



# 690 POHUKAINA

*Changing Lives for  
Generations of Kama'āina*

Submitted by Form Partners LLC for Resolution 23-83  
Committee on Zoning | May 3, 2023

MISC. COM. 227

ZON



FORM PARTNERS



AHEAD FOUNDATION

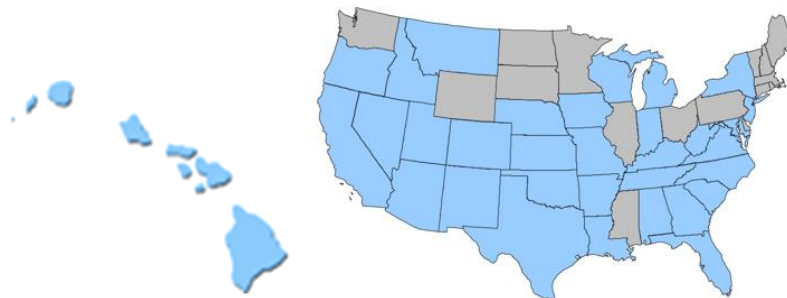


## Mission Statement – “Changing Lives”

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



# HIGHRIDGE COSTA HAWAII COMMUNITIES



## HALE MOENA I, II

Kapolei, HI  
297 Units | Senior/Family



KEAWALAU I, II, III  
Waipahu, HI  
537 Units | Senior/Family



KAHOAPILI  
Salt Lake, HI  
190 Units | Family



KŌKUA HALE  
Honolulu, HI  
224 Units | Senior



POHUKAINA I, II  
Honolulu, HI  
632 Units | Workforce/Family



PĀHOA RIDGE  
Honolulu, HI  
211 Units | Workforce



PARKER RANCH I, II, III  
Waimea, HI  
260 Units | Senior/Family



HALE MAHAOLU KE KAHUA  
Waiehu, HI  
120 Units | Family



LILOA HALE  
Kīhei, HI  
117 Units | Senior

Total Family:	1,205 Units
Total Senior:	738 Units
Total Workforce:	645 Units
Total Units:	2,588 Units





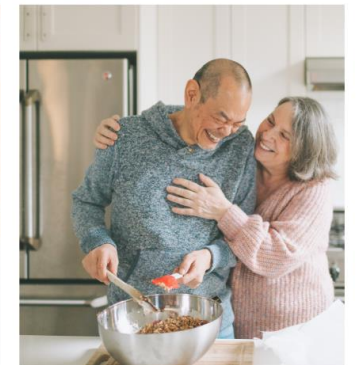
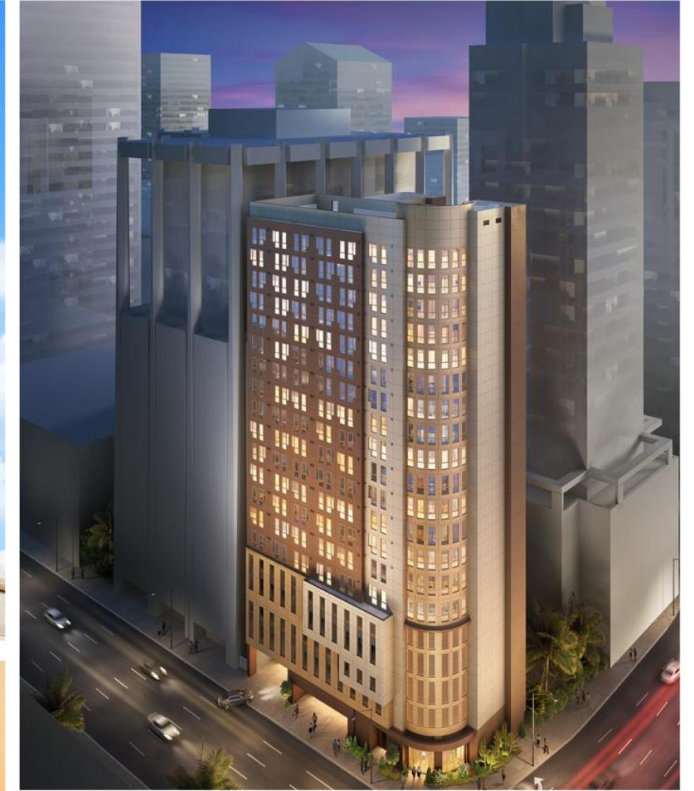
## AHED FOUNDATION

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.





# 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



# Our Opportunity

State (HHFDC) issued request for proposals

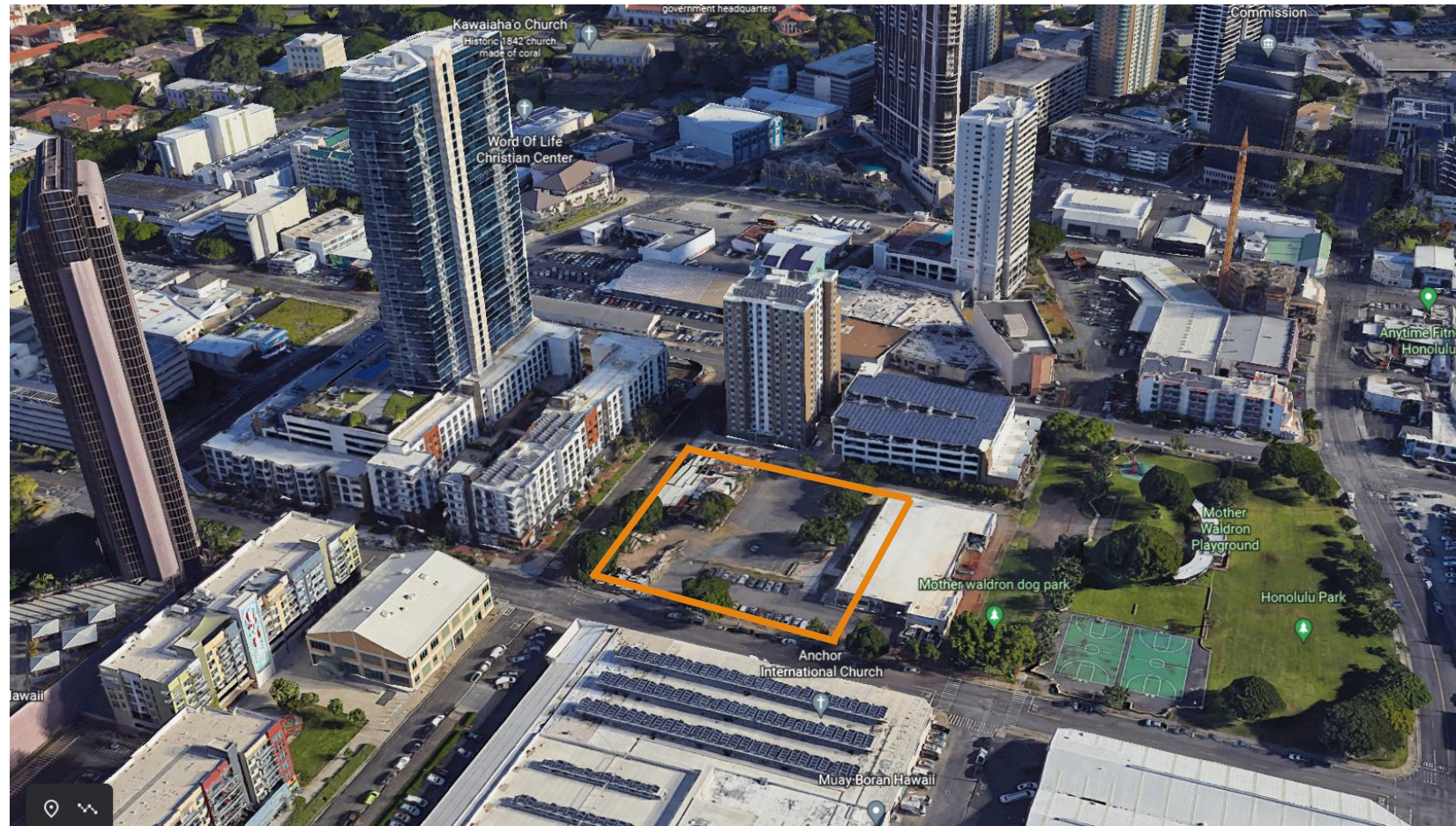
Change the lives of generations of kamaʻāina families by assembling a best-in-class development team to creating a sustainable mixed-use, mixed-income affordable housing community.

Create great public places (placemaking)

Acknowledge, honor, and embrace the culture and the history of this place

Establish vibrant commercial and community spaces

Connect the community through a growing network of promenades and green streets.





# DEVELOPMENT PROJECT TEAM

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Developer: **Highridge Costa Development Company**

Co-Developer: **Form Partners**

Non-Profit Co-Developer: **AHED Foundation**

Architect: **SVA Architects**

Architect: **RMA Architects**

Planner, Landscape Architect & Cultural Consultant: **PBR Hawaii**

General Contractor: **Hawaiian Dredging Construction Company**

Civil Engineer: **Bills Engineering**

Property Manager: **Michaels Management**

Legal Counsel: **Settle Meyer Law**

Structural Engineer: **Baldrige & Associates Structural Engineering**

LEED Certifier: **AMEL Technologies**

Market Analyst: **Zonda**

Traffic Analyst: **AECOM**



# Integration with Kakaʻako and the Pauahi neighborhood

## Kakaʻako (HCDA select plans)

Mauka Area Plan (2011)

Mauka Area Rules (2011)

TOD Overlay Plan Final Draft (2016)

Mauka Area Rules-Proposed Amendments

Kakaʻako Makai Conceptual Master Plan  
(2011)

Kakaʻako Makai Parks Plan (2017)





# Connecting with our neighbors

## Kamehameha Schools

- Kaiāulu 'o Kaka'ako Master Plan (2008)
  - Completed Developments - Increment I
    - 1,336 homes
    - 184k SF of Commercial & Public Spaces
- KS Master Plan Amendments-Increment II (2021)
  - 3,000 plus homes
  - 100k SF of commercial & Public Spaces

## Howard Hughes Ward Village

- Ward Neighborhood Master Plan
  - Addendums 1 & 2
- Ulana (Block F-Pauahi Neighborhood)
  - 697 Reserved Housing units
  - Park space
  - Commercial/Industrial



Kaiāulu 'o Kaka'ako Master Plan (2008), inclusive of increment II



Ulana Project, part of Ward Master Plan



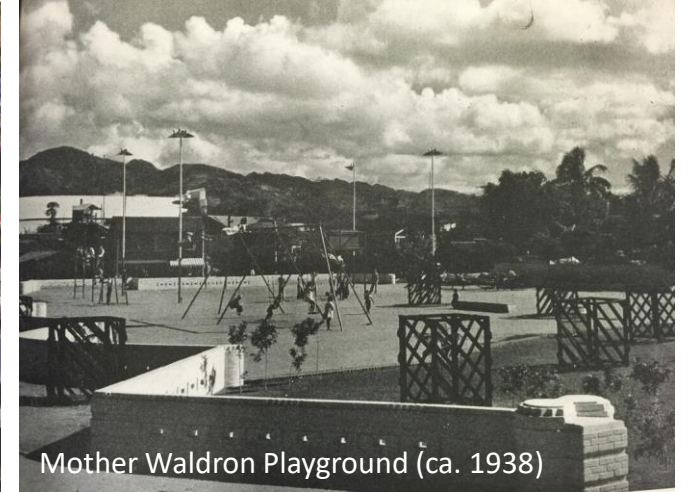
Cooke Street and Auahi Street, Kaiāulu 'o Kaka'ako Master Plan increment II



Kaiāulu 'o Kaka'ako Increment II (20)



# Placemaking, Connectivity & Landscape





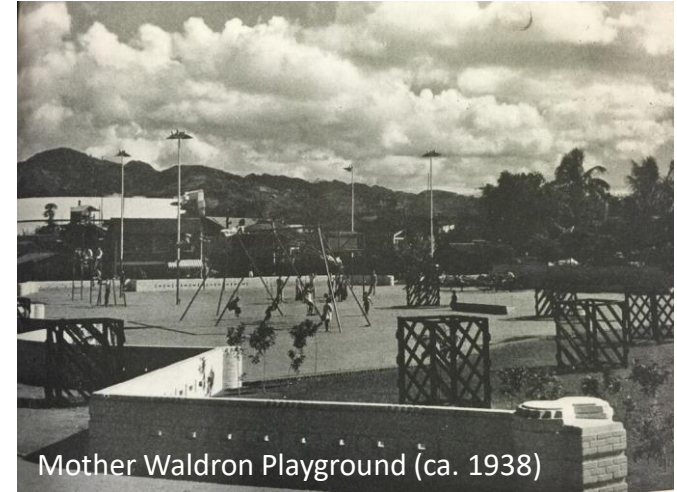
# Mo'olelo, History and Culture

## Pohukaina Commons (Working Name)



Detail of 1884 government survey map of Kewalo  
(Bishop 1884)

- Priority is to be inspired and informed by **culture and history**
- Capturing the unique **sense of place**
  - Ahupua'a context (*Mauka/Makai*)
  - Relationships to nearby cultural sites (*'Iolani Palace, Mother Waldron Park*)
- **"Pohukaina Commons"** (*Working Name*)



Mother Waldron Playground (ca. 1938)



Queen Street, Honolulu 1856

Artist: George Henry Burgess, 1856



# Overview

630 affordable homes:

- Phase I homes: 431 (80%-100% AMI)
  - 39 stories-355' high
- Phase II homes: 194 (60% AMI or below)
  - 18 stories-175' high

870 total parking stalls:

- Phase I: 626 stalls
  - DOE: 110 stalls retained by HHFDC
- Phase II: 244 stalls
- 9 stories-86' high

28,000 SF of land reserved for educational component

6,300 SF of community plaza/promenade area

5,000 SF of commercial & community services

Multitude of resident and community amenities





# Pohukaina Block

Garage Access

Phase 2 Tower

Amenities Podium

Phase 1 Tower

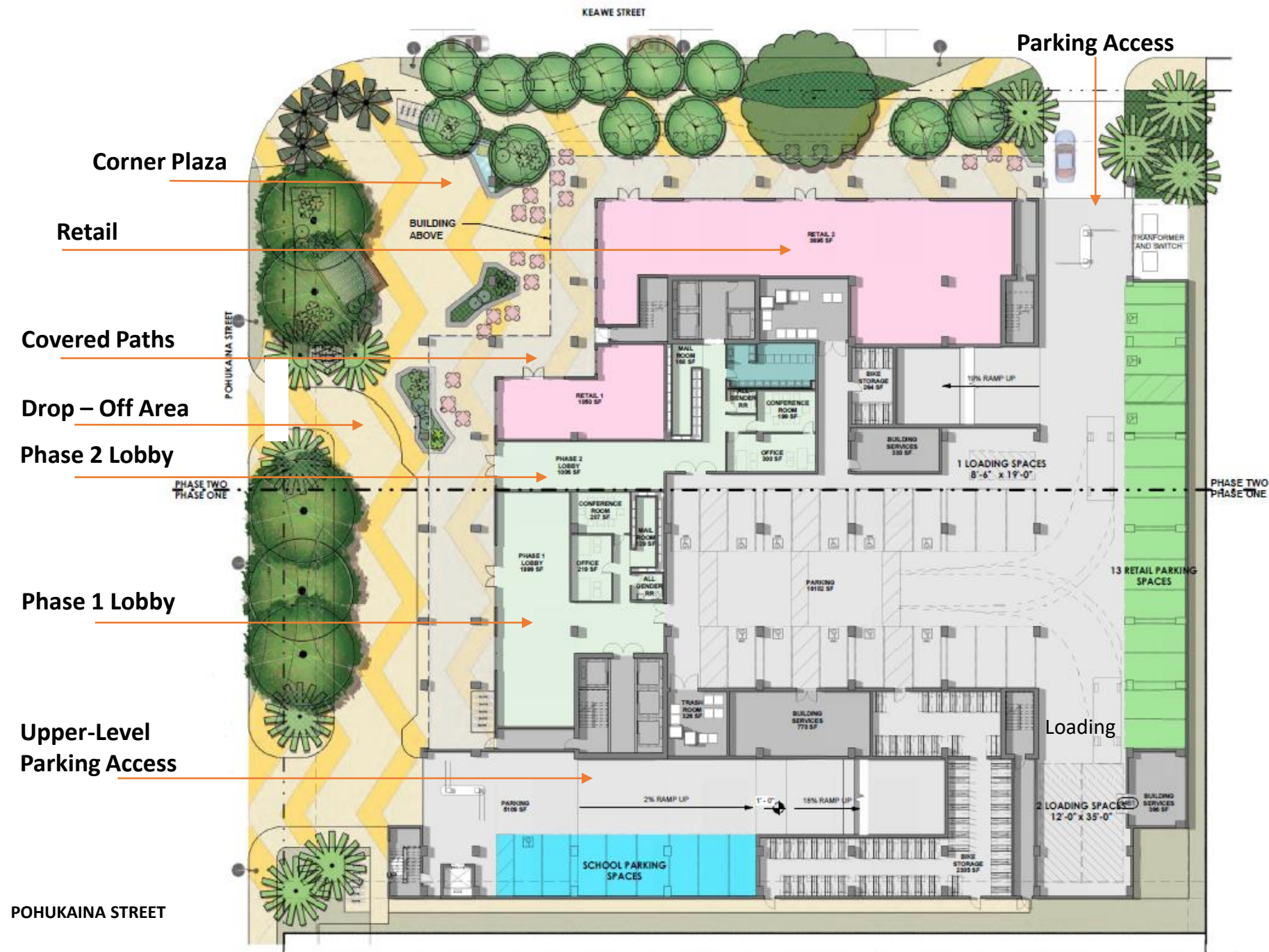
Corner Plaza

Garage Access + Drop Off



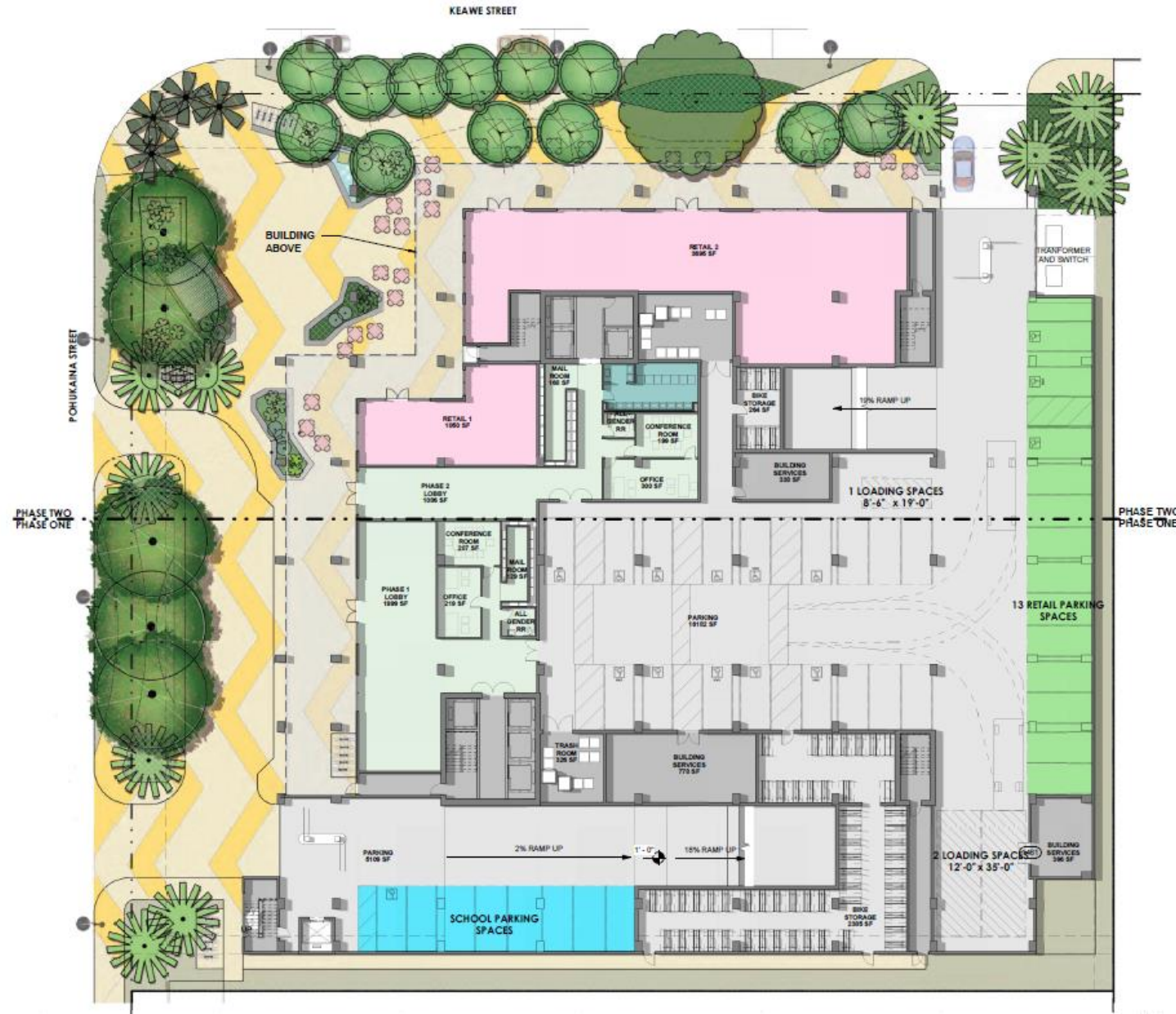


- **Pedestrian Plaza**
- **Connection to SALT & Cooke Street**
- **Enhance pedestrian linkage to transit center**
- **Enhance Kaka'ako's park to park connections**





# Landscape | Ground Level



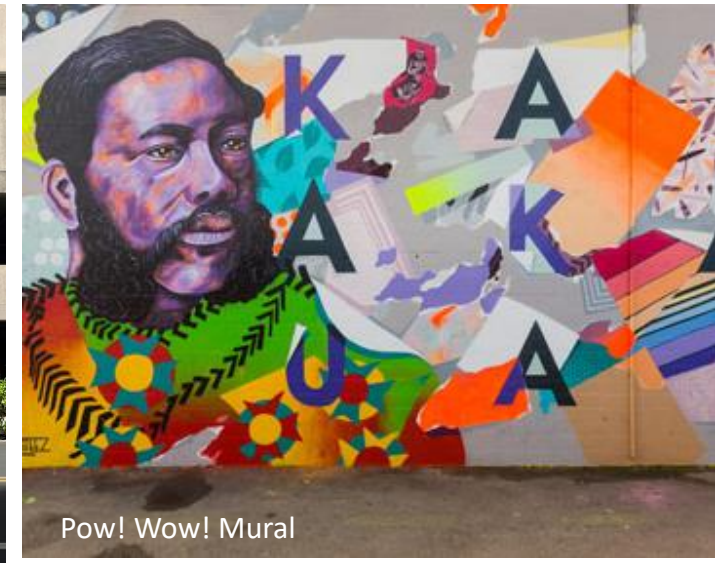
Plaza with special paving



Mother Waldron Playground (ca. 1938)



Mural art



Pow! Wow! Mural



Performance stage



Moveable tables & chairs



# Local Art, Artists & Culture





# Layering of Active Spaces



**Tower Relief with Amenities**



**Podium Amenities**



**Corner Plaza**





# Residential Amenities at Podium



Residential Amenities Reference Images





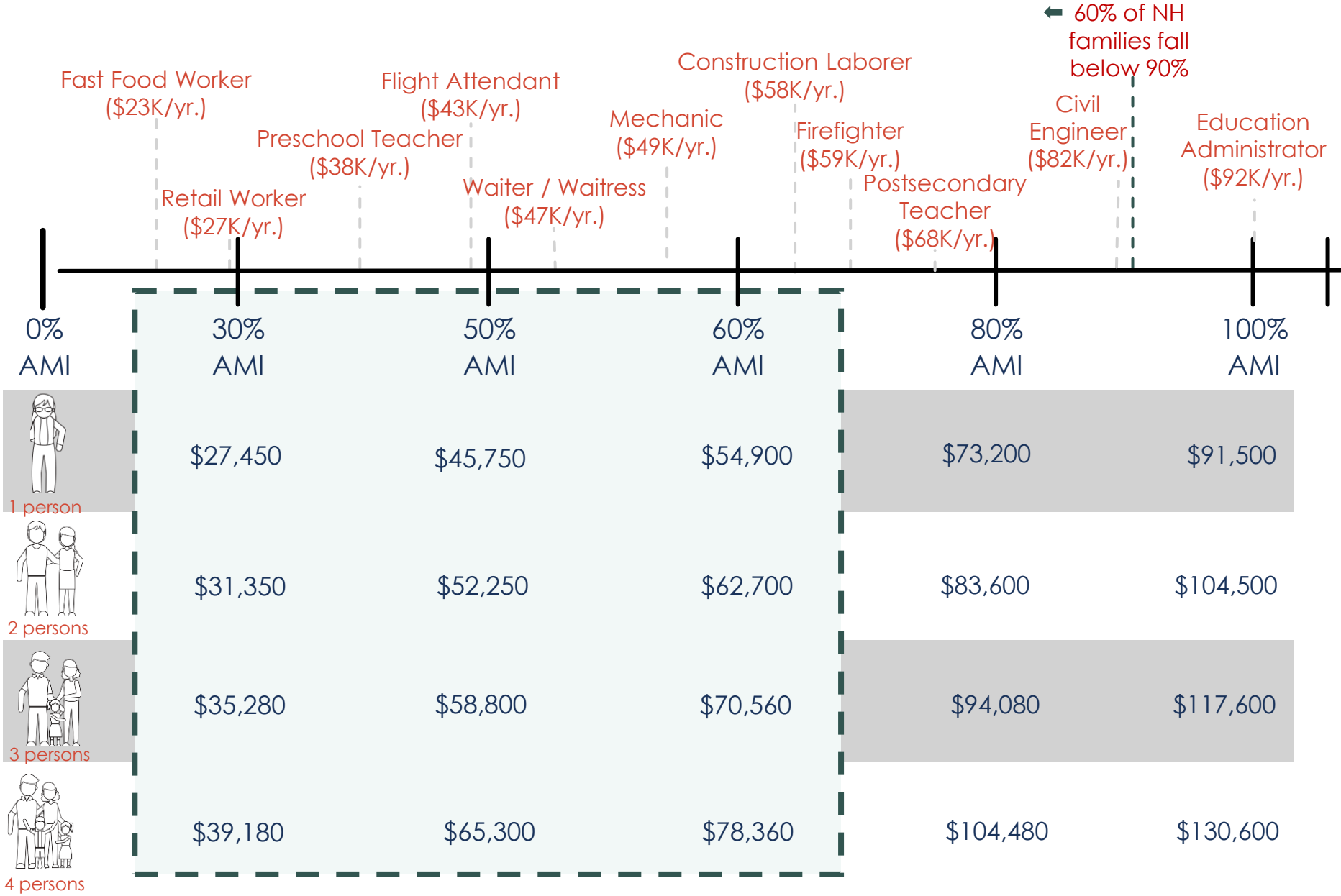








# Who will be our residents?





# The Continuum of Affordable Housing

## 30% - 100% AMI

Unit Type	Unit S.F.	Phase I Tower No. Of Units	Phase II Tower No. Of Units	Number of Units	2022 Rent Guidelines (30-100% of AMI)
Studio	408	106	67	173	\$696 to \$2,287
1-BR	625	210	77	287	\$735 to \$2,450
2-BR	954	102	42	144	\$882 to \$2,940
3-BR	1,106	13	8	21	\$1,018 to \$3,396
		431	194	625	

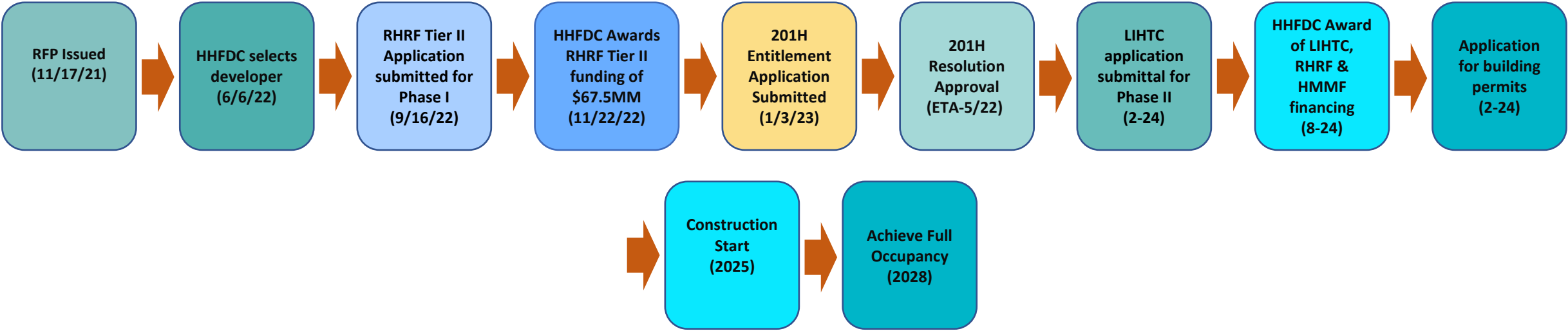


2022 rent guidelines are established by the U.S. Department of Housing and Urban Development



# Schedule & Outreach

## ENTITLEMENT AND FINANCING SCHEDULE



OUTREACH	
Kakaako Neighborhood Board Meeting	11/22/22
Town Hall Meeting	2/15/23
Meetings with Community Stakeholders	Ongoing





**POHUKAINA COMMONS – CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA**





**MAHALO**

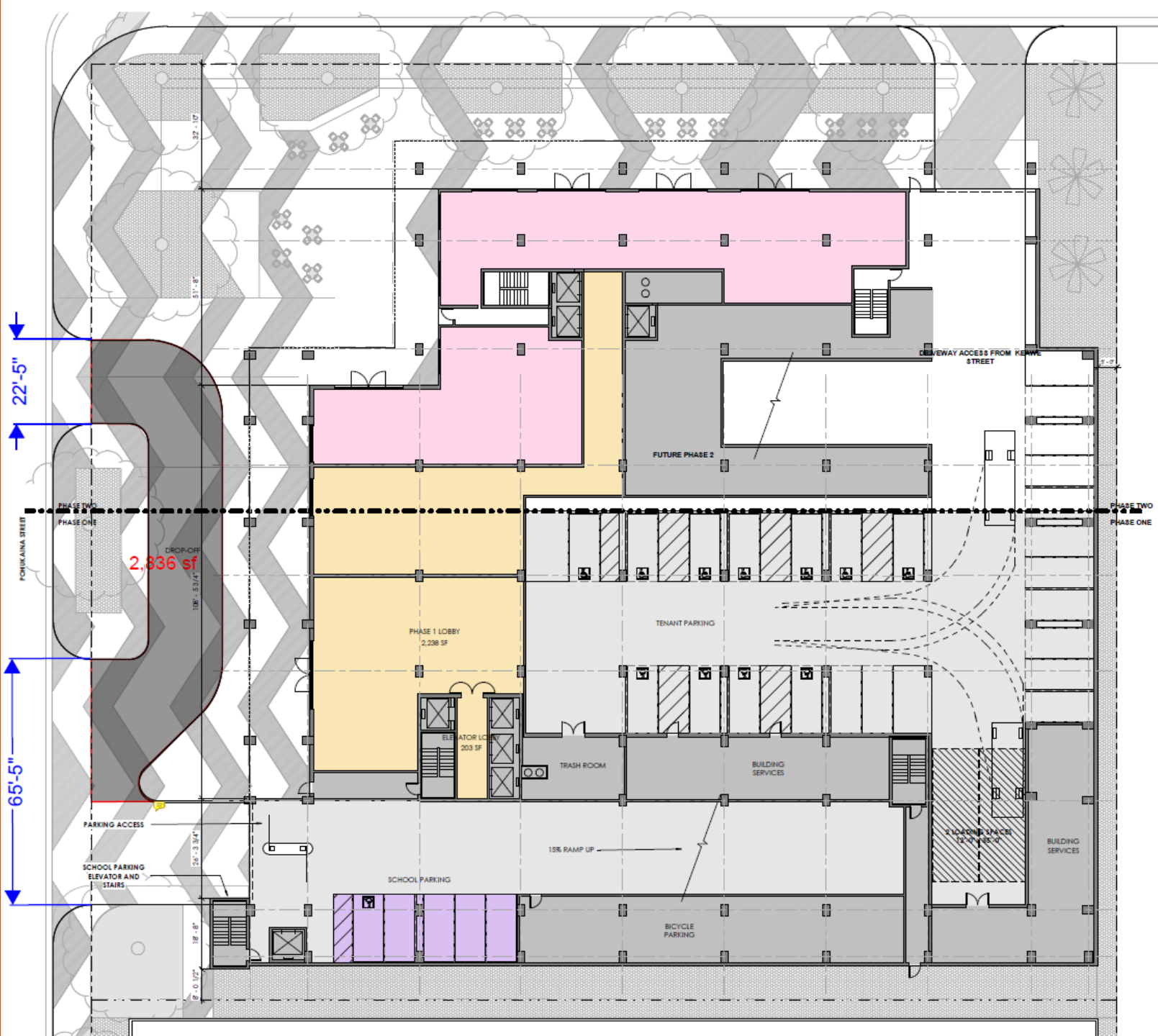








Original Entry & Curb Cuts









# LEVEL 2

