

'23JAN10 PM 3:19 CITY CLERK

# Building Community Resiliency for a Better Tomorrow

WAIPAHU DEPOT STREET & FARRINGTON HIGHWAY | WAIPAHU, HAWAII



Kamehameha  
Schools



Submitted by Form Partners LLC for Resolution 22-291  
Committee on Zoning | January 11, 2023

MISC. COM. 15  
ZON



# Ke Ali'i Bernice Pauahi Pākī Bishop

## **LEGACY** OF A PRINCESS

Princess Pauahi's vision was to improve the capability and well-being of people of Hawaiian ancestry through education. In 1887, she founded the Kamehameha Schools, named after her great-grandfather, King Kamehameha I.

Today, her legacy continues through Kamehameha Schools' focus on fulfilling its educational mission for a thriving lāhui, culture and community.





Hānai i ke keiki, ola ka lāhui

Nurture the children and the lāhui thrives





Ted Makalena  
Golf Course

Waipahu  
District Park

Pouhala  
Transit  
Station

KS 'Āina

Leeward  
YMCA/Sugar Mill  
& Smokestack



# Why Keawalau?

- Kamehameha Schools' ground leases were expiring – reevaluate best use of lands to serve the greater community
- 3.8 acres within 500 feet of the Pouhala Rail Station and Hikimoe Bus Station
- Dire need for affordable housing
- Respect and honor Waipahu's past, present and future
- Help create a safer community and support existing residents
- Continued support of Kamehameha Schools' educational mission

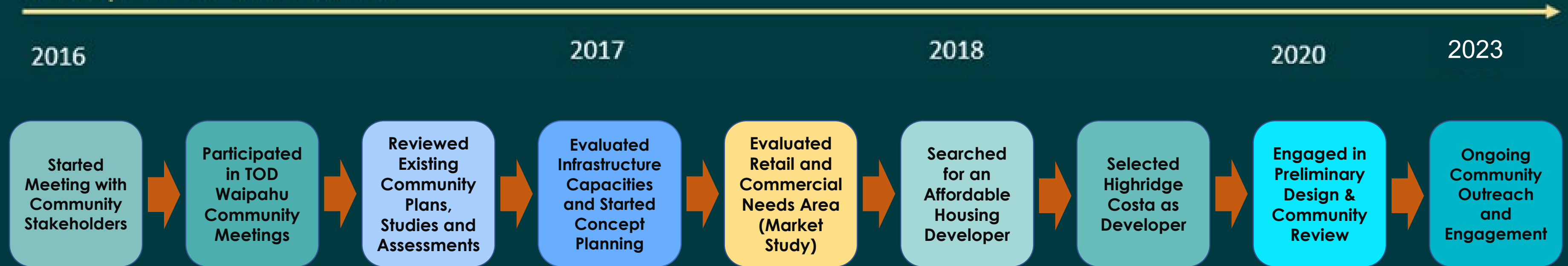






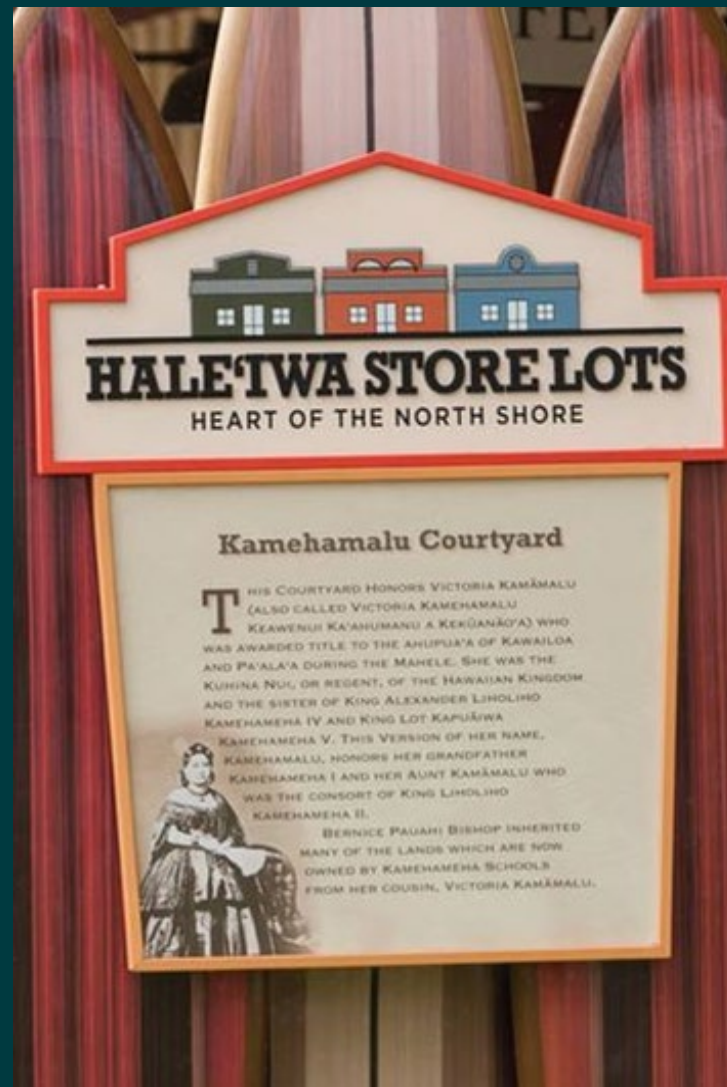
# KS Due Diligence Process (2016-2023)

## KS Waipahu 'Āina Milestones





# Celebrating a Sense of Place



## Culturally-Rooted Stewardship

- Prioritizes cultural histories and knowledge
- Emphasizes process, dialogue, and authenticity

Our goal is to contribute to thriving communities by creating spaces that are grounded in cultural identity, connected to our shared recent history, and invested in an abundant future.

Thriving communities serve as the foundation for an enriched life for all of Hawai'i. As Hawai'i succeeds, so will our Native Hawaiian learners.

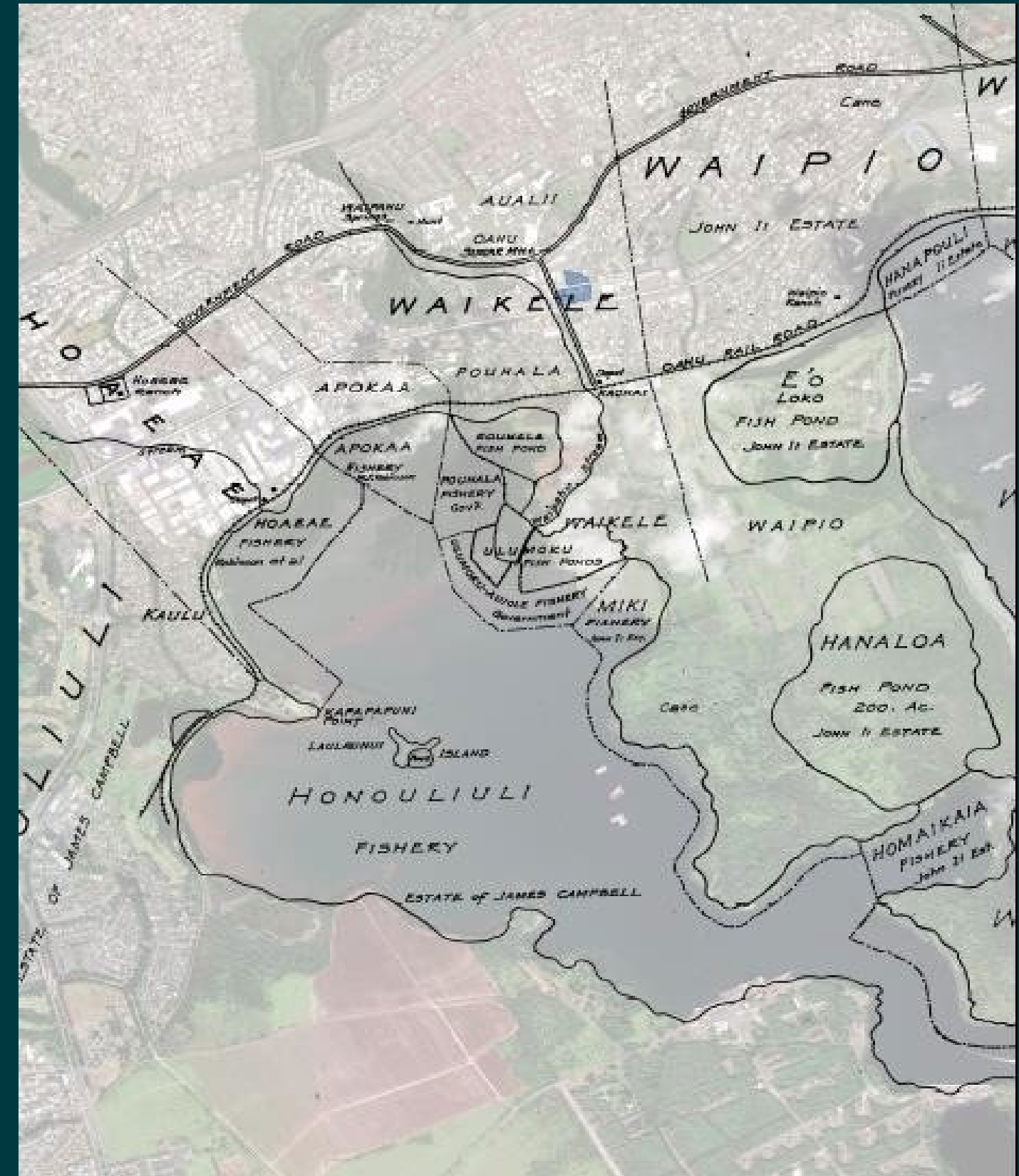




# The naming process

Our naming process looks to the traditional place names, geography, and mo'olelo (stories) of place.

Aloha 'Āina is expressed in the naming process. An act which honors the personality, individuality, and the inherent rights of the land itself.







# Keawalau

Keawalau ma Waipahu

Inspired by the many awa (bays or “lochs”) of Pu‘uloa (Pearl Harbor).  
Invokes a deeper connection of people and place.  
Literally: the channel or harbor with many inlets.





# Keawalau Vision

**A gathering place for Waipahu:**  
true to its roots, a place that welcomes all  
to meet, share, and connect.

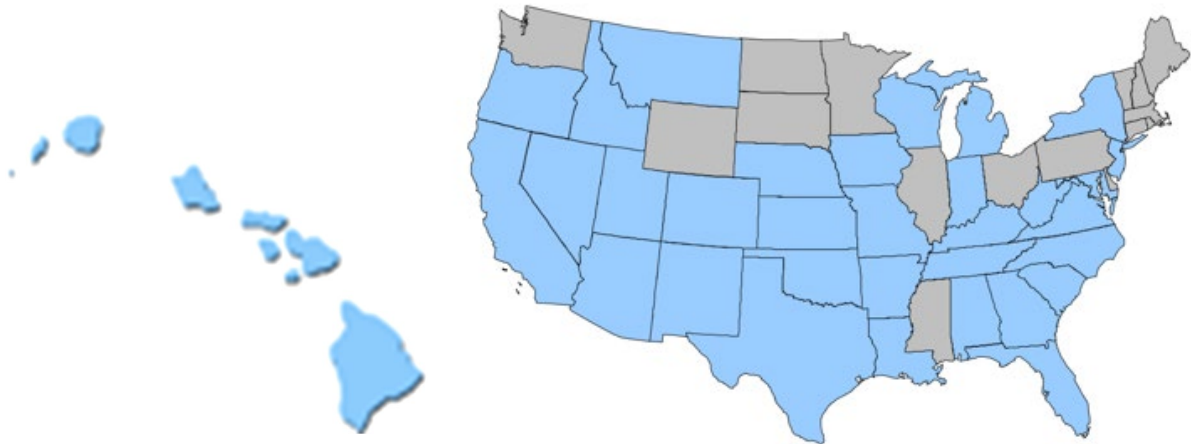


# Mission Statement – “Changing Lives”

To apply a long-term business approach to enhancing the lives of lower income family and senior households through the development, preservation, ownership, and operation of affordable housing.



Geographic Range



HIGHRIDGE COSTA  
900 Fort Street Mall Honolulu, HI  
330 West Victoria St. Gardena, CA



# FORM PARTNERS

WWW.FORMPARTNERS.COM

Form Partners specializes in the development, investment, and operation of commercial real estate in Hawai'i and is dedicated to delivering the highest level of excellence in all aspects of our business.

**CHRIS DEUCHAR**  
PRINCIPAL, MANAGING MEMBER



**THE ILIKAI HOTEL & LUXURY SUITES**

REDEVELOPMENT / ADAPTIVE REUSE



**THE VANGUARD LOFTS**

ADAPTIVE REUSE / GROUND-UP DEVELOPMENT



**LIVE, WORK, PLAY - 'AIEA**

MIXED-USE / T.O.D. ENTITLEMENTS & ZONING



**THE COVE WAIKIKI**

MARKET RESIDENTIAL / GROUND-UP DEVELOPMENT

SELECT PROJECTS





## AHED FOUNDATION

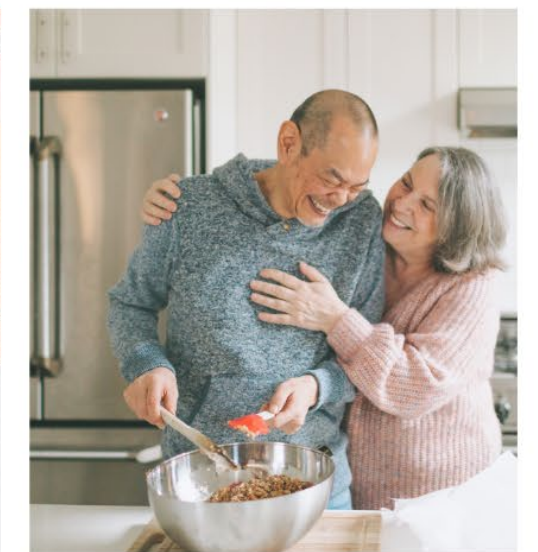
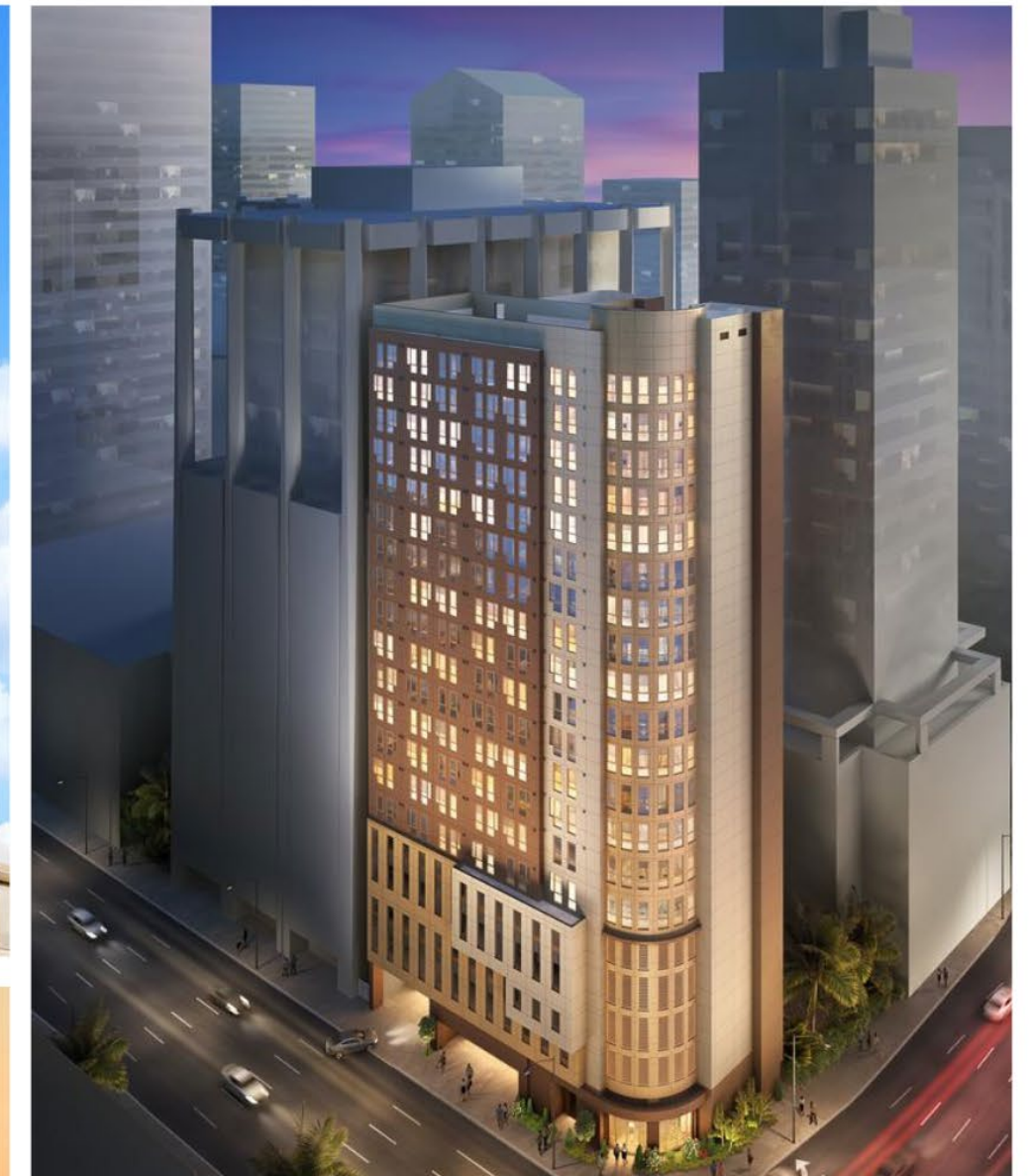
AHED is a **501(c)(3) nonprofit** corporation whose mission is to support the preservation, rehabilitation and development of, and access to, affordable and workforce housing, and to support economic opportunities for lower-income families.

AHED's board members collectively have **over 50 years experience** leading charitable organizations, grant writing, project finance, development and management. They are dedicated volunteers committed to making Hawai'i a better and more affordable place to live for current residents and future generations.

Since 2016, AHED has developed, constructed and leased multiple rental affordable housing projects **across O'ahu, Maui, Kaua'i and the Big Island.**

AHED is actively engaged in developing, entitling, financing, constructing and managing **over 1,600 units of affordable senior, family and farmworker housing** in Hawai'i.

AHED has secured **over \$200 million in financing**, including low-income housing tax credits, multifamily tax-exempt bonds, and other federal, state and local subsidies and grants.





# COMMUNITY LOCATIONS



**HALE MOENA**  
Kapolei, HI



**KEAWALAU**  
Waipahu, HI



**KAHOAPILI**



**KOKUA**  
Honolulu, HI



**POHUKAINA**  
Honolulu, HI



**WAIALAE**  
Honolulu, HI



**PARKER RANCH**



**HALE MAHAOLU KE KAHUA**  
Waiehu, HI



**LILOA HALE**  
Kihei, HI

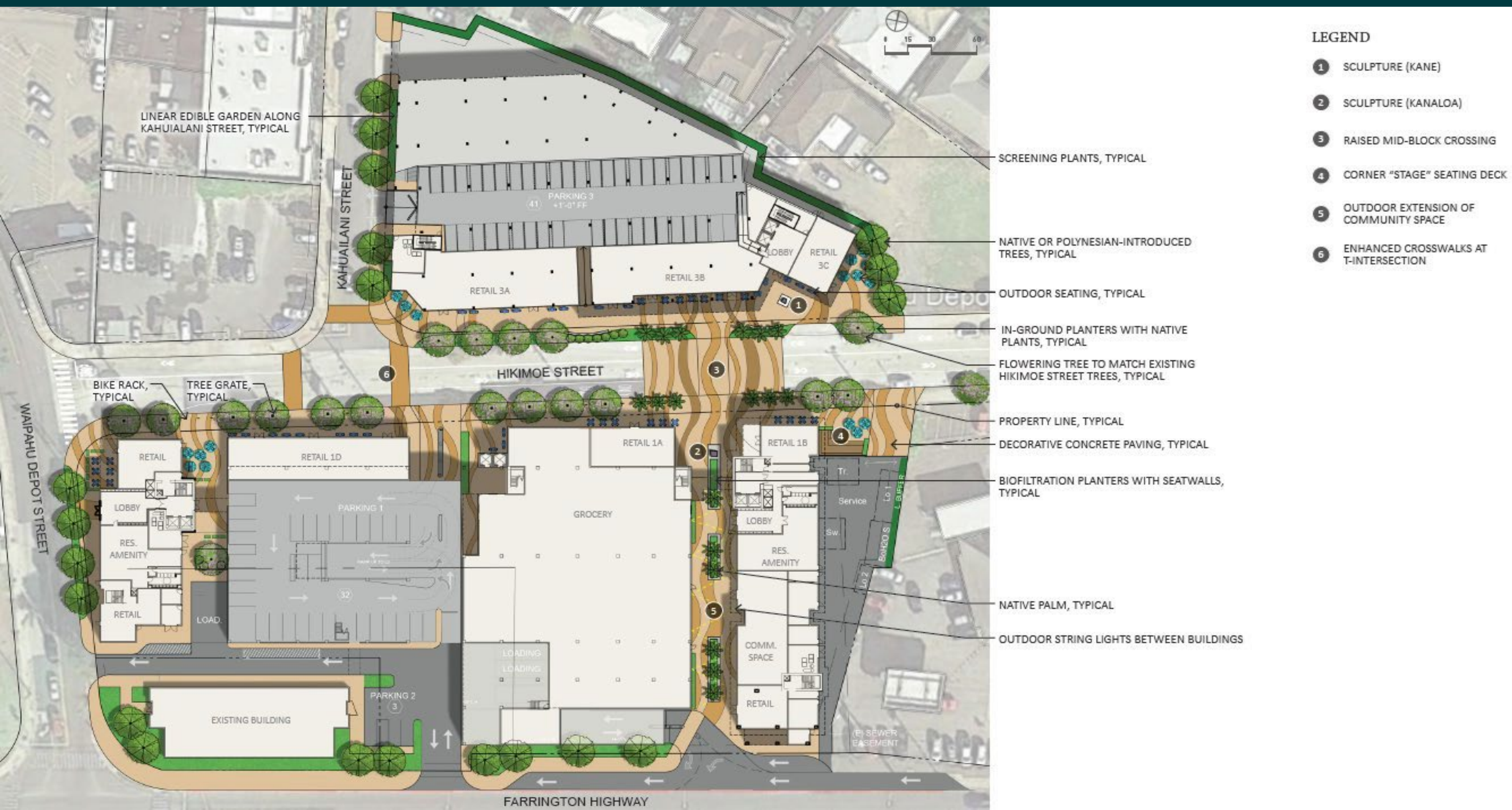


# Community Connectivity & Transportation



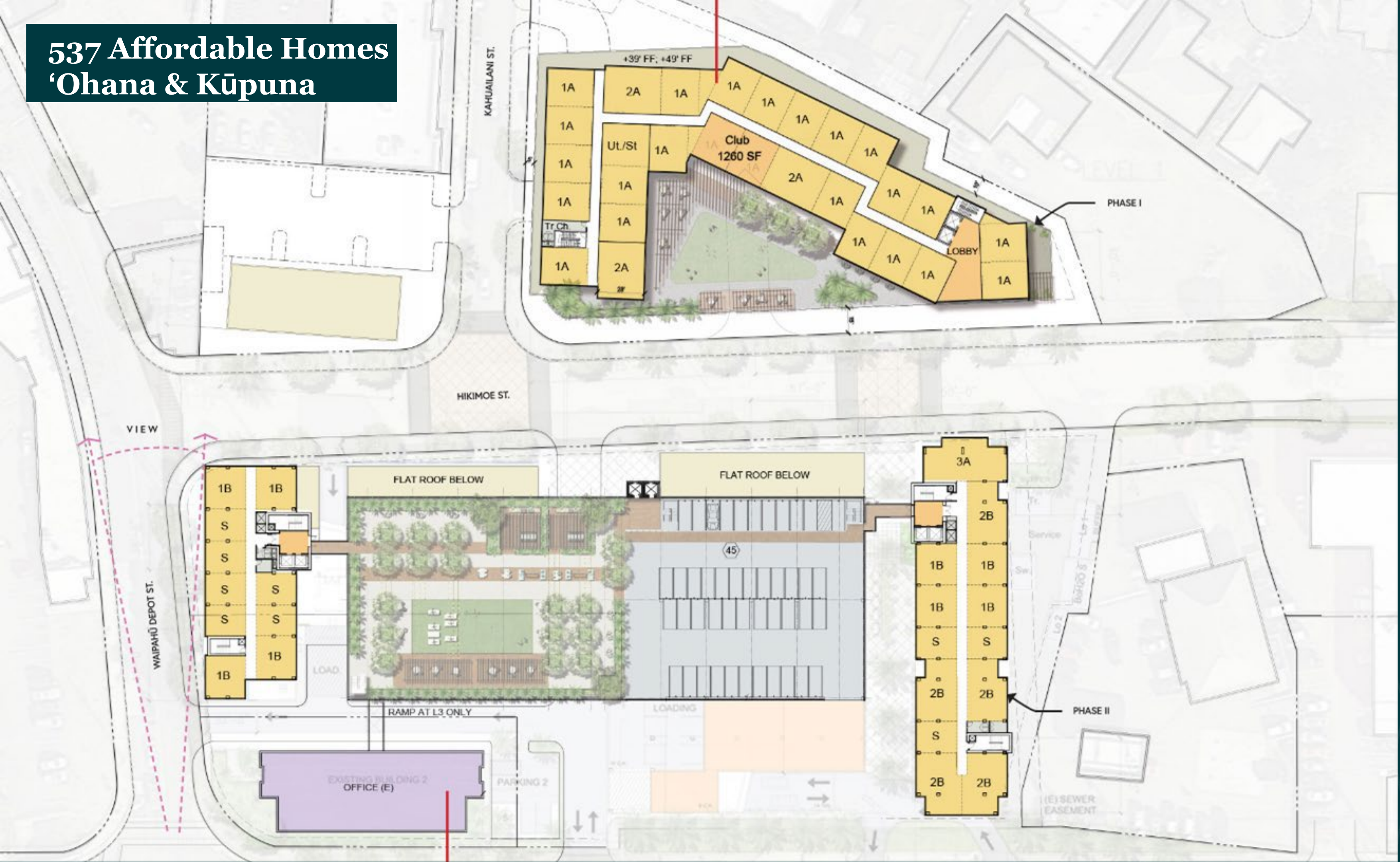


# Pedestrian Level





# 537 Affordable Homes 'Ohana & Kūpuna





# Architectural Fabric Inspirational Image Board



WAIPAHU VISUAL REFERNCE IMAGES BY JI LAKE

## PRIMARY PALETTE



Pantone 2217 C  
CMYK 96 26 35 76  
RGB 0 58 84  
#003A40



Pantone 4174 C  
CMYK 48 119 0  
RGB 131 193 192  
#83C1C0

## SECONDARY PALETTE



Pantone 2404 C  
CMYK 34 11 37 2  
RGB 165 185 156  
#A5B99C



Pantone 5625 C  
CMYK 52 27 45 17  
RGB 112 133 115  
#708573



Pantone 4172 C  
CMYK 50 10 27 2  
RGB 129 176 170  
#81B0AA



Pantone 4240 C  
CMYK 17 18 28 1  
RGB 202 191 165  
#CABFA5



Pantone 1215 C  
CMYK 0 7 61 0  
RGB 251 216 114  
#FBD872



Pantone 143 C  
CMYK 0 27 85 0  
RGB 241 180 52  
#F1B434

## WAIPAHU BRANDING COLORS BY WALL TO WALL





Rendering looking Mauka above Farrington Hwy ('Ohana Units - 404 Affordable Homes)





Rendering looking Mauka above Hikimoe (Kūpuna Units - 133 Affordable Homes)











# Affordable Housing Program & 2022 Rents

## Mauka Phase (Kūpuna Housing)

Unit Type	Unit S.F.	Number of Units	2022 Rent Guidelines (30 -60% of AMI)
1 – Bdrm	630	118	\$735 to \$1,470/ mo
2 – Bdrm	946	15	\$882 to \$1,754 / mo
		133	

## Makai Phase (‘Ohana Housing)

Unit Type	Unit S.F.	West Tower No. Of Units	East Tower No. Of Units	Number of Units	2022 Rent Guidelines (30-60% of AMI)
Studio	450	102	54	156	\$696 to \$1,372 / mo
1 – Bdrm	590	68	72	140	\$735 to \$1,470 / mo
2 – Bdrm	830		90	90	\$882 to \$1,764 / mo
3 – Bdrm	1,160		18	18	\$1,018 to \$2,038 / mo
		170	234	404	

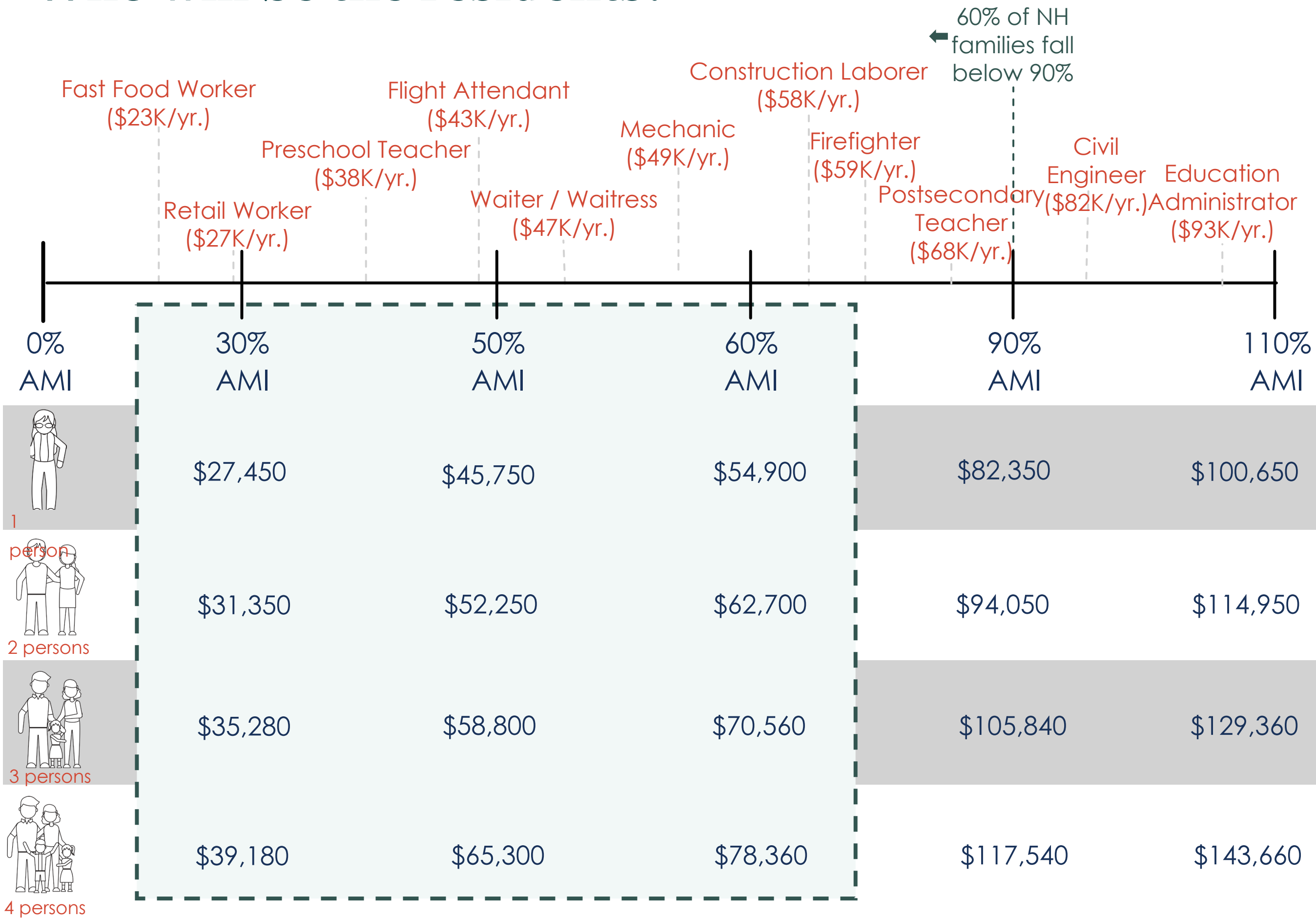
- 537 Affordable Homes
- All 60% of AMI and below

Rent guidelines are the HHFDC 2022 Affordable Rent Guidelines for households earning 60% of AMI. Rents include utilities.

Based on the 2022 Income Limits of \$54K (1 person), \$62.7K (2 person) \$70.5K (3 person) and \$78.3K per year (4- person household)

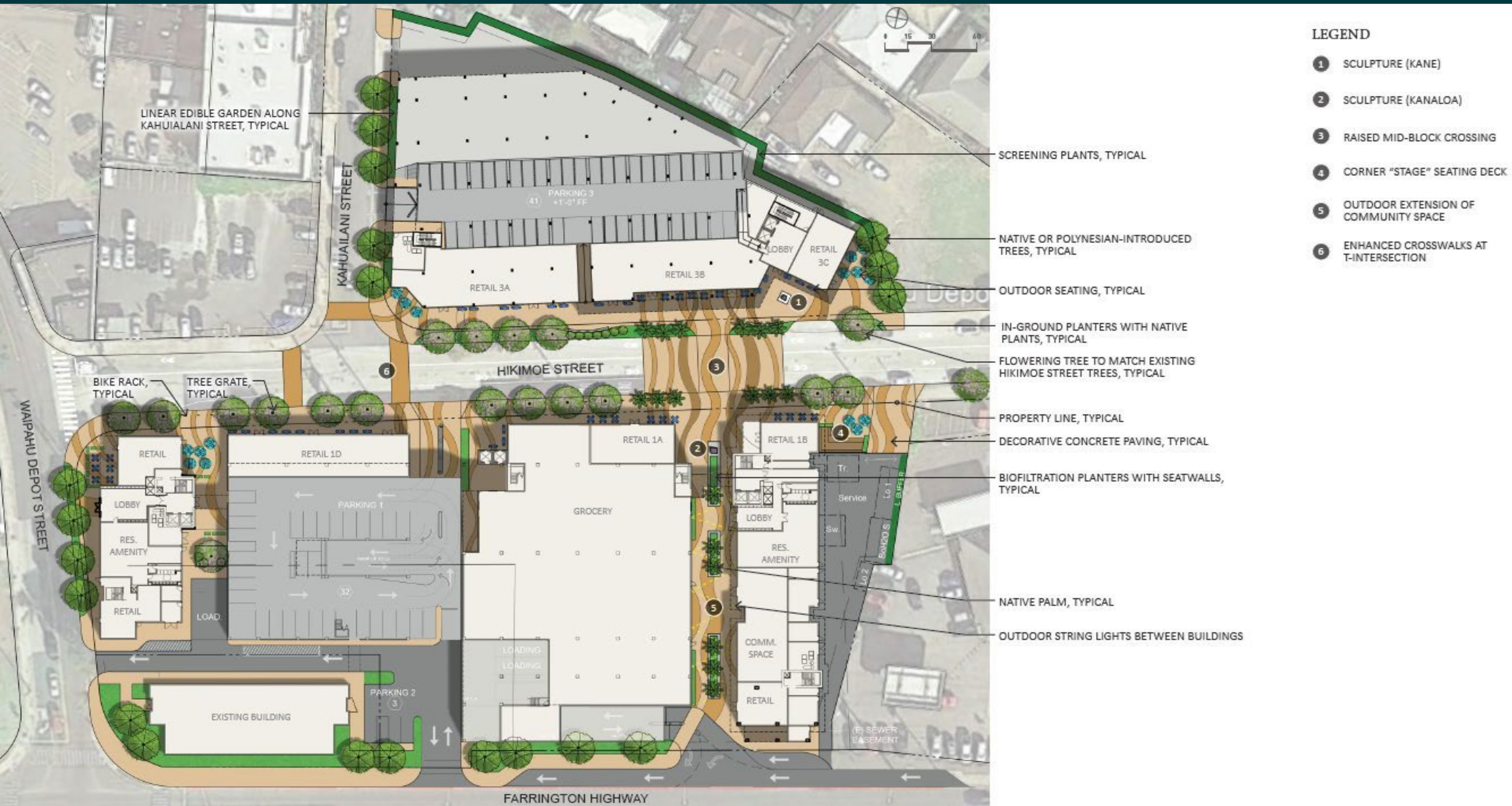


# Who will be the residents?



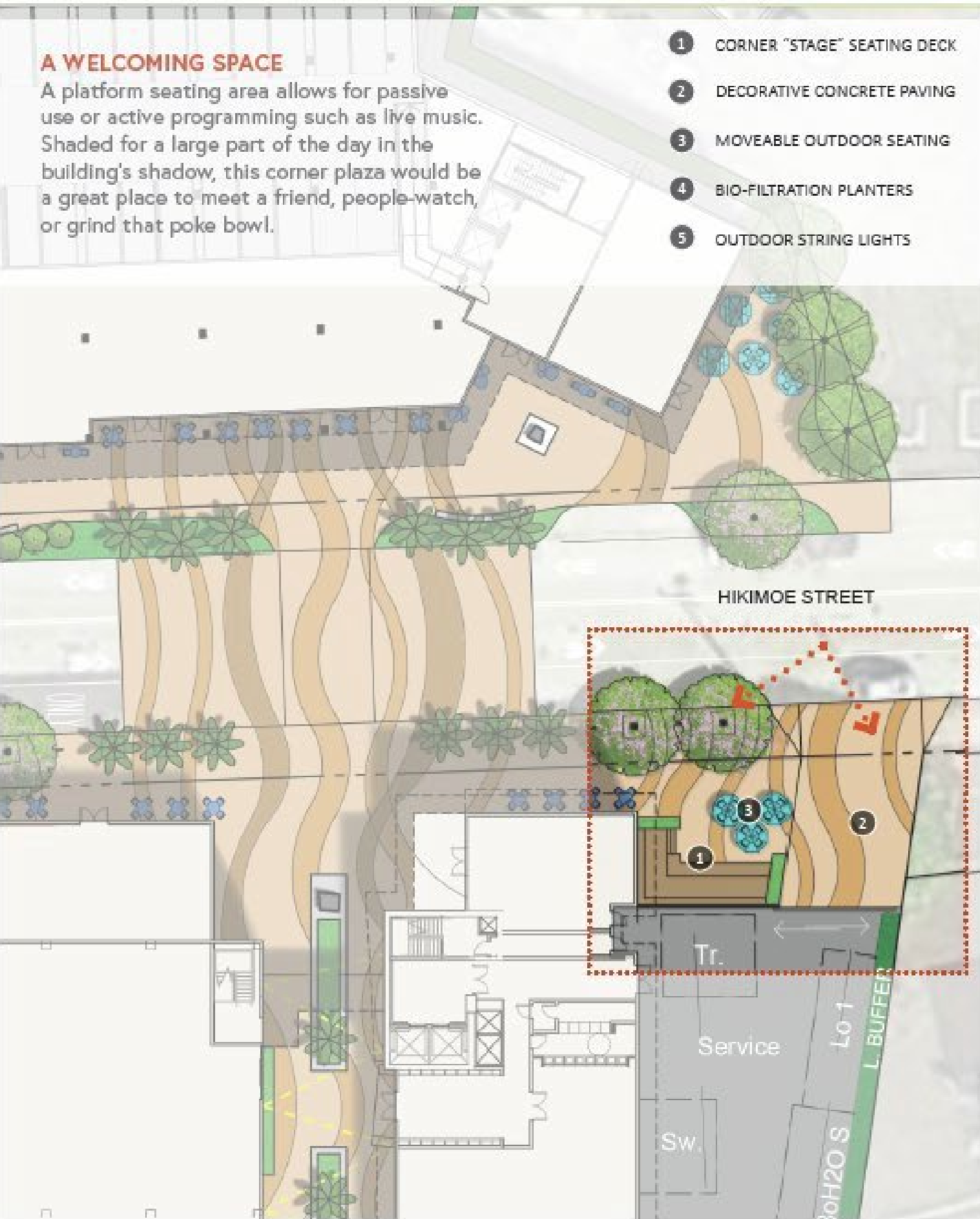


# Keawalau retail, commercial and community gathering areas





# Gateway Plaza



CONCEPTUAL STREETSCAPE STUDY



PLATFORM SEATING AREA ALLOWS FOR SMALL PERFORMANCES



MOVEABLE OUTDOOR SEATING





**Retail Experience (looking 'Ewa on Hikimoe Street)**





**Retail Experience (looking 'Ewa on Hikimoe Street)**



# Looking Makai across Hikimoe Street from Kahuailani Street





# Looking Diamond Head down Hikimoe Street from Waipahu Depot Street







# What's Next

- **Community Outreach** **Ongoing**
- **Anticipated 201H Application Approval** **Jan. 2023**
- **Submit HHFDC Tax Credit Application** **Feb. 2023**
- **Affordable Housing Tax Credit Award** **Aug. 2023**
- **DPP Permitting Process** **Nov. 2023 – Nov. 2024**
- **Start Construction** **Late 2024**





TODAY'S KEIKI. TOMORROW'S COMMUNITY.

# Mahalo, nīnau?

[www.keawalau.com](http://www.keawalau.com)  
[contact@keawalau.com](mailto:contact@keawalau.com)

