

**RFP to Develop Waterfront Commercial
Land on Fast Lands Surrounding Kewalo
Basin Harbor & Execute a Development
Agreement on a Portion of TMK
2-1-058:131 for Lot 1 and 2**

**Lot 1 = Lands Historically Used By McWayne's
Marine, Sampan Inn, Net Shed & Gas Station**

**Lot 2 = Lands Currently Occupied w/Charter
Building**

**Lot 3 – Lands Adjacent to the Harbor Master's Office
& Commonly Referred to as the NOAA Lot *This Lot
Has Been Removed From the Current RFP***

Kewalo Waterfront Partners

- **Program Elements Include:**
 - **New Entertainment/Dining/Event Facilities**
 - **New Permanent Farmers Market/Food Hall**
 - **Additional/Affordable 250 Parking Facilities**
 - **Increased Public Restroom Facilities (3)**
 - **Incremental Revenue**
 - **Increased Public Open Space**

Howard Hughes Corp

- **Program Elements Include:**
 - **Retention of Existing Parking Facility & Comfort Station**
 - **Minor Repair (Patch, Seal, Restriping of Parking Lot)**
 - **Cosmetic Upgrades to the Comfort Station**
 - **Public Open Space to be Developed Makai of Comfort Station**

Lot I Proposals

fka McWayne Marine

Kewalo Waterfront Partners

- **Will Provide New BWS meter/lateral for Water & Fire Protection**
- **Upgrade Underground Ductlines for Power**
- **Will Construct Appropriate Sewer Laterals to Project from Ala Moana Trunk Lines**
- **Construct New & Realign Access Road**
- **Construct New 250 Stall Parking Structure**

Howard Hughes Corp

- **No Utility or Infrastructure Improvements Proposed**
- **No New Parking Facilities Proposed to Support Harbor or Park Uses**

Lot 1 Utility/Infrastructure Plans

fka McWayne Marine

Kewalo Waterfront Partners

- **Establish 7 New Lines of Revenue**
- **Set Rent for Farmers Market/Food Hall @ Rates (Below Market) to Support/Embrace Local Business**
- **Propose Base Rent of \$--/sf for 72K sf**
 - **Annual Increase of 3%**
- **Total Project Costs ≈ \$_M**

Howard Hughes Corp

- **Utilize Parking Revenue to Cover Maintenance & Upkeep Costs**
- **Manage Existing Parking Area = monthly revenue**
- **Propose Annual Base Rent**
 - **Annual Increase of 3%**
- **Total Project Costs = \$__K**

Lot I Business Plans

fka McWayne Marine

Kewalo Waterfront Partners

- **Farm-to-Table for Local Produce**
- **History & Exhibit Walk Between Kewalo Park & Harbor**
- **Support Harbor Promenade w/Bldg Setback**
- **Create Connection to Ala Moana Park w/Beach Café**
- **New Public Open Space for Harbor, Park & City**

Howard Hughes Corp

- **No New Facilities to be Constructed**
- **Seek to Maximize Open Spaces**
- **Provide Publicly Accessible Open Space 24/7**
- **Additional BBQ Grills, Tables, Benches & Open Space**

Lot I Design/Development Plans

fka McWayne Marine

Kewalo Waterfront Partners

- **Support Local Farms/Business**
- **Create Cultural/Physical Connection Btwn Mauka, Kewalo/Ala Moana Park & Harbor**
- **Create New DH Promenade for Harbor**
- **Create New Food/Entertainment Destination**
- **Construct New Utility Connections**
- **Construct Additional Needed Parking Facilities**
- **Create New Revenue Stream**
- **Support Greater Connection w/ Ala Moana Park & Lei of Green Concept**

Howard Hughes Corp

- **Maintain Existing Parking & Comfort Station**
- **Seek to Maximize Open Spaces**
- **Support Lei of Green Concept**

Lot I Project Benefits

fka McWayne Marine

There is No Other Proposal

Howard Hughes Corp

- **Construct New & Renovated (Charter Building) Commercial Tenant Spaces & Additional Open Seating**

Lot 2 Proposal
AKA Charter Building

There is No Other Proposal

Howard Hughes Corp

- **Existing Parking Retrofitted for New Building Program**
- **No Other Utility/Infrastructure Improvement is Mentioned**

Lot 2 Utility/Infrastructure Plans

AKA Charter Building

There is No Other Proposal

Howard Hughes Corp

- **Lot 2 Uses Focus on Convenience & Support of Harbor Users**
- **Will Produce \approx 3K sf of Renovated Commercial Space**
- **Propose Base (\$__K/yr) & Percentage Rent**
 - **Annual 3% Increase**
- **Total Project Costs \approx \$__M +**

Lot 2 Business Plans

AKA Charter Building

There is No Other Proposal

Howard Hughes Corp

- **Contemporary Interpretations of Harbor's Past Structures**
- **Interior Renovations plus Patio for Outdoor Seating**

Lot 2 Design/Development Plans
AKA Charter Building

There is No Other Proposal

Howard Hughes Corp

- **Pedestrian Oriented Destination**
- **Adaptive Reuse of Existing Structure**
- **Designated Bike Parking & Potential Bike Share Docks**
- **Encourage Alternate Mode of Transportation**

Lot 2 Project Benefits

AKA Charter Building

There is No Other Proposal

- **The Authority Has Withdrawn its Lot 3 RFP (August 2015)**

Howard Hughes Corp

- **New Commercial Tenant Space**
- **New Facilities for Harbor Master, City Lifeguards & Flex Space for Sheriffs**
- **Community Gathering Place**

Lot 3 Project Proposal

AKA NOAA Lot

There is No Other Proposal

- **The Authority Has Withdrawn its Lot 3 RFP (August 2015)**

Howard Hughes Corp

- **No Utility or Infrastructure Improvements Proposed**
- **At-Grade Parking Facility (102 stalls) to be Constructed**

Lot 3 Utility/Infrastructure Plans

AKA NOAA Lot

There is No Other Proposal

- **The Authority Has Withdrawn its Lot 3 RFP (August 2015)**

Howard Hughes Corp

- **Base Rent Proposed**
 - **3% Annual Increase**
- **Percent Rent Proposed**
- **Total Project Costs ≈ \$__M**

Lot 3 Business Plans

AKA NOAA Lot

There is No Other Proposal

- **The Authority Has Withdrawn its Lot 3 RFP (August 2015)**

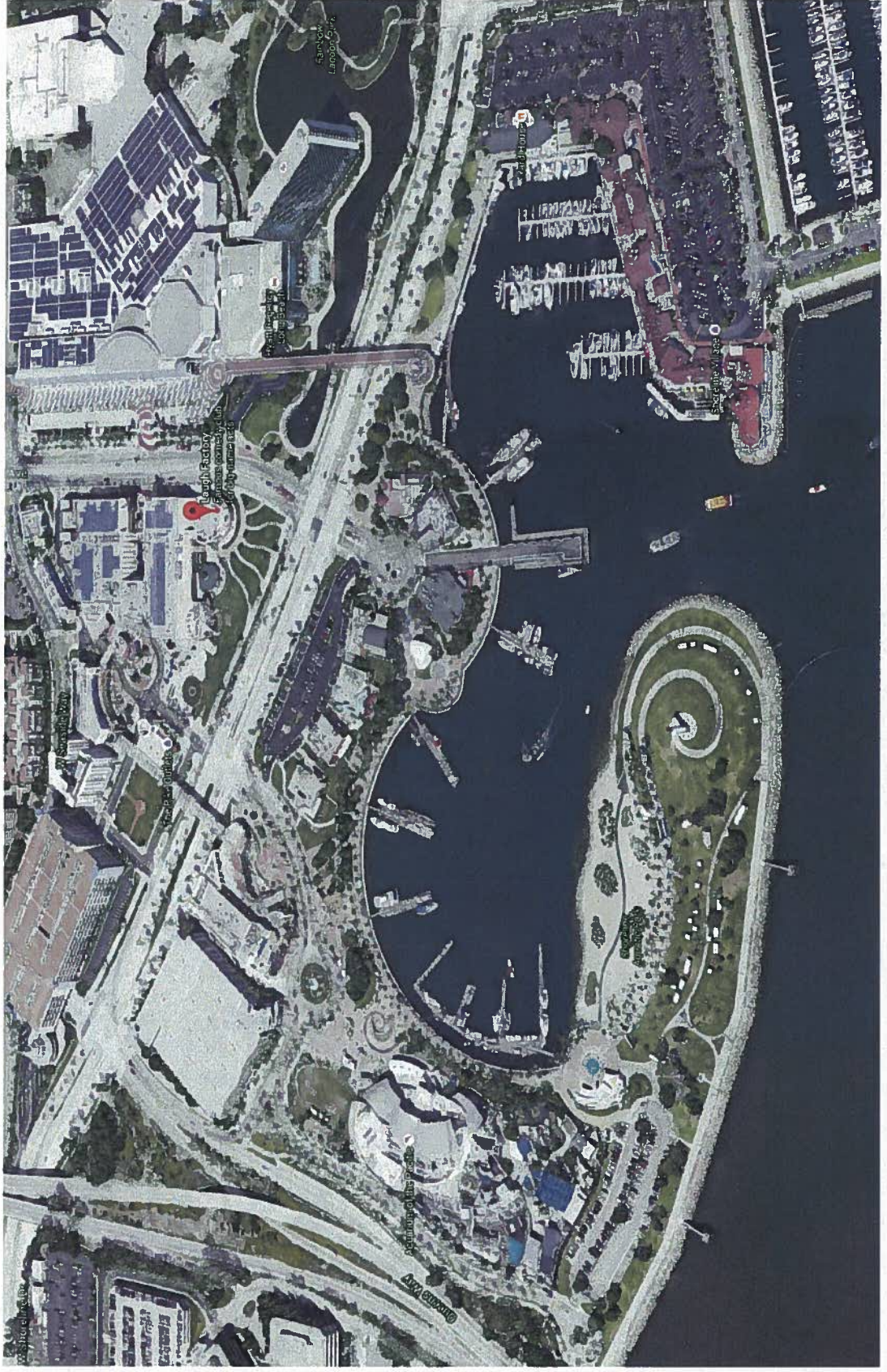
Howard Hughes Corp

- **Pedestrian Oriented Ocean Destination**
- **Surfboard Storage Facilities**
- **Designated Bike Parking & Potential Bike Share Docks**
- **Adaptive Reuse of Facilities**

Lot 3 Project Benefits

AKA NOAA Lot

Long Beach Harbor Waterfront



Combines Commercial, Harbor Promenade w/Park at Ocean's Edge