Nohona Hale (630 Cooke Street): – Project Update:

The micro unit affordable rental housing project, Nohona Hale, at 630 Cooke Street is nearing a project milestone as the project developer, Bronx Pro Group, plans to submit its 201H application this month.

Design:

Presented as an innovative and environmentally sustainable micro-unit housing project, Nohona Hale is poised to redefine affordable housing design in Honolulu. The project’s proposed sustainable design elements include: vertical and building integrated photovoltaic panels, an urban farm, LED light fixtures, low-flow water fixtures, controlled natural daylighting and ventilation, cool roofs, low-e glazing, and solar hot water. The developer also proposes to include innovative design elements such as: micro-units with generous high-quality community space, prefab/modular kitchen and baths, prefab lanai and shading elements, transit oriented design features, a street level community room, amenities typically available only in market or luxury projects, and design integration of art and culture. These are all elements not typically seen in low-income housing in Honolulu.

<table>
<thead>
<tr>
<th>Nohona Hale Project Information</th>
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<tbody>
<tr>
<td>Building Height</td>
<td>Approx. 168’</td>
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<tr>
<td>Gross Floor Area</td>
<td>57,736 SF</td>
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<tr>
<td>Site Area</td>
<td>10,409 SF</td>
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<tr>
<td>Floor Area Ratio (FAR)</td>
<td>5.5</td>
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<tr>
<td>Total Micro-Units</td>
<td>110 micro units + 1 Resident Manager Unit</td>
</tr>
<tr>
<td>Priced for 60% AMI or Below</td>
<td>99 units (90% of total)</td>
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<tr>
<td>Priced for 30% AMI or Below</td>
<td>11 units (10% of total)</td>
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<tr>
<td>Recreation Space &amp; Open Space:</td>
<td>6,944 SF</td>
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<tr>
<td>Garden</td>
<td>856 SF</td>
</tr>
<tr>
<td>Lobby/Gathering Space</td>
<td>671 SF</td>
</tr>
<tr>
<td>Covered Lanai</td>
<td>318 SF</td>
</tr>
<tr>
<td>Community Room</td>
<td>2,009 SF</td>
</tr>
<tr>
<td>Gym (Lvl 2)</td>
<td>386 SF</td>
</tr>
<tr>
<td>Exterior Community Room</td>
<td>1,260 SF</td>
</tr>
<tr>
<td>Community Lanai</td>
<td>591 SF</td>
</tr>
<tr>
<td>Urban Farm</td>
<td>853 SF</td>
</tr>
<tr>
<td>Parking</td>
<td>5 Stalls</td>
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The HCDA Design Advisory Board (DAB), met on May 18, 2017 to review the design and provided comments. The DAB included Authority Member Beau Basset and Authority Member Wei Fang; Mr. Anthony X. Ching from City & County of Honolulu, Department of Planning & Permitting, Urban Design Section; and Mr. Joseph Ferraro, AIA of Ferraro and Choi, Inc.
Financing:

The Hawaii Housing Finance & Development Corporation (HHFDC) has approved allocation of $20,698,716 in Low Income Housing Tax Credit (LIHTC) and $21,881,809 in Rental Housing Revolving Fund (RHRF) for the project.

Schedule:

In addition to securing project financing, the developer spent significant resources in preparing the project for the 201H application approval process. The 201H process allows the project to be exempted from Mauka Area Rules HCDA approval process.

The developer’s team completed both Phase I and II environmental site assessments, prepared a draft environmental assessment (EA), as well as an archaeological inventory survey (AIS) that was reviewed and approved by the Hawaii State Historic Preservation Division.

The 201H approval is expected in early October, the building permit approval is anticipated in March 2018, which will allow the developer to close on construction financing and advance toward ground breaking.
Kakaʻako Yesterday

Tenements, Commerce, and Politics

One block to the west of the subject property were two residential hubs, known as Magoon Block and Kumalae Block. Many of the interviewees described them as the center of community life.

Magoon Block consisted of a two-story building with a cluster of cottages in the back. In 1930, approximately twenty families lived there. The main building extended along Queen Street from the corner of Coral Street up to South Street. The street-level units housed restaurants, a barber shop, and grocery, hardware, and furniture stores. Upstairs were apartments and a common lanai where the residents would gather and socialize.

Magoon Block’s most notorious residents were the coin-diving boys, a loose gang of a dozen or so boys that shared the second-floor apartments. To make ends meet, they would dive for coins that visitors would toss into the water from the boats and piers along the harbor.

Across from Magoon Block was a smaller block called Kumalae. Mostly Hawaiian families lived there. The main building had a laundry store with a poi factory in the back and apartments on the second floor. It was smaller than Magoon, but it was where political rallies were held. The rallies were big, festive events with music and hula. Politicians, like Jonah Kūhiō and William Paul Jarrett, would stand on the second floor porch, covered in leis, and speak at length on the issues of the day. Kaka‘ako was an influential district, and it was said, “as Kaka‘ako went, so went the election.”

Industry In, Residents Out

When Kaka‘ako was rezoned for industrial use in the 1950s, it completely transformed the character of the neighborhood. Residents moved out as their leases expired and apartments and cottages tore down and replaced with warehouses and mechanic shops. Many of the Squattersville residents relocated to Papakōlea. In the 1970s, Kaka‘ako was known for its small businesses and urban industrial establishments and was viewed as a rough, run-down, and underused neighborhood.

In 1976, state lawmakers created the Hawai‘i Community Development Authority (HCDA). The HCDA was tasked with developing and implementing plans and programs for areas that the lawmakers designated as “community development districts.” Kaka‘ako was selected as the HCDA’s first community development district.

In 1982, after a five-year planning process, the HCDA released the very first plan for Kaka‘ako, now known as the Mauka Area Plan and Rules. The original planning vision called for a mixed-use community, with a focus on large lot development through land consolidation.

After a comprehensive review of the plan, a revised version was adopted by the HCDA in 2005. A key objective of the revised Mauka Area Plan is “to encourage the development of ‘urban village’ neighborhoods . . . where people can live, work, shop and recreate within their neighborhood.”

It is in many ways a return to the spirit of Kaka‘ako’s past, where working families built and sustained a community buzzing with connectivity, commerce, ideas, and action.

Pohukaina Elementary School (demolished in 1980), located on Pohukaina Street between Keawe and Coral Streets. Margaret Waldron, better known as Mother Waldron, was a fourth grade teacher there from 1913 until her retirement in 1934. Her after-school headquarters were at the nearby Atkinson Park, now Mother Waldron Park. Tough and respected, she kept the neighborhood gangs in line, and organized barefoot football teams, sewing classes, and cooking clubs.
TOTANG (CORRUGATED METAL PANELS), METAL RAFTERS, MOM & POP SHOPS

HIP ROOFS, 2ND STORY TERRACES

VERTICAL WOOD SIDING, NEUTRAL COLORS

ART MURALS, CMU WALLS, DEEP AWNINGS

INDUSTRIAL ELEMENTS, COLORFUL PALETTE

STREET ART, ELEC/INDUSTRIAL ELEMENTS

SHED ROOFS, HORIZONTAL WOOD SIDING, COLORFUL PALETTE

NEIGHBORHOOD CONTEXT
UNIQUE BUILDING PROFILES, SURFACE ARTICULATION

TEXTURED AND ARTICULATED PLASTER WALLS

NEIGHBORHOOD PRECEDENTS

CONCRETE AWNINGS, METAL PANEL SIDING

STOREFRONTS, SIGNAGE, LIGHT METAL AWNINGS

WOOD SIDING AND TRIM, VIBRANT COLORS

RESIDENTIAL SCALE & DETAILS

STANDING SEAM ROOFS, BAY WINDOWS, ARTICULATED PARAPETS
STREET LEVEL PERSPECTIVE LOOKING SOUTH FROM KAWAIHAO STREET.

PERSPECTIVE

NOHONA HALE
KAKA‘AKO

05.18.2017
AERIAL PERSPECTIVE FROM A 65'-0" ELEVATION LOOKING EAST.
STREET LEVEL PERSPECTIVE LOOKING NORTH FROM ILANIWAI STREET.
AERIAL PERSPECTIVE FROM A 65'-0" ELEVATION LOOKING NORTH.

NOHONA HALE
KAKA'AKO
05.18.2017
AERIAL PERSPECTIVE FROM A 45'-0" ELEVATION LOOKING SOUTHWEST.
Shade screens are a canvas to illustrate a story of Kaka'ako's yesterday, today, and tomorrow.

Artwork shade screens
SUSTAINABLE DESIGN ELEMENTS

UNIT PLAN

EWA ELEVATION

UNIT PLAN

DIAMOND HEAD ELEVATION

UNIT SECTION

EWA ELEVATION

UNIT SECTION

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

EWA ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 3PM

EWA ELEVATION

UNIT INTERIOR VIEW 3PM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

SOLAR SHADING ANALYSIS

SUMMER

UNIT SECTION

EWA ELEVATION

UNIT SECTION

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

EWA ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 3PM

EWA ELEVATION

UNIT INTERIOR VIEW 3PM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

WINTER

UNIT SECTION

EWA ELEVATION

UNIT SECTION

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

EWA ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 3PM

EWA ELEVATION

UNIT INTERIOR VIEW 3PM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

UNIT INTERIOR VIEW 11AM

DIAMOND HEAD ELEVATION

630 Cooke Street
Honolulu, Hawaii

March 21
Solar Azimuth = 101.95
Solar Elevation = 28.29

June 21
Solar Azimuth = 76.13
Solar Elevation = 37.32

September 21
Solar Azimuth = 103.79
Solar Elevation = 32.43

December 21
Solar Azimuth = 125.97
Solar Elevation = 19.21

KAKA’AKO

NOHONA HALE

05.18.2017
SUSTAINABLE DESIGN ELEMENTS

- Horizontal Shading Elements
- Vertical PV Panels
- Urban Farm
- LED Fixtures
- Low Flow Fixtures
- Daylighting

- Vertical Shading Elements
- Building Integrated PV Panels
- Natural Ventilation
- Cool Roofs
- Low E Glass
- Solar Hot Water

SUSTAINABLE DESIGN ELEMENTS
INNOVATIVE DESIGN ELEMENTS

- Affordable micro-housing
- Project includes features similar to market and luxury towers
- Communal spaces on each floor
- Naturally ventilated corridors
- Maximized daylight
- Street level community facility engages with Kaka'ako community
- Industrial and steel aesthetics

- Urban farm
- Prefab/modular kitchen & baths
- Prefab lanai and shading elements
- Vertical and horizontal shading
- Integration of solar PV technology
- Community room amenities
- Transit oriented design emphasize bike, moped and pedestrian mobility
- Integration of history, culture and art

Maximized daylighting and natural ventilation
- Floor to ceiling glass doors

Vertical and horizontal shading

Prefabricated elements

Communal spaces

Urban farm