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CARDINAL

at ALA WAI

Providing Crucial, Community-Oriented Workforce Housing for Waikīkī

Resolution 26-237

Committee on Zoning & Planning
Honolulu City Council

November 18, 2026



CENTRE URBAN REAL ESTATE

MISC. COM. 494(26) ZON

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Introduction to the Team

CITY AND COUNTY OF HONOLULU

CENTRE URBAN REAL ESTATE

WATT CAPITAL PARTNERS

hi-a-r-c-h-y llp
architecture • planning • interiors

Why "Cardinal"?

The word **Cardinal** traces to the Latin word *cardinalis*, meaning *"of the hinge."* A hinge lets a door pivot, so "**Cardinal**" came to mean **pivotal** or **essential**.

What that means here: Our team strives to be a hinge for pivotal, positive change—bringing forward practical, community-driven solutions and innovations that address the housing crisis, essential to help our kamaʻāina remain in Hawaiʻi.

Project Site



Project Site

1615 Ala Wai Boulevard



Project Site

1615 Ala Wai Boulevard



9,454 Square Feet
Site Area

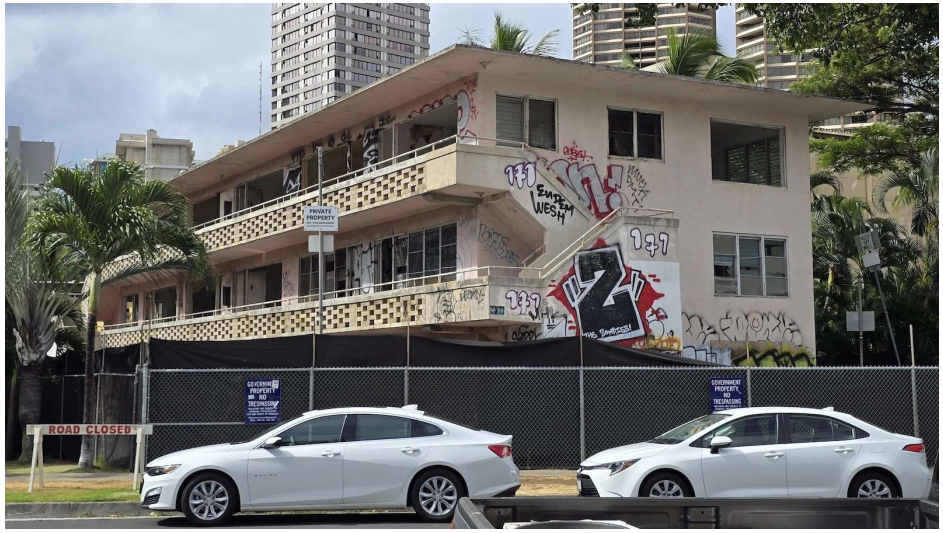
Apartment Precinct
Zoning

City-Owned
Land Ownership

Vacant with Slab on Grade Remaining
Current Condition

Project Site

1615 Ala Wai Boulevard

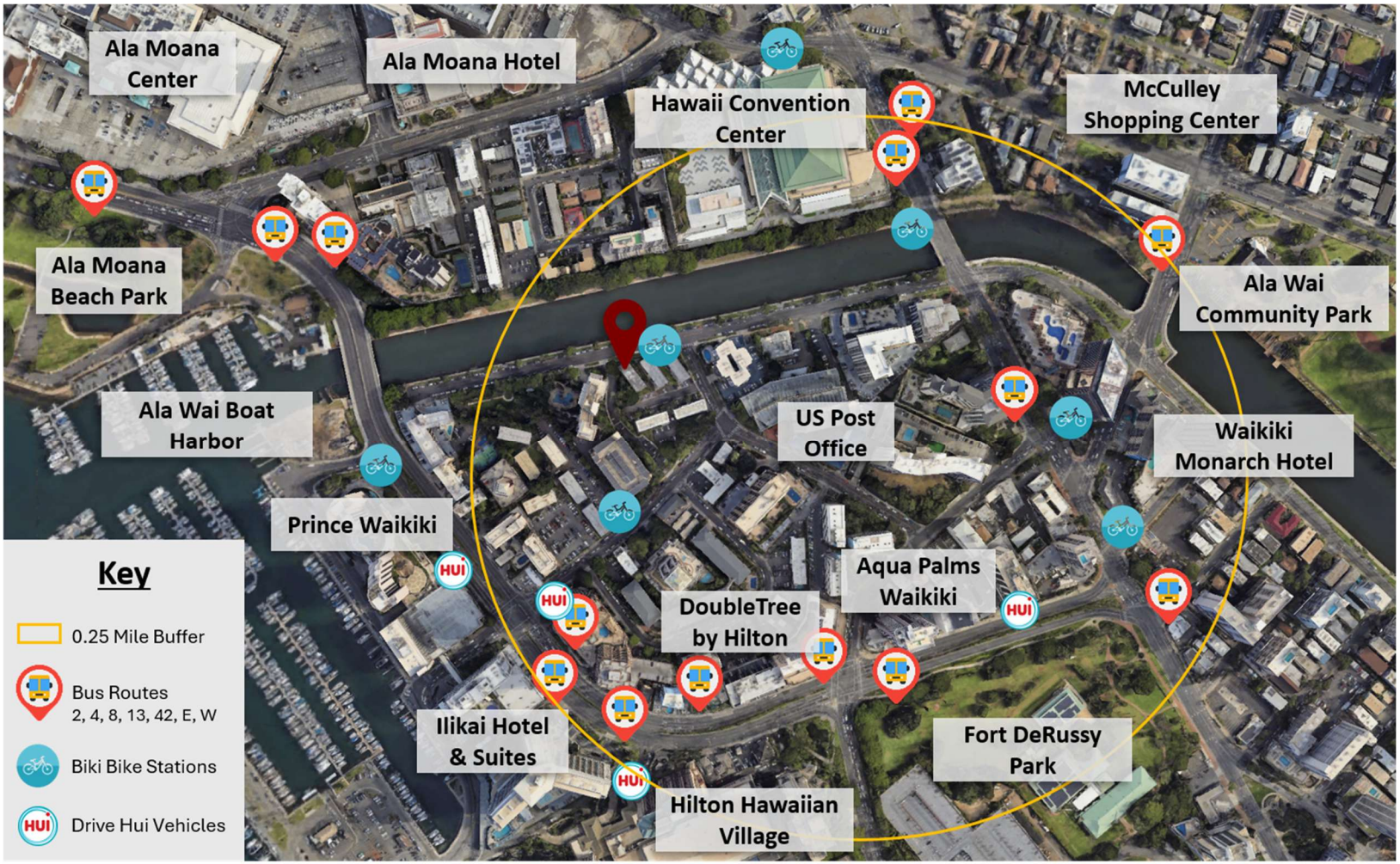








Vicinity Map



Walk Score 93 — **Walker's Paradise**
Daily errands do not require a car.

Transit Score 74 — **Excellent Transit**
Transit is convenient for most trips.

Bike Score 83 — **Very Bikeable**
Biking is convenient for most trips.

Source: https://www.walkscore.com/score/1615-ala-wai-blvd-honolulu-hi-96815

Project Vision







**Designs are subject to change*

40 One-Bedroom Units
Approximate Housing Units

Six Stories at 60' with Elevator
Estimated Building Height

7 Stalls (incl. ADA)
On-Site Parking

60-120% AMI
Affordability Limits

75 Years
Ground Lease and Affordability Terms



Project Vision

Sample Project Rendering



Interior Concept Design

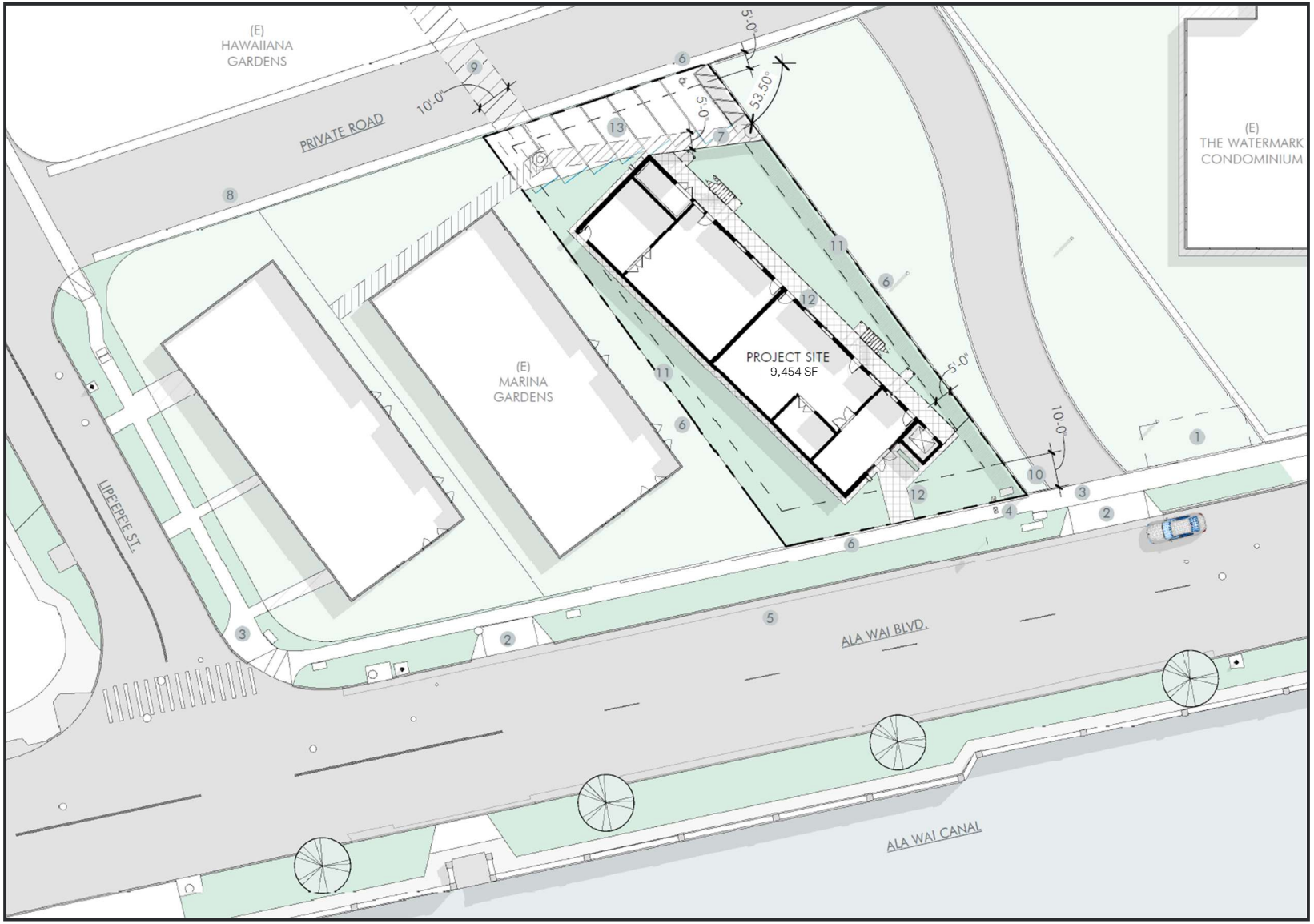


Construction Method



**Designs are subject to change*

Project Site Plan



**Designs are subject to change*

Affordability Commitment



**Designs are subject to change*

Workforce Housing

16 Units at 60% AMI for 75 Years
AHF Affordability

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24 Units at 100% AMI for Years 1 - 15
ROH Chapter 32 Period

24 Units at 120% AMI for Years 16 - 75
Extended Affordability Period

Timeline

March 2025: Team Responded to City & County RFQ-DLM-25-01

July 2025: Team Selected as Preferred Negotiating Partner; Start of Exclusive Negotiation Period

November 4, 2025: Waikīkī Neighborhood Board Presentation

July 27, 2026: Public Hearing hosted by City & County

October 16, 2026: Resolution 26-237 Introduced and Referred to Committee

November 18, 2026: Presentation to Committee on Zoning & Planning

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Q4 2026: Target City Council Approval of Resolution 26-237

Q1 2027: Target Architectural Design Completed; Building Permit Application Submission

Late-2027: Target Building Permit Approval, Groundbreaking and Construction Start

Late-2028: Target Completion Date

The project has complied, and will continue to comply, with all applicable environmental laws and permitting requirements.

**Subject to change*

CARDINAL
at ALA WAI
1615 Ala Wai Boulevard

Mahalo for your time!

We respectfully request the Committee's support for Resolution 26-237.



CENTRE URBAN REAL ESTATE