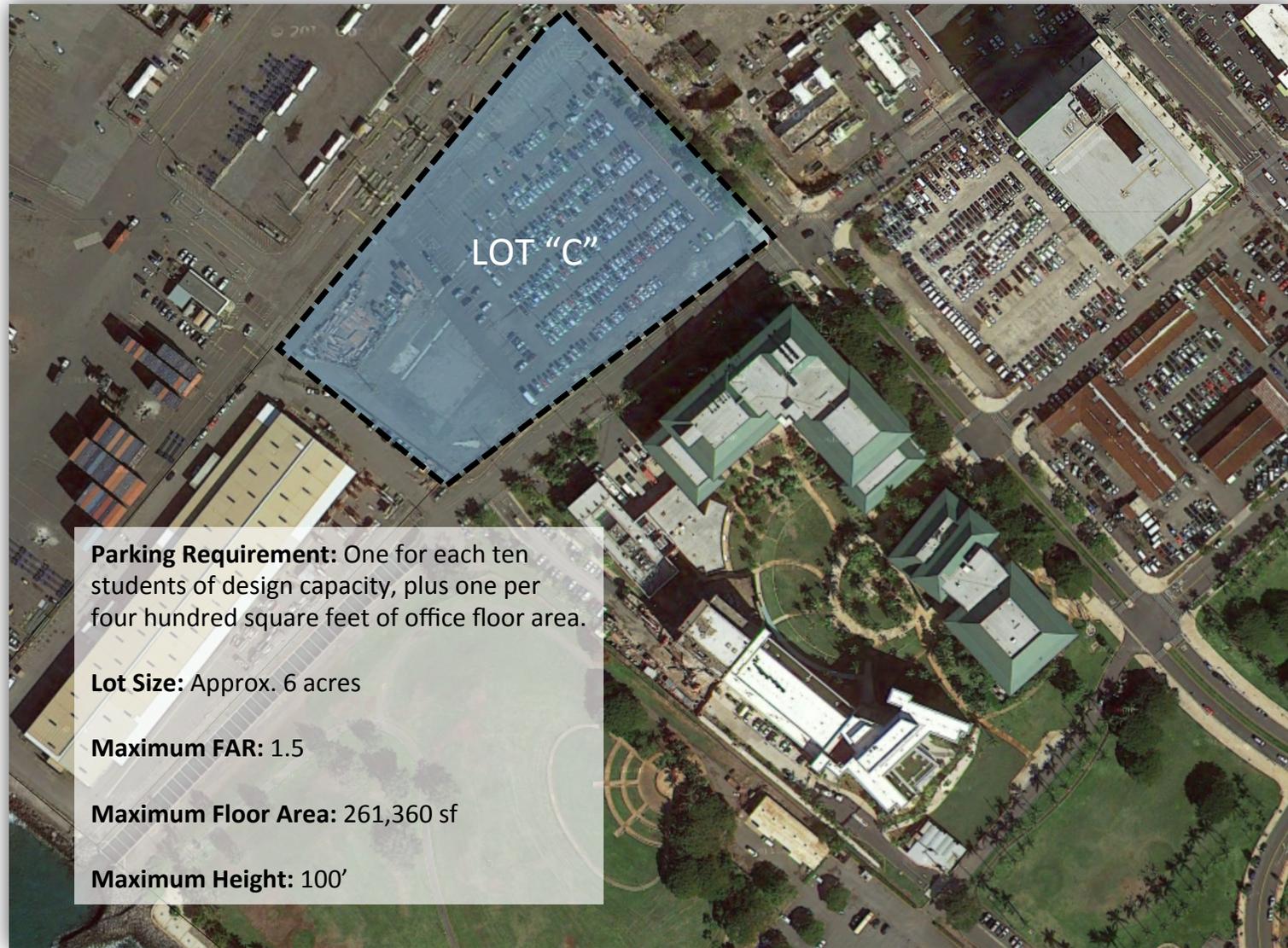


A BIG IDEA!

**For
Lot C Kakaako Makai**



LOT "C"

Parking Requirement: One for each ten students of design capacity, plus one per four hundred square feet of office floor area.

Lot Size: Approx. 6 acres

Maximum FAR: 1.5

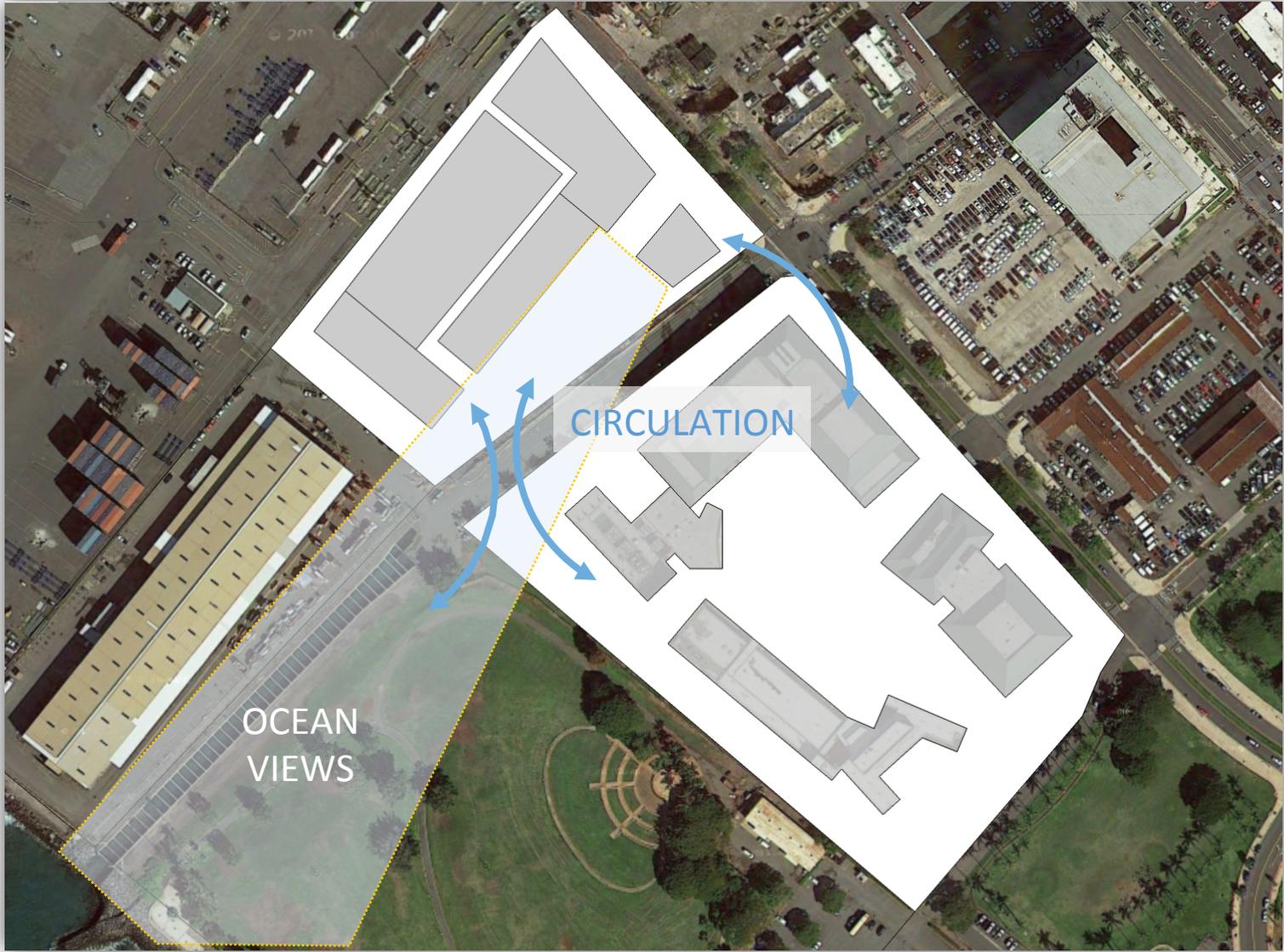
Maximum Floor Area: 261,360 sf

Maximum Height: 100'

DEVELOPMENT POSSIBILITIES AT FULL BUILD OUT

CONCEPTUAL MASTER PLAN FOR LOT C

- **University of Hawaii Health Science Facilities**
 - *Up to 150,000 sf of classroom facilities*
- **High Tech Development Corporation**
 - *Business Incubator Facilities ≈ 50,000 sf*
- **Terrestrial Landing Site for Trans-Pacific Fiber Optic Cable**
 - *Landing Station*
 - **Tele-Medicine/Health Site**
 - **Regional Parking Facility**
 - *Currently ≈ 400 parking stalls at grade*
 - *Future ≈ 600-900 stall parking structure*
- **Area Collaboration Hub – Entrepreneur’s Sandbox**
 - *Collaboration Space ≈ 13,500 sf*
 - *Complementary Tech/Resource Enterprise*



CIRCULATION

OCEAN
VIEWS

EDA Grant Application

The Entrepreneur's Sandbox

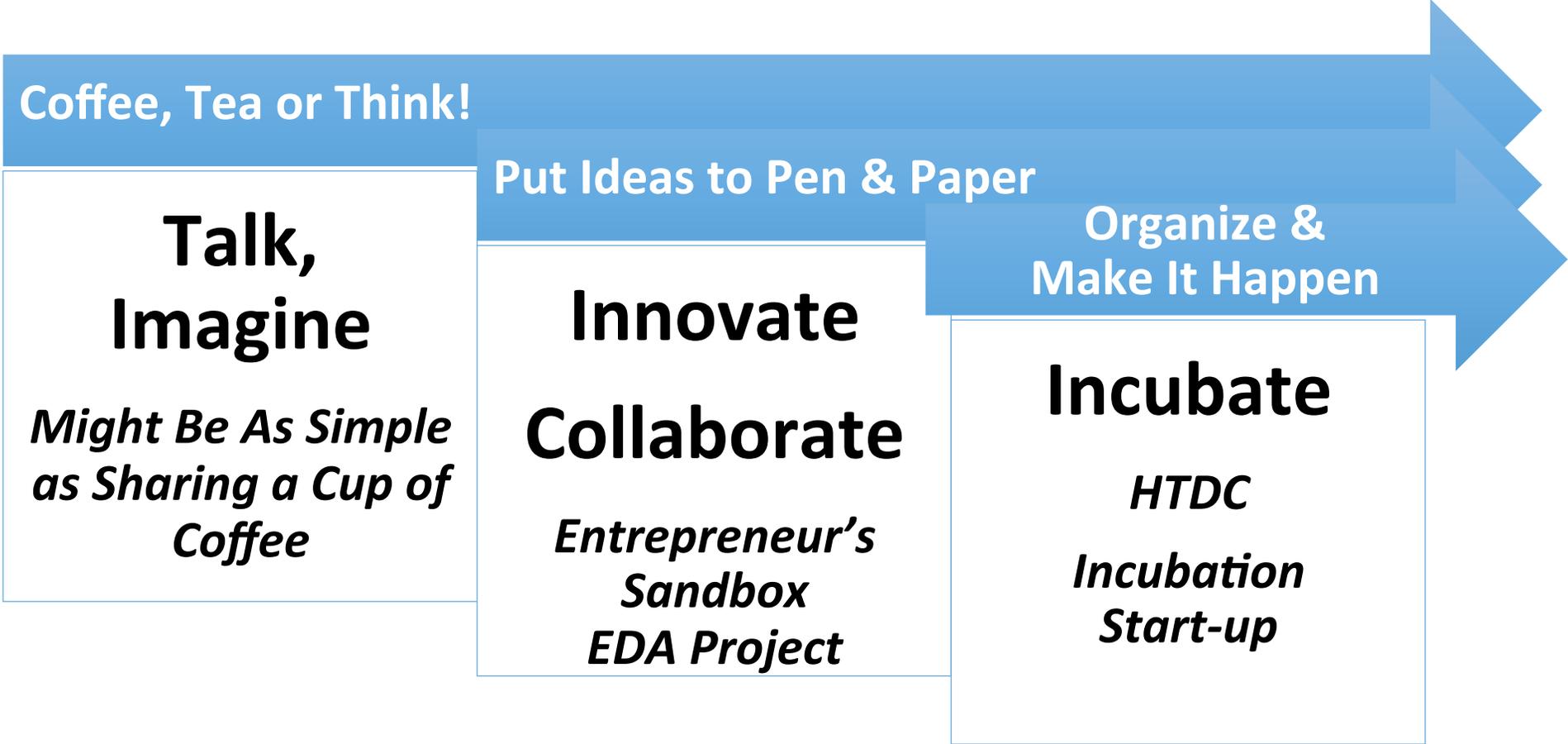
- **EDA = Federal Economic Development Administration**
- **EDA Sponsored Grant Program to Spur New Industry, Ideas & Jobs**
- **FY 15 Grant Program**
- **Joint Application Submitted**
 - **High Tech Development Corporation & HCDA**
 - **MOA Documenting Joint Application Considered Today**
- **EDA Has Awarded the Grant to HTDC/HCDA**
 - **Construction Award of Up to \$3M Match from EDA**
- **Award Envisions Partnering w/Local Business to Provide Match & Construct Entrepreneur's Sandbox**
 - **13,500 sf Collaboration Center & Hub**

What is the Entrepreneur's Sandbox?

Creating, Imagining, Possibilities & Partnerships

- **Similar to the Iolani School Sullivan Center for Innovation & Leadership**
 - Innovation Lab
 - Flexible Project Spaces
 - Collaboration Classrooms
 - Digital Media Lab
 - Roof Garden
 - Research Lab
- **Final Design For Entrepreneur's Sandbox Still to be Determined**
- **What It is Not!**
 - A Replacement for the HTDC MIC Innovation Campus
 - Incubator for New Early Stage Tech Companies
 - Access to Support Facilities and Business Development

One Big Idea Can Lead to Another!!



Innovation Makes a Good Bedfellow for Technology and Service/Resource Companies

Assets & Capacities

- **High Tech Development Corporation**
 - Previous EDA Awardee
 - History of Tech & New Industry Incubation
 - Operation of Manoa Innovation Center
 - Awarded \$3M CIP Appropriation for Planning & Design of New Facilities
 - Working in Concert w/HCDA staff to Implement
- **HCDA**
 - Lot Owner
 - Project Manager for Planning & Design
 - Working w/HTDC, University of Hawaii to Establish Master Plan for Site
 - Lead & Coordinate Execution of Authority's 2011 Kakaako Makai Conceptual Master Plan
 - Build Community & Place
 - Foster Economic Development and Learning

Local Partners

Work With HTDC & HCDA to Implement Vision for Collaboration Center

DataHouse Hawaii

- **Information Technology Company**
 - **Software Application Development**
 - **Host/System Integration**
 - **Managed Services**
 - **Expertise & Innovation**
 - **Banking**
 - **Education**
 - **Government**
 - **Healthcare**

Fisher Hawaii

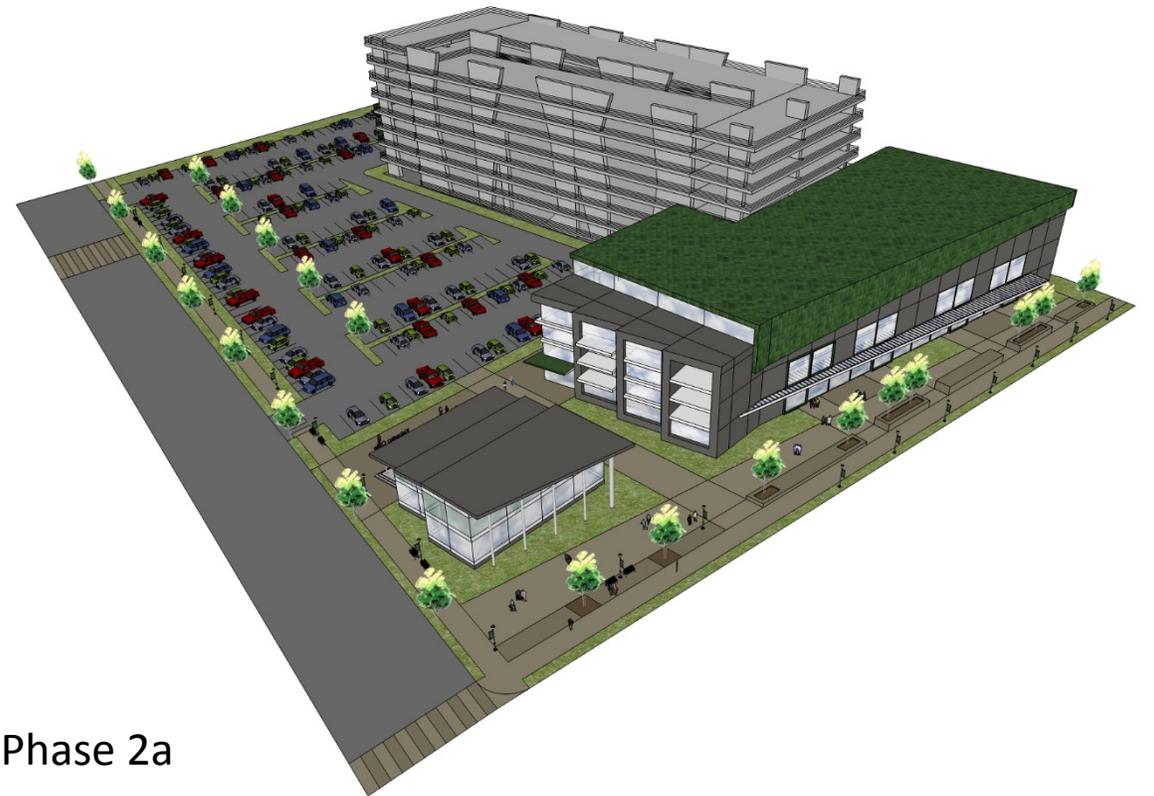
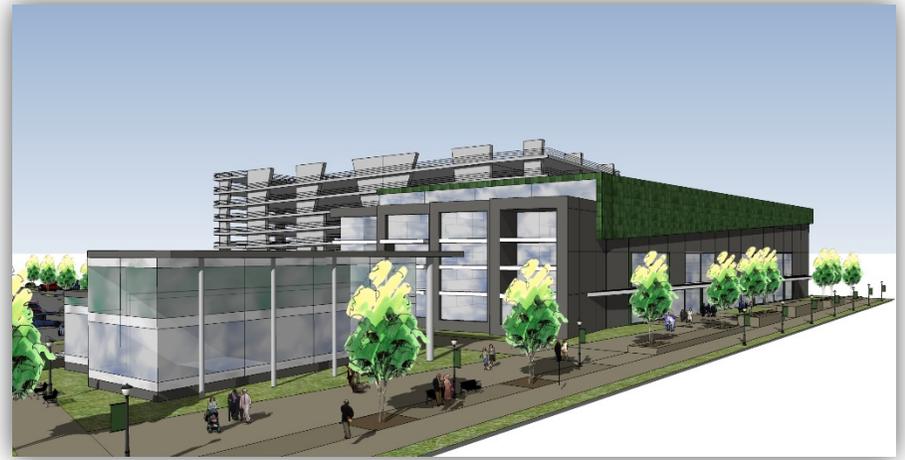
- **Home & Office Product Supply Warehouse**
 - **Business Machines**
 - **Home & Office Furniture**
- **Household & Industrial Products**
 - **Storage & Shelving**
- **Resource Tool Source**
 - **Arts & Craft Supplies**
 - **Educational Tools**
 - **School Supplies**



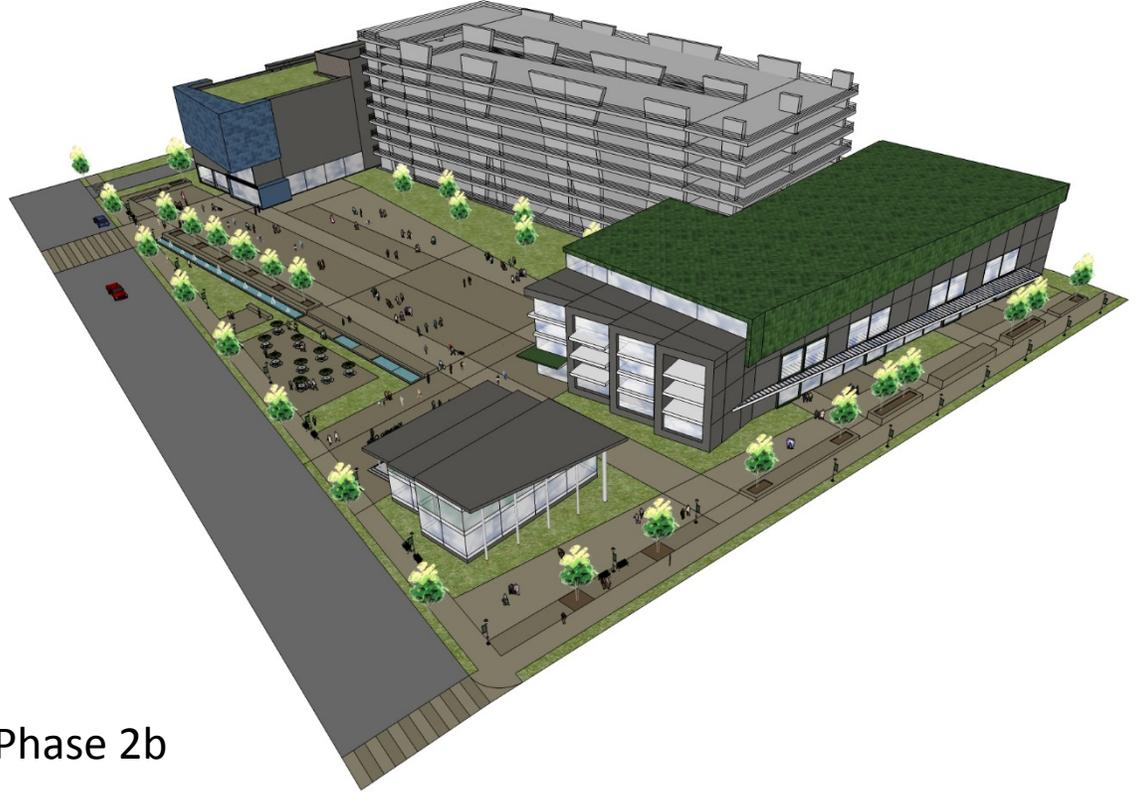
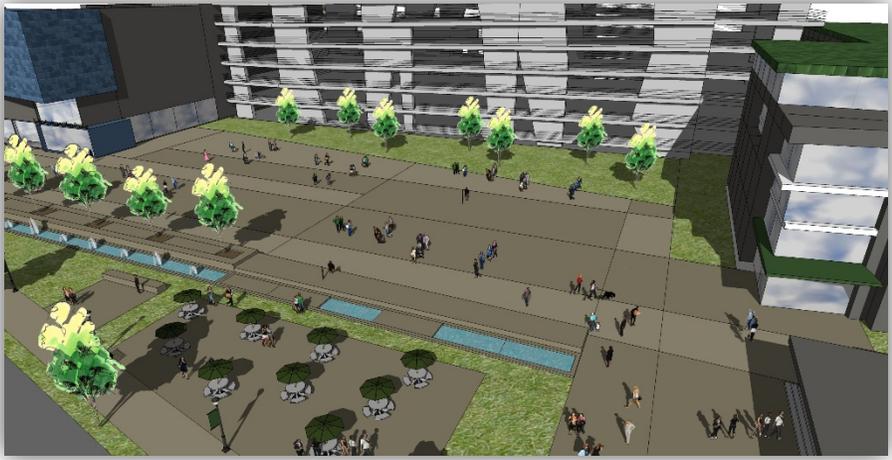
Approx: 416 Stalls



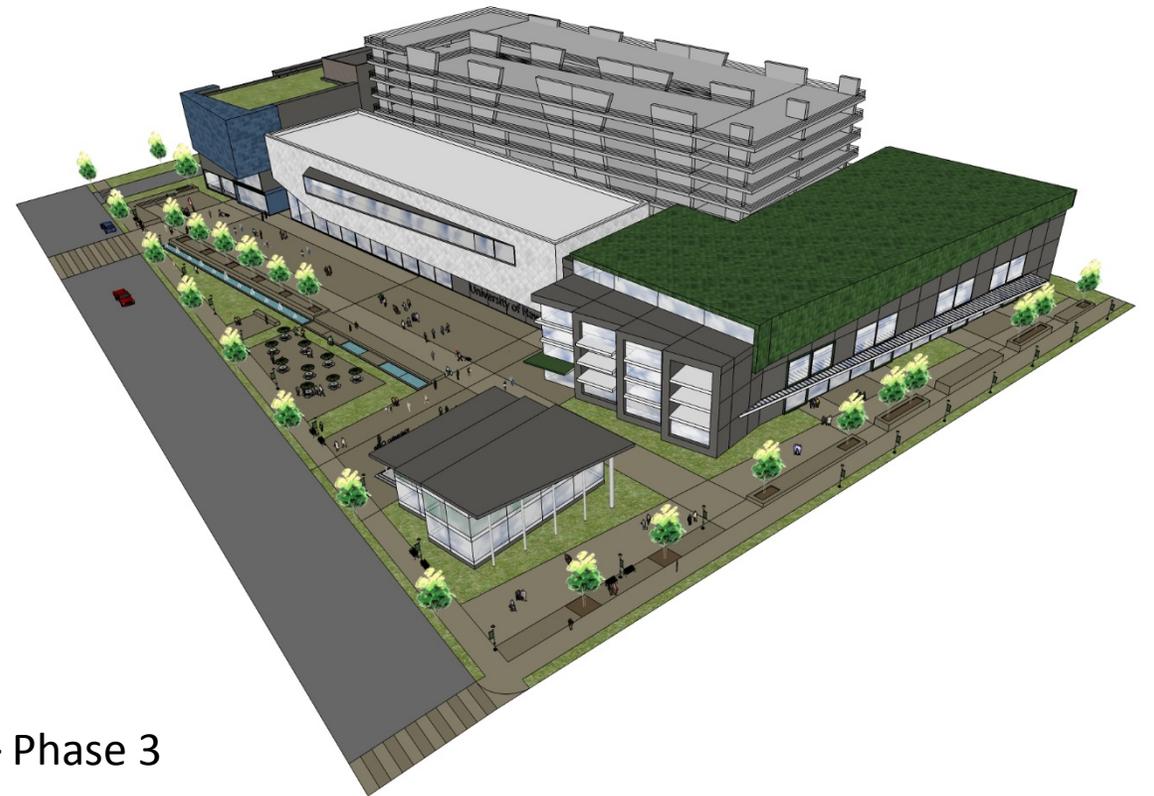
LOT "C" – Phase 1



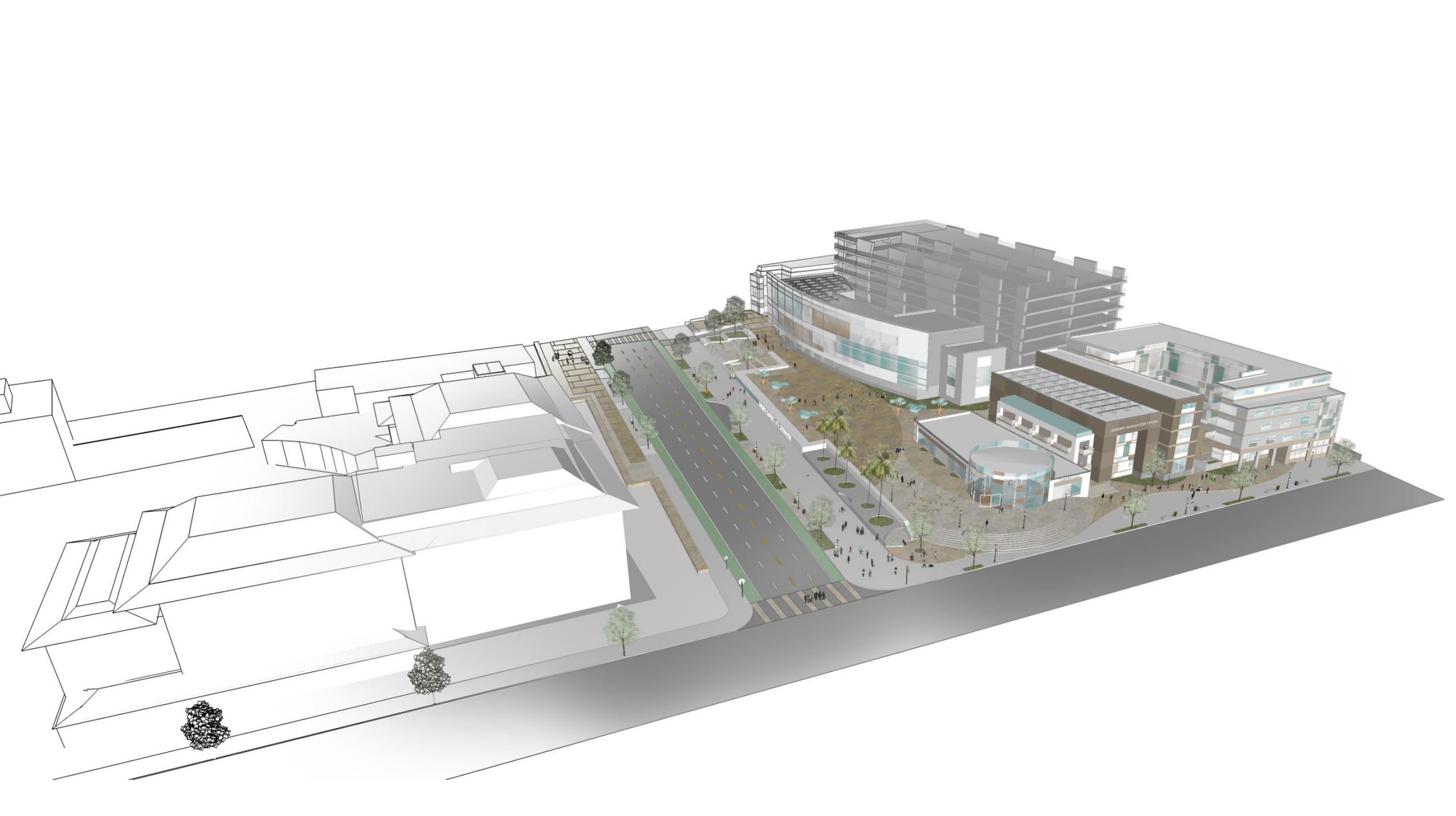
LOT "C" – Phase 2a

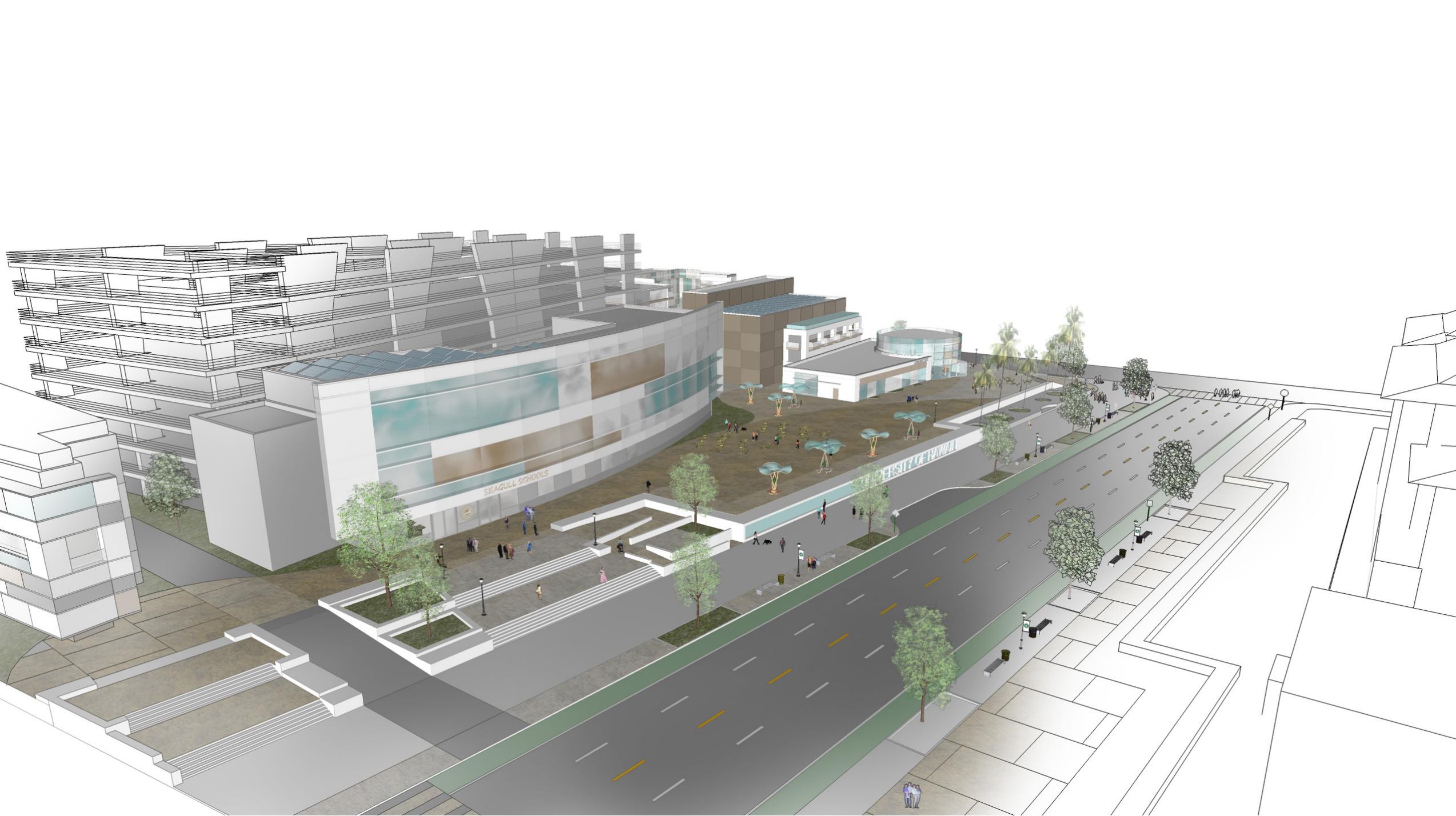


LOT "C" – Phase 2b



LOT "C" – Phase 3





Flexible Collaboration (Think) Space





Green Screen Studio

Facilitates Distribution of Digital Media



Space Designed for Collaboration/Innovation





Next Steps

- **Establish Design for Collaboration Center**
- **Establish Responsibilities & Obligations**
 - HTDC
 - HCDA
 - Fisher Hawaii/DataHouse
- **Develop Business Plan**
- **Conduct Collaboration Center Environmental Assessment**
- **Establish Lease Terms & Secure Authority Approval**
- **Complete Design/Secure Entitlements**
 - Development Permit
 - Building Permit