Makai (Ocean View) Corridor
 -  Towers as View Frames
 -  Towers as Focal Points
 -  View Points
 -  View Corridor Streets
 -  Planning Area
 -  Ala Moana Center Rail Station
 -  Fixed Guideway



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FIGURE 3-17: IMPORTANT VIEWS & VIEWSHEDS

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Ala Moana Plaza | Views – Perspective Rendering



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Ala Moana Plaza | Views – Perspective Rendering



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Ala Moana Plaza | Perspective Rendering – MLS Listing Bldg 1 Unit 3006 Brookfield



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Ala Moana Plaza | Perspective Rendering – MLS Listing Bldg 1 Unit 4007 Brookfield



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Q & A

The background features a light beige color with a pattern of stylized, line-art leaves. The leaves are scattered across the page, with some larger and more detailed in the foreground and others smaller and fainter in the background. The overall aesthetic is clean and modern.

Mahalo

AlaMoanaPlazaRentals.com