

Hawaii Public Housing Authority Administrative Offices School Street Redevelopment Virtual Community Meeting Update

October 23, 2020



Welcome to a Virtual Presentation

The primary objective of the of the Hawaii Public Housing Authority's (HPHA) School Street Redevelopment Project is to address the urgent demand for affordable housing on Oahu and across the state. The School Street Redevelopment Project will deliver 800 desperately needed senior designated affordable housing units to the local community. The project will feature a mix of one and two-bedroom units, parking, open space and retail and community space programmed to serve the future residents of the development and the neighboring community. In order to undertake this effort, the HPHA will consolidate its existing, obsolete School Street campus into a single building, using a significantly smaller land footprint, freeing up the remaining nearly 6 acres of state owned land for affordable housing

The project team for the HPHA School Street Redevelopment has been working hard to continue to advance the project. Our commitment from the beginning has been to authentically engage the community as a partner in the project. During this time of COVID 19 and the need for social distancing, we have developed a virtual opportunity for your ongoing participation. Please review this entire document and click on noted links to share your thoughts and ideas.

The goal of this meeting is to get your response to the most current conceptual design. Please see the detailed notes that explain the most recent changes.

As usual, we will document your responses and share the summary with you all, HPHA and the entire team.

Mahalo for your ongoing participation.

Everything you need to Know

School Street Redevelopment Team:

- [Hawaii Public Housing Authority](#)
- [RHF](#) - Project Master Developer
- [DPI](#) - Project Design Lead
- [PBR](#) - Project Management, Landscape Design, 201-H Application
- [Concordia](#) - Public Engagement Lead

In this Document

1. Final Design Drawings
2. Sustainability Strategies
3. 201-H Update
4. Project Timeline

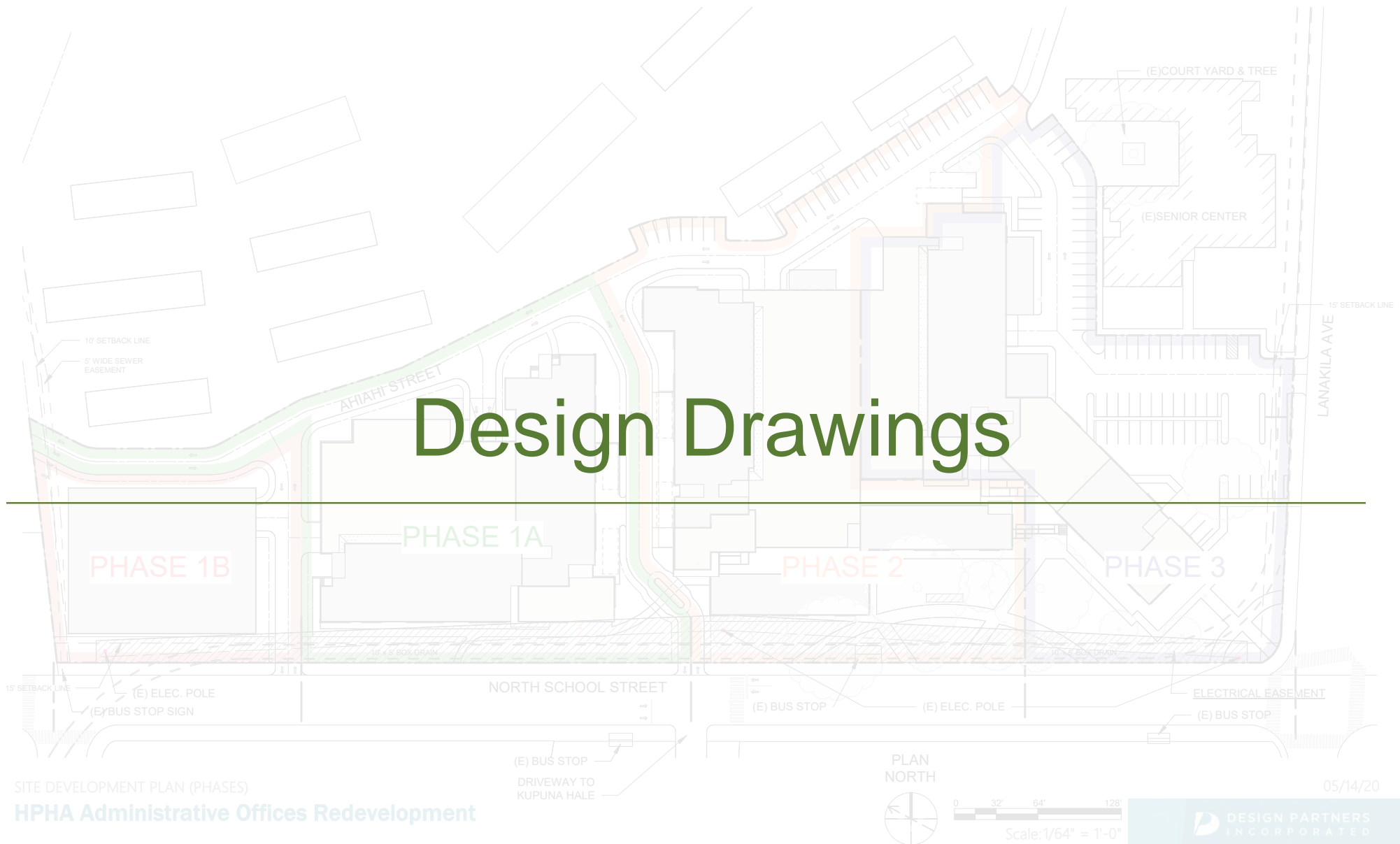
Online Input

- After reviewing the virtual presentation, click [HERE](#) for an online survey regarding site updates, sustainability strategies, and an after-action review.

Background Info

- [About HPHA Admin. Offices Redevelopment](#)
- [Previous Meeting Summaries](#)

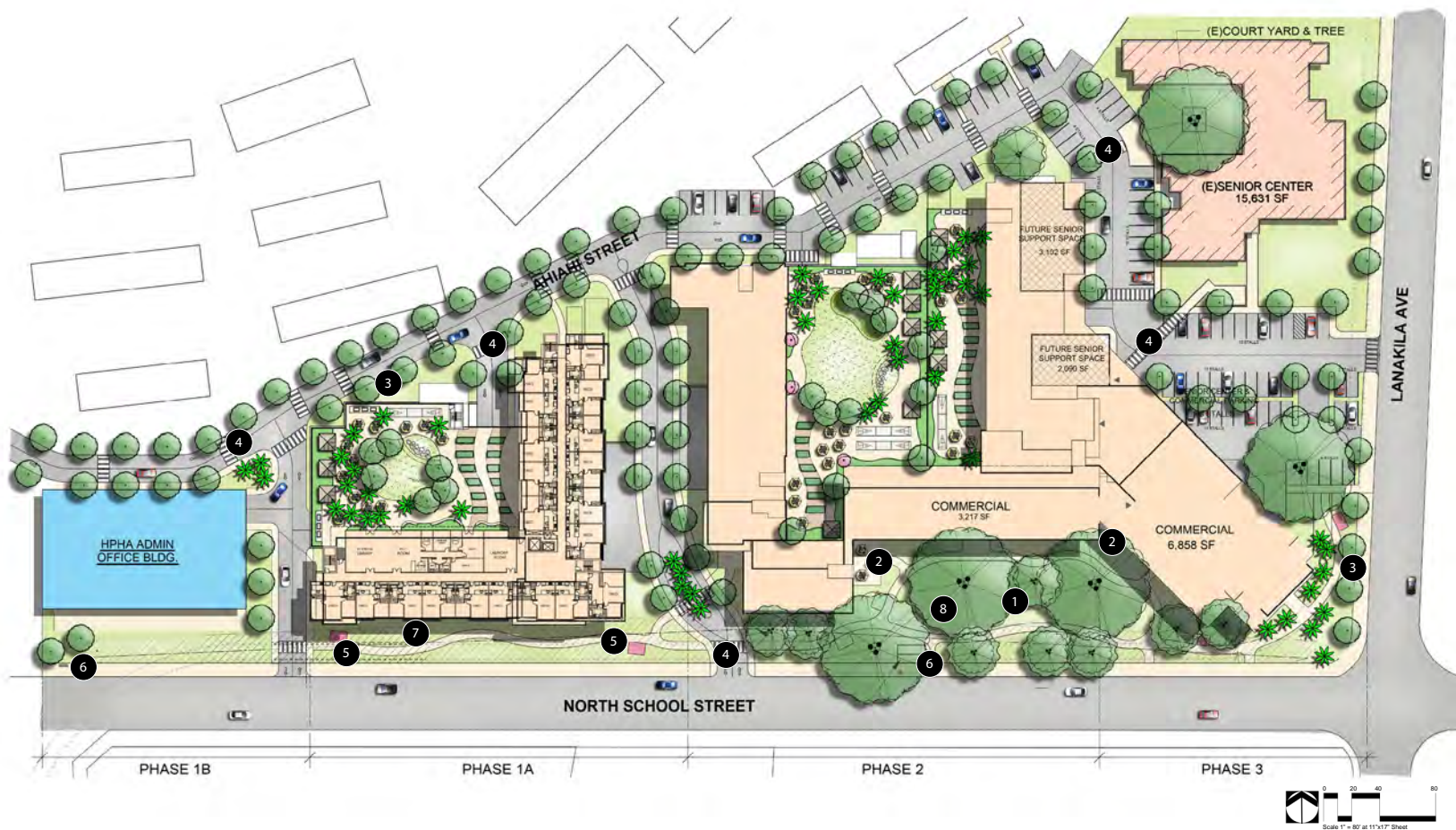
Design Drawings



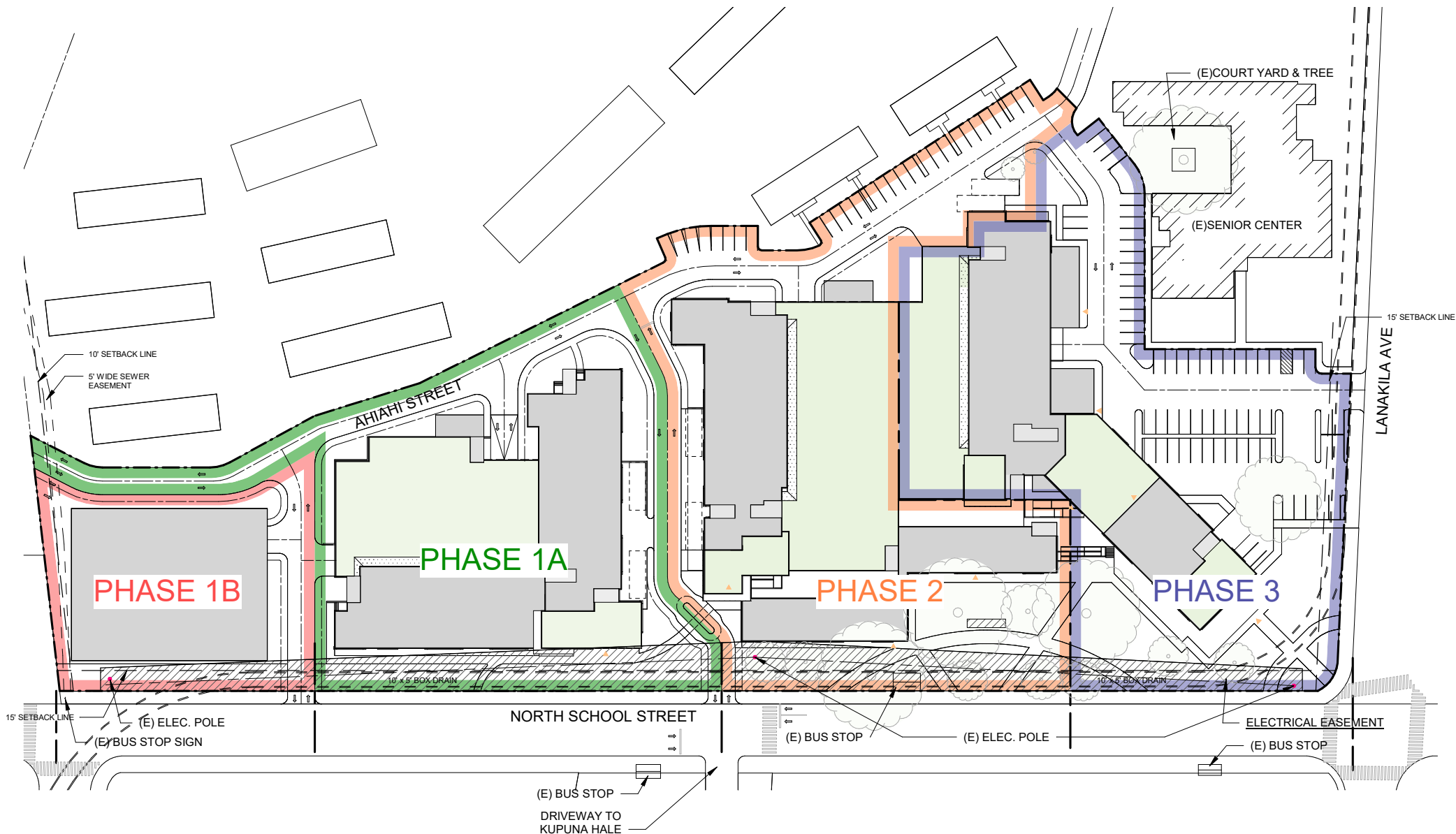
SITE DEVELOPMENT PLAN (PHASES)

HPHA Administrative Offices Redevelopment

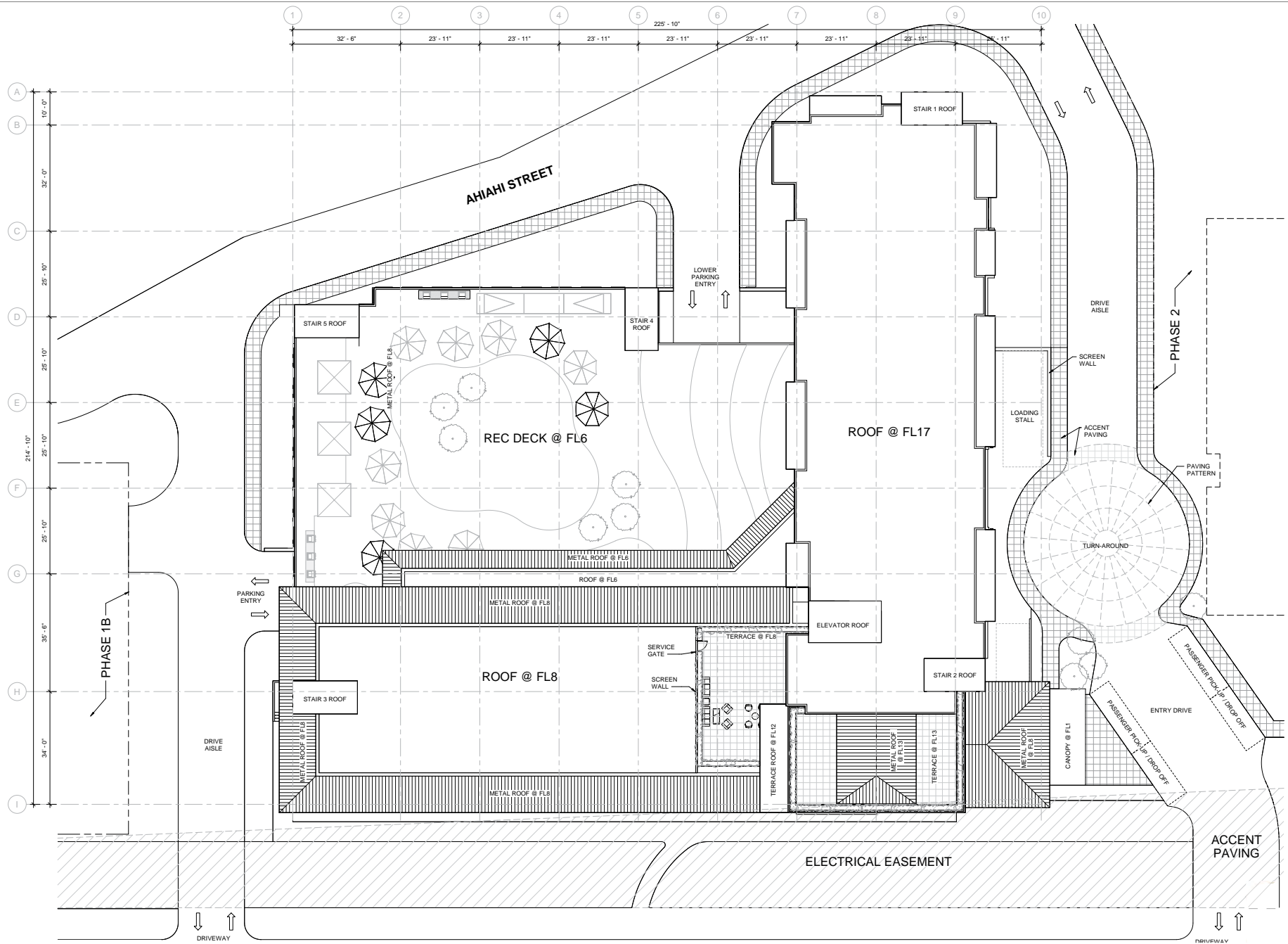
Note: All the drawings are conceptual design only; subject to change



Overall Landscape Site Plan



Site Development Plan Phases



Site Plan Overhead: Phase 1A



Elevations : Phase 1A South Facade (Makai)

Preliminary Schematic Design Only; Subject to Change



Elevations : Phase 1A East Facade (Diamond Head)

Preliminary Schematic Design Only; Subject to Change



Elevations : Phase 1A West Facade (‘Ewa)

Preliminary Schematic Design Only; Subject to Change



Elevations : Phase 1A North Facade (Mauka)

Preliminary Schematic Design Only; Subject to Change



Perspective View: Phase 1A (Makai/Diamond Head)

Preliminary Schematic Design Only; Subject to Change



Perspective View: Phase 1A (Makai/'Ewa)

Preliminary Schematic Design Only; Subject to Change

Project Design Updates

Vehicular Circulation & Drop-off Areas

New resident drop-off areas are added along the Project's main entry drive between Phases 1A and 2. These curbside drop-off areas will allow residents to be dropped off and picked up directly outside the building's main lobbies rather than inside the parking garages. Each drop off area will allow for two cars to pull over to the curb without obstructing other through traffic on the main driveway entering off School St. A small turnabout area is added mauka of the drop-off zone will allow convenient access. The Phase 3 drop-off area remains as-is, within the on-grade parking area near Lanakila Ave, and is weather protected by the Phase 3 tower above.

A second entry driveway off School St is added between the Phase 1B Office site and Phase 1A residential building for convenient access to the new HPHA office building. Since there will not be a traffic signal added at this location, this new driveway will be a "right-in/right-out" access only. Also, the goal is for Ahiahi St at the property line to be chained off, so that no vehicles from the Project will be able to pass through the single-family area of Ahiahi St to the West of the Project. Because of fire truck access and turn around requirements, the proposed barrier at Ahiahi St must be openable by the Fire Dept in times of service calls.

Bike Usage & Parking

As part of the City's goal to promote traffic reduction through alternative modes of transportation, the Project will provide both long-term and short-term bike parking on site as well as a bike share system (e.g Biki).

Phase 1A Entry Change

The ground floor Lobby of the Phase 1A residential building has been reconfigured to provide convenient access to/from the drop off area. The main Lobby entry has been relocated from facing directly to School St, to the Diamond Head corner of the Phase 1A tower. A sidewalk will still provide the pedestrian connection from School St. to the Lobby entry. The two-story open Lobby entry area will include a second floor Lounge overlooking the entry below with an open stairway to connect the ground level to the second floor for convenient access to the Management Offices and other resident services and amenities located at ground level.

Building Massing

In order to further reduce building massing along School St, the liner section of the Phase 2 building parallel to School St. has been reduced from 8 stories to 7 stories, matching the height of the liner units at Phase 1A. Also, the Phase 1A tower step-back was lowered from the 17th floor to the 13th floor, thereby reducing the mass of the tower closest to School St. A pitched roof is added at the liner section facing School St to create a more residential Hawaiian character along the street. This pitched roof will also help to conceal the rooftop mechanical equipment at the liner roof, and may also allow for photovoltaic (PV) solar panels to be installed along the long south (makai) facing slope of the roof. A similar pitched roof is added at the ends of the liner portion of the building, giving the appearance of a smaller 7-story building along the sidewalk and downplaying the taller tower behind it. Likewise, a pitched roof canopy is added at the 13th floor Terrace, providing a covered outdoor area at an elevation with ocean views.

Building Interior Amenities

Interior amenities of Phase 1A have been further refined to provide small lounge seating areas at elevator lobbies, and floor lounges at intervals that allow residents to access outdoor terraces without going to the main Recreation Deck. The main Recreation Deck interior amenities have been expanded to provide a larger multi-function room with open Kitchen to allow for cooking classes. An interior bike storage room off the ground floor lobby will be provided for convenient bike usage. Also, electric vehicle charging stations will also be added at each level of the parking garage.

Building Exterior Façade

The building's exterior façade has been further developed to provide a full width and height window wall at all Living/Dining room bays, and a solid wall with a smaller vertical window at all bedroom bays. The Living/Dining window wall will include a large bi-parting sliding door or window, while Bedrooms will have a tall window with operable sections. The goal is to provide good amounts of daylight and natural ventilation in all rooms of the units.

Proposed Floor Plans



UNIT 1A FLOOR PLAN (1ST THRU 17TH FLR)



UNIT 1ADA FLOOR PLAN (2ND THRU 11TH FLR)



One Bedroom A Floor Plan (1st thru 17th floor)

Draft Only; Subject to Change



One Bedroom B Floor Plan (1st thru 17th floor)

Draft Only; Subject to Change



ADA One Bedroom Floor Plan (2nd thru 12th floor)

Draft Only; Subject to Change



Two Bedroom A Floor Plan (1st thru 17th floor)

Draft Only; Subject to Change



Two Bedroom Floor Plan (3rd thru 17th floor)

Draft Only; Subject to Change



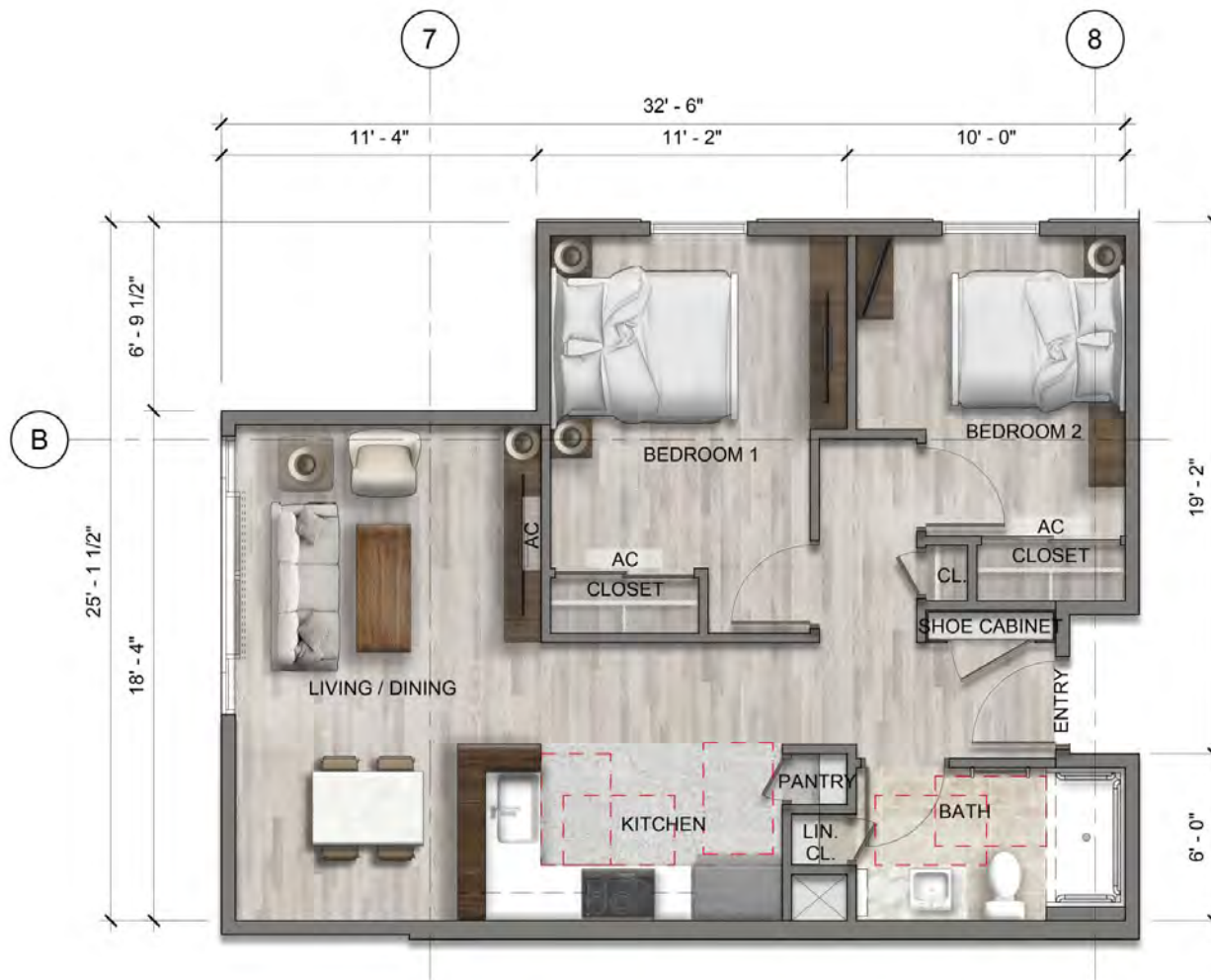
Two Bedroom B Floor Plan (3rd & 4th floor)

Draft Only; Subject to Change



ADA Two Bedroom Floor Plan (5th thru 7th floor)

Draft Only; Subject to Change



UNIT 2C FLOOR PLAN (2ND THRU 17TH FLR)

Two Bedroom C Floor Plan (2nd thru 17th Floor)

Draft Only; Subject to Change



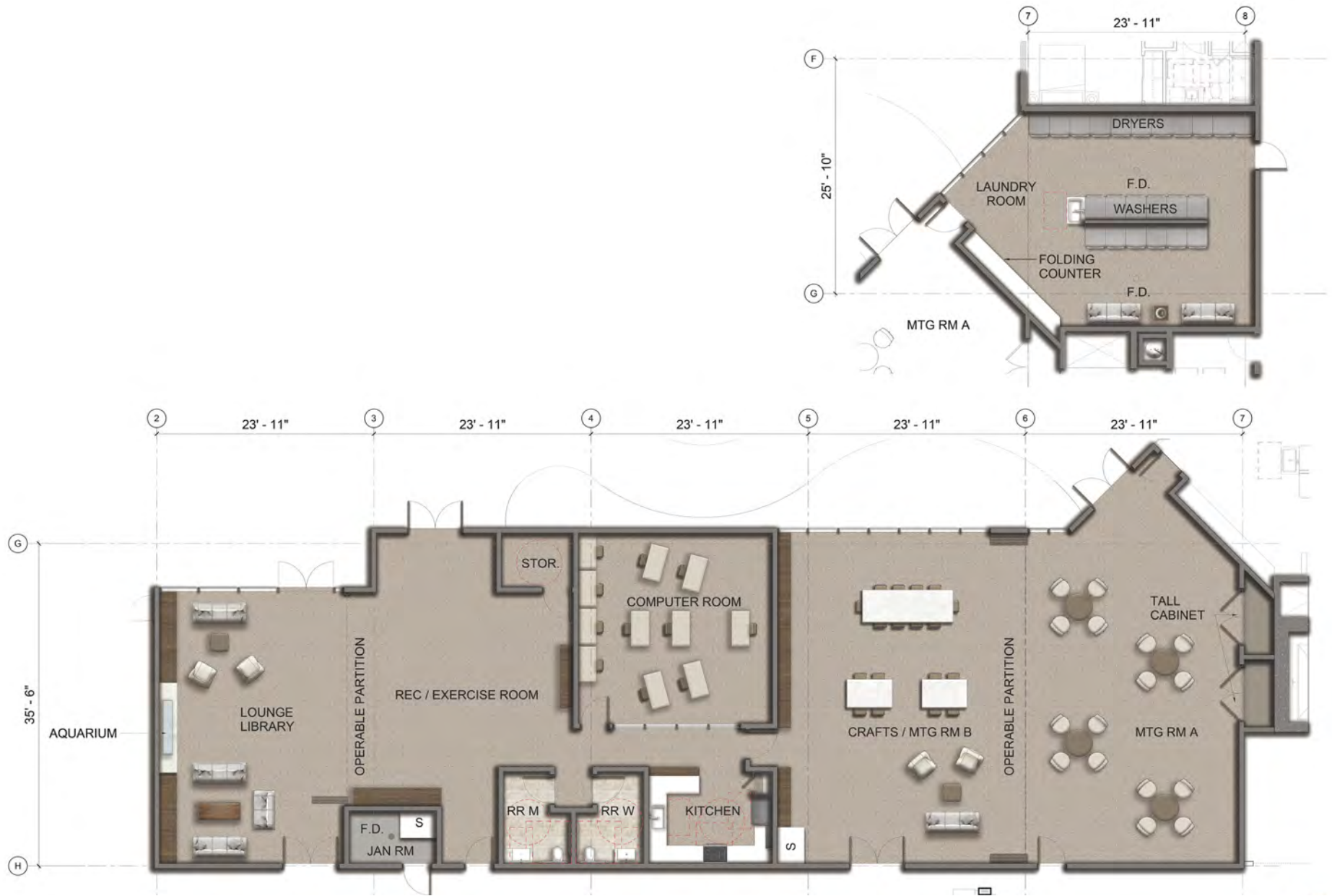
Two Bedroom C Floor Plan (Alternative)

Draft Only; Subject to Change



1st Floor Lobby and Office

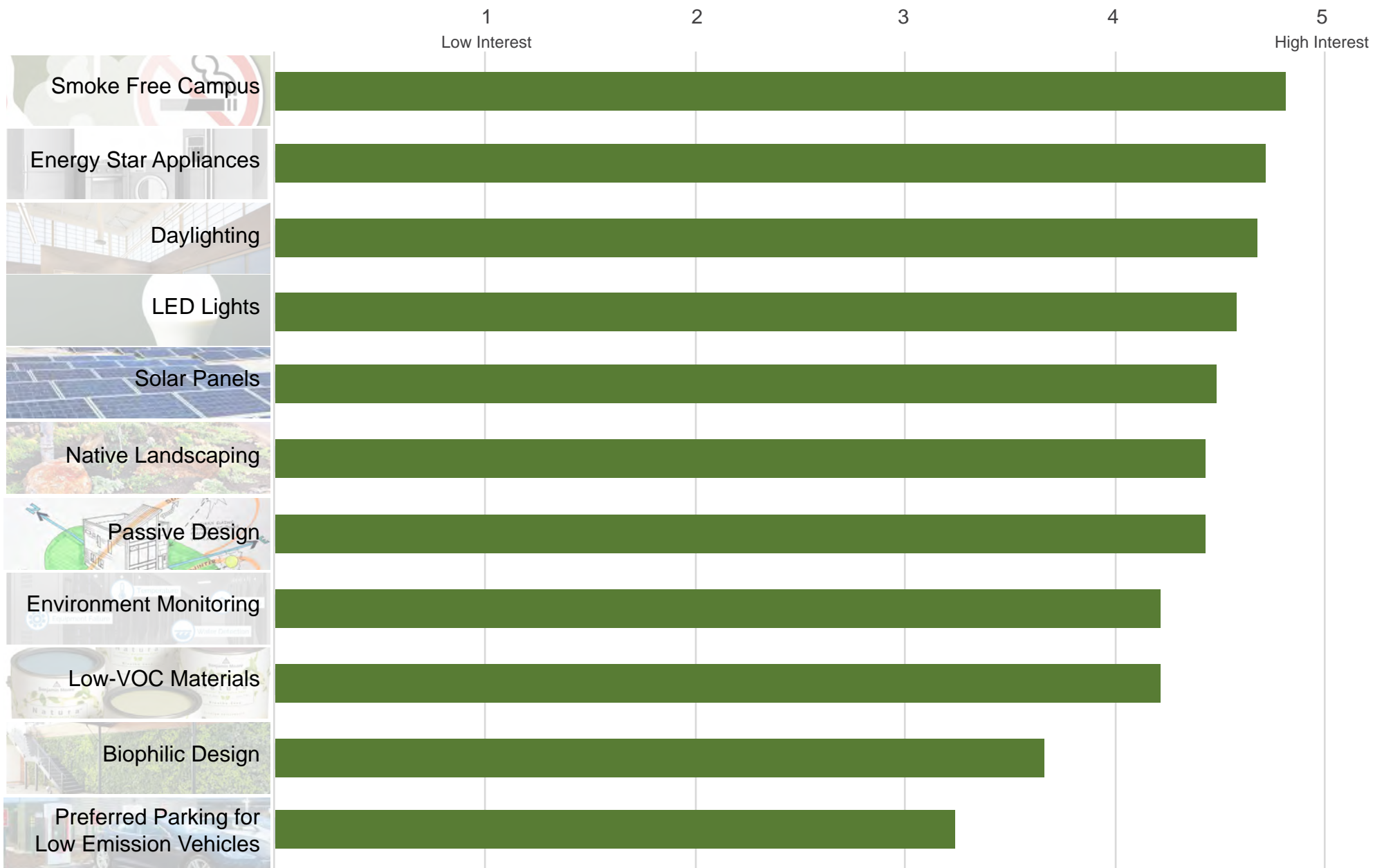
Draft Only; Subject to Change



Amenity Space

Draft Only; Subject to Change





The community's main sustainability priorities are ranked above. The master developer, Retirement Housing Foundation, will seek, at minimum, a LEED Silver Certification for this Project. This will involve third party auditing of the design, construction and operating processes to assure that the sustainable features incorporated into the Project meet the level set by the US Green Building Council (USGBC) to meet the Leadership in Energy and Environmental Design (LEED) standards. The goal is to include as many of the above strategies as possible. More information on LEED Silver requirements can be found at: <https://www.usgbc.org/leed>.

201-H Application Update

201H Application Update

In order to encourage the development of affordable housing, Chapter 201H, Hawai'i Revised Statutes (HRS), was enacted into law to provide a process whereby an affordable housing project may be granted exemptions from any statutes, ordinances and rules of any governmental agency relating to planning, zoning and construction standards that do not negatively affect the health and safety of the general public. The City and County of Honolulu Department of Planning and Permitting (DPP) administers this law on O'ahu.

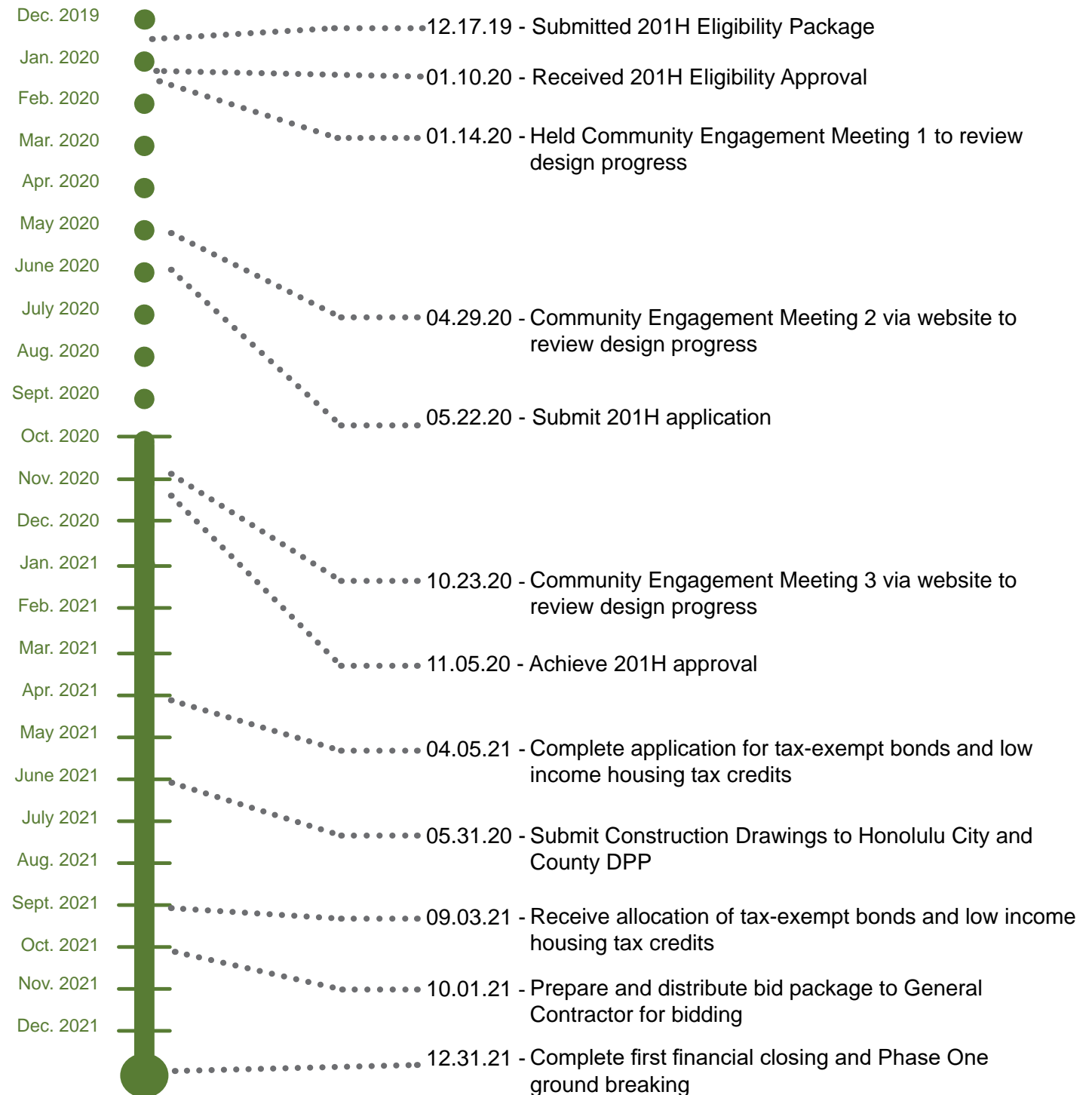
May 22, 2020: A 201H Application for this Project was submitted to DPP, requesting exemptions from various fees, charges, ordinances, and rules, in order to minimize the cost to construct urgently needed affordable rental housing. Without the requested exemptions, these fees and requirements would be cost-prohibitive and the affordable rental housing could not be built.

October 1, 2020: DPP transmitted its Report and Recommendation to the City Council, along with a draft Resolution to approve the 201H application. The City Council has 45 days to review and act upon the Resolution 20-251, which is available [HERE](#).

November 5, 2020: It is anticipated that the City Council will act upon the Resolution 20-251 at their scheduled full Council meeting.

Project Timeline

This is a timeline of the project including milestones already achieved. All dates are tentative and subject to change.



Mahalo Nui!

We realize we are asking much of you to continue to engage with the project team as this affordable senior housing project moves forward. Please know we are grateful for your participation and insight. You play an important part in building a project that can bring great benefit to Hawaii seniors, their families, friends and neighbors.

We are so excited to reach this important milestone!

Click [HERE](#) to give your input!
