

## FOR ACTION

### I. REQUEST

Approve: (1) a Memorandum of Agreement with the Waikiki Community Center, a Hawaii Non-Profit Corporation; (2) Request for a Set Aside of a Portion of the Property from the Board of Land and Natural Resources (BLNR); (3) Activities Relating to the Leasehold Development of the Project; (4) Request for Approvals from BLNR for Activities Relating to the Leasehold Development of the Project; and (5) an Interim Loan from the Dwelling Unit Revolving Fund for the Proposed Waikiki Community Center Mixed-Use Project Located at 310 Paoakalani Avenue, Honolulu, Oahu, TMK No.: (1) 2-6-025: 008

### II. FACTS

Project:	Waikiki Community Center Mixed-Use Project
Address:	310 Paoakalani Avenue, Honolulu, Oahu, Hawaii
TMK:	(1) 2-6-025: 008
Land Area:	1.56 acres or 67,950 square feet
Zoning:	Apartment Precinct (Waikiki Special District), with a height limit of 220 feet
Development Plan (DP):	Primary Urban Center DP
DP Land Use Map:	Medium and Higher Density Residential/Mixed Uses
Special District:	Waikiki Special District
Fee Owner:	State of Hawaii (under General Lease No. S-5805 to the Waikiki Community Center (WCC)); not ceded land
Proposed Land Tenure:	Leasehold
HHFDC Involvement:	Lessor/Lender (proposed)
No. of Units:	Initial conceptual plan could involve the following: Approximately 135 – 200 units <sup>1</sup>
Target Market:	Family Rental All of the units in the Project, except for managers' units, will be affordable at 140% or below the U.S. Department of Housing and Urban Development area median income (AMI) Parking Stalls as required under the Land Use Ordinance 25,552 square feet                      WCC Space 9,700 square feet (existing)      Waikiki Health

- A. The State of Hawaii owns in fee simple the property at 310 Paoakalani Avenue, Waikiki, Honolulu, Oahu, Hawaii, TMK No. (1) 2-6-025: 008, totaling approximately 67,950 square feet (1.56 acres) (Property), as shown on the attached **Exhibit A**.
- B. The Property is zoned Apartment Precinct (Waikiki Special District) with a height limit of 220 feet. The Property is outside the Special Management Area.
- C. The Property is subject to General Lease No. S-5805 dated April 1, 2007, from the State of Hawaii, by its Board of Land and Natural Resources (BLNR), to WCC, a Hawaii nonprofit corporation, for 30 years until March 31, 2037, to be used solely

<sup>1</sup> Estimated, depending on unit size and density; from conceptual WCC Campus Master Plan Vision (described herein). Actual unit counts and parking to be determined through the RFP and entitlement process.

for youth, education and multi-service community center to house human services and community activities (General Lease). The lease rent is a nominal amount, pursuant to BLNR's authority under Section 171-43, Hawaii Revised Statutes (HRS), to lease State land to eleemosynary organizations for nominal consideration.

- D. WCC is a non-profit 501(c)(3) organization and has been assisting some of the most vulnerable members of the community since 1978 – young children, seniors, families and others in need. Its mission is to care for kupuna, keiki and community as 'ohana. They do so through direct services and also by partnering with a variety of non-profit tenants, organizations/associations, civic groups (e.g., Waikiki Neighborhood Board), and community members to whom they provide space at low- to no-cost. Prior to the pandemic, more than 95,000 people utilized the WCC annually. Its largest sublessee is Waikiki Health (WH), which operates autonomously and has a separate entrance to the Property from Ohua Avenue. The WH sublease is co-terminus with WCC's ground lease with BLNR.
- E. The Property was purchased by the State from the Roman Catholic Bishop of Honolulu in 1983, and the existing buildings formerly served as a church, offices and dormitories. The original buildings were built in 1946, 1967, and 2001's, thus for the most part, are 57-78 years old, deteriorating with age, not fully accessible, and lack electrical and technology capacity.
- F. COVID-19 has truly demonstrated the fragility of WCC's community, especially the hard-hit visitor industry and the senior population. WCC has experienced an exponential increase in need for services to address issues such as food and housing insecurity, kupuna basic needs and isolation, childcare/early education, transportation, and other social services. Nearly one in three residents in Waikiki are seniors, many who live alone, lack transportation, and are living on fixed incomes.
- G. WCC understands that the Property is underutilized and has been working on a campus master plan vision (Campus Master Plan Vision) for WCC in the future.

### III. DISCUSSION

- A. The Hawaii Housing Finance and Development Corporation (HHFDC) received a letter from WCC dated August 30, 2021, requesting a preliminary review of conceptual WCC's Campus Master Plan Vision and the viability of the redevelopment of the Property using the Memorandum of Agreement (MOA) of HHFDC's Judiciary Alder Street Project<sup>2</sup> as a similar concept.
- B. WCC's initial conceptual Campus Master Plan Vision prepared by Callison RTKL includes the addition of affordable rental housing as a significant component identified as a desperately unmet need, and envisioned the following:

Approximately 215,600 square feet of gross building area (all uses)<sup>3</sup>  
(depending on final plans)  
Approximately 355 parking stalls (depending on final plans)

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<sup>2</sup> Hale Kalele at 902 Alder Street, Honolulu, Hawaii, TMK (1) 2-3-012: 019. The land at Hale Kalele is owned by the State of Hawaii. The project involved the demolition of existing buildings and development of a new 20-story, 201-unit affordable rental housing tower and ancillary parking for families earning up to 60% of the AMI, and a Juvenile Services Center/Shelter of approximately 35,000 square feet and ancillary parking. The ground leases for each of the residential and Judiciary uses were \$1/year for 75 years.

<sup>3</sup> See attached **Exhibit D**.

135 – 200 residential rental units (depending on unit size and density)<sup>4</sup>

The conceptual project design and floor areas were derived from a review of the Waikiki Special District guidelines and the typical building form of the surrounding buildings, and also contemplates some additional building density that can be authorized under Section 201H-38, HRS, for affordable housing projects. This conceptual project design has not been reviewed or confirmed by the City Department of Planning and Permitting. A portion of the Potential Redevelopment Envelope shown on the attached **Exhibit B** is where the proposed redevelopment could be located.

- C. In 2023, WCC refined and reduced its space program requirements potentially reducing its capital cost by almost 50% while right-sizing its facility to adequately address current and anticipated community needs as follows:<sup>5</sup>

	<u>Square Feet</u>
Preschool (10 classrooms and support spaces)	9,576
Auditorium (200 people/commercial kitchen)	4,220
Senior Planet (gathering, technology, co-working)	5,000
Administration and case management	2,856
Community partners/tenants, excl. Waikiki Health (7 spaces)	<u>3,900</u>
	25,552

WCC's reduction of about 24,000 square feet in overall floor area could be eliminated or allocated to other uses, such as the residential units.

- D. Since 2019, WCC has had meetings with Governor David Ige, the Department of Land and Natural Resources (DLNR) and HHFDC on the proposed project. More recently, WCC met with its state Senator Sharon Moriwaki, state Representative Adrian Tam, City Council Chair Tommy Waters and reached out to Governor Green's office on the possible project. On July 9, 2024, WCC made a presentation to the Waikiki Neighborhood Board indicating that it has had preliminary discussions with DLNR and HHFDC about the possibility of adding affordable housing at the Property. On July 14, 2024, the Honolulu Star Advertiser reported on WCC's preliminary plans for adding affordable housing to the Property and its presentation to the Neighborhood Board (copy attached as **Exhibit C**).
- E. Initial concept for the proposed development of a mixed-use project at the Property could consist of the following (Project):
1. Pre-school area. The area of the existing pre-school (see Exhibit A-3) (New Project Area) will be redeveloped with a new project tower (New Project Tower).
  2. WCC-related uses. The lower few levels of the New Project Tower will include a new WCC pre-school, WCC office space and related program space. WCC estimates that this space, including the existing WCC building (see Exhibit A-3), will be approximately 25,552 square feet as described above.

<sup>4</sup> Depending on unit sizes of 750 square feet and 500 square feet, respectively, and 84% efficiency ratio, 119,000 square feet of gross floor area.

<sup>5</sup> WCC letter dated June 26, 2023.

3. Parking. Parking for approximately 355 stalls for the WCC-related uses and the affordable rental housing would be located above the WCC-related uses in the New Project Tower.
  4. Affordable rental housing. Approximately 135 to 200 residential rental units for families earning up to 140% of the AMI would be built over the parking levels in the New Project Tower.
  5. Existing WH and WCC buildings. The existing WH and WCC buildings (see Exhibit A-3) (Other Existing WCC & WH Area) will be developed by WCC in the future when they are ready.
- F. This For Action seeks approval of an MOA with WCC for the leasehold development of the Project. Major terms include:
1. Purpose: Coordinate the development of the mixed-use Project with the WCC-related uses, affordable housing, parking, and other incidental uses at the Property.
  2. HHFDC obligations:
    - a. Coordination with WCC and DLNR in the approval of the MOA.
    - b. Coordination with WCC and DLNR in obtaining a cancellation of the General Lease and issuance of a new long-term ground lease from DLNR to WCC that contemplates the proposed Project (Interim Ground Lease).
    - c. Issuance of a request for proposals (RFP) for the preparation of a master plan, required studies and analysis to comply with Chapter 343, HRS, and leasehold development of the New Project Tower.
    - d. Preparation, solicitation, execution, and management of a development contract(s) for the New Project Tower.
    - e. Establishment of a process for WCC to review and approve the detailed scope of services for the development contract(s).
    - f. Coordination with WCC on the various phases of the Project, including the preparation of the RFP, preliminary evaluations, developer selection, construction contracts, and public outreach, and permit WCC to name two WCC representatives to serve on the developer selection committee.
    - g. Obtaining a budget for an interim loan to the RFP developer for pre-development expenses.
    - h. Coordination with WCC and the RFP developer, as applicable, in obtaining from DLNR applicable approvals needed in furtherance of the development of the Project, including without limitation, authorization for obtaining subdivisions, condominium property regimes, easements, and rights-of-entry for construction and other related purposes.

- i. Coordination with WCC in obtaining from DLNR: (a) cancellation of the Interim Ground Lease; (b) execution of a new ground lease to WCC for the Other Existing WCC & WH Area; and (c) set aside of the New Project Area to HHFDC for affordable housing and related purposes that allow the WCC-related uses.
  - j. Issuance of long-term ground leases<sup>6</sup> of the condominium units in the New Project Area for the residential use to the RFP developer<sup>7</sup> and the WCC-related uses to WCC.<sup>8</sup>
3. WCC obligations:
- a. Negotiation with DLNR for the cancellation of the General Lease and execution of the new Interim Ground Lease for the Property.
  - b. Assisting HHFDC in the formulation of the RFP, including providing program requirements for the applicable elements of the WCC-related uses located within the New Project Tower.
  - c. Naming two representatives to serve as members of the developer selection committee.
  - d. Providing pertinent background information about the Property from materials currently in possession of WCC.
  - e. Reviewing and commenting on work products in a timely manner.
  - f. Working closely with HHFDC in evaluating various proposals in selection of the RFP developer.
  - g. Supporting HHFDC's public outreach and education efforts to promote interest and input in the Project.
  - h. Issuing a right-of-entry to HHFDC and its consultants for inspection, planning, and design of the New Project Tower.
  - i. Consenting to a mortgage of the Interim Ground Lease to secure HHFDC's interim loan to the RFP developer.
  - j. Obtaining funding for the allocated costs for the applicable elements of the WCC-related uses located within the New Project Tower.
  - k. After division of the Property between the New Project Area and the Other Existing WCC & WH Area, negotiation with DLNR for the cancellation of the Interim Ground Lease and execution of a new WCC long-term ground lease for the Other Existing WCC & WH Area.

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<sup>6</sup> Up to 99 years as approved by the Executive Director.

<sup>7</sup> The ground lease rent to the RFP developer shall be subject to HHFDC's policy for minimum base lease rents approved by the HHFDC Board of Directors on November 18, 2021.

<sup>8</sup> The ground lease rent to WCC shall be consistent with BLNR's Minimum Rent Policy then applicable to an eleemosynary organization, or to a similar policy or arrangement that is consistent with the intent and language of BLNR's Minimum Rent Policy.

- l. Entering into a ground lease(s) for the condominium unit(s) within the New Project Tower for the applicable elements of the WCC-related uses.
  - m. Relocation of the existing pre-school tenants from the New Project Area prior to commencement of construction of the New Project Tower.
  - n. Development of the Other Existing WCC & WH Area by WCC and its sublessees when they are ready.
4. The MOA shall continue until the earliest to occur of the following:
    - a. Any party may terminate the MOA with sixty (60) days prior written notice to the other party; or
    - b. Fulfillment of the objectives of the MOA.
  5. The MOA has been reviewed by DLNR and incorporates comments made by DLNR.
- G. This For Action seeks approval of all activities required of HHFDC, and to request approval from BLNR for all applicable activities required for the planning, development, construction, and leasehold ownership of the Project as described in the MOA, or as deemed necessary by the Executive Director, including but not limited to the following:
1. Execution of the MOA;
  2. Cancellation of the General Lease and execution of the Interim Ground Lease;
  3. Issuance of an RFP;
  4. Execution of a Development Agreement with the RFP developer;
  5. Rights of entries to HHFDC, the RFP developer, their subconsultants, and contractors;
  6. Non-exclusive easements and cancellations of easements;
  7. Master plan;
  8. HRS Chapter 343 compliance
  9. Creation of, amendments to, and execution of documents for a condominium property regime, and/or subdivision of the Property to separate the New Project Area and the Other Existing WCC & WH Area;
  10. After separation of the New Project Area and the Other Existing WCC & WH Area, cancellation of the Interim Ground Lease and execution of a new long-term ground lease to WCC for the Other Existing WCC & WH Area;
  11. Set aside of the New Project Area to HHFDC;

12. Creation of, amendments to, and execution of documents for a condominium property regime for the New Project Area to separate the WCC-related uses from the residential use;
  13. Issuance of long-term ground leases in the New Project Tower from HHFDC to WCC for the WCC-related uses and to the RFP developer for the residential use;
  14. Mortgage of the Interim Ground Lease as security for the DURF loan to the RFP developer for pre-development expenses;
  15. Mortgage of the ground lease to the RFP developer in the New Project Tower as security for a loan(s), and tax credit financing for the construction and development of the residential use in the New Project Tower;
  16. Demolition of existing improvements at the New Project Area; and
  17. Construction of the New Project Tower.
- H. This For Action also seeks approval of a budget of up to \$5 million from the Dwelling Unit Revolving Fund (DURF) for an interim loan to the RFP developer for pre-development expenses for the Project, as follows:
- Loan Amount: Up to \$5 million, excluding interest.
- Borrower: RFP developer, or other affiliate entity approved by the Executive Director.
- Interest Rate: 5% per annum, compounded annually.
- Loan Fee: 2 points.
- Loan Term: Five (5) years, with two 1-year options to extend at the sole discretion of the Executive Director, at one percent of the total loan amount per extension, or earlier termination with the Development Agreement, unless otherwise extended at the sole discretion of the Executive Director. No pre-payment penalty.
- Security: Interim Ground Lease;<sup>9</sup> non-recourse loan; total debt of the residential use in the New Project Tower, including the DURF loan, shall not exceed 100% of the total cost of the residential use in the New Project Tower; after the condominium spatial units in the New Project Tower is completed and a ground lease for the residential use has been issued to the RFP developer, the Interim Ground Lease to WCC will be replaced as security for the DURF loan by the long-term ground lease to the RFP developer for the residential use in the New Project Tower.
- Mortgage priority: Junior mortgage; the DURF loan shall not be enforceable prior to the maturity date of the first-priority construction loan.

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<sup>9</sup> Paragraph 20 of the General Lease prohibits mortgaging of the General Lease.

DURF Funds: DURF II or FAMIS 382 – Taxable Bond Funds (Unrestricted Use), unless otherwise approved by the Executive Director.

As of July 31, 2024, the balance of net available DURF funds is approximately \$103.0 million.<sup>10</sup>

Special conditions:

1. The developer’s overhead, project management, and developer’s fee shall not be paid from the DURF loan.
  2. The DURF loan will be forgiven if the Project is determined to be unfeasible due to factors beyond the control of the developer, as approved by HHFDC.
  3. If the DURF loan is forgiven, all plans, approvals and work product paid by the DURF loan shall be assigned to HHFDC.
  4. The DURF loan will be repaid from the interim or permanent financing of the residential use in the New Project Tower.
- I. If this For Action is approved, HHFDC plans to seek DLNR approval of the MOA and the issuance of an RFP for the leasehold development of the New Project Tower. After execution of the MOA, HHFDC plans to work on the RFP and seek coordination with WCC and DLNR for the concurrent cancellation of the General Lease and issuance of the Interim Ground Lease for the Property with consent to the mortgaging of the Interim Ground Lease as security for the DURF loan. HHFDC will not be able to issue the DURF loan to the RFP developer if there is no security for the DURF loan.

#### **IV. RECOMMENDATION**

That the HHFDC Board of Directors approve the following for the planning, development, construction, and leasehold ownership of the Waikiki Community Center Mixed-Use Project at 310 Paoakalani Avenue, Honolulu, Oahu, TMK No.: (1) 2-6-025: 008, substantially as described in this For Action:

- A. An MOA between HHFDC and WCC;
- B. Request for a set aside of a portion of the Property to HHFDC for affordable housing, WCC-related uses, parking and other incidental uses, as approved by the Executive Director;
- C. All activities required of HHFDC for development of the Project as approved by the Executive Director;
- D. Request for approvals from BLNR for all applicable activities required for development of the Project, as approved by the Executive Director;
- E. Approval of a budget of up to \$5 million from DURF funds for an interim loan to the RFP developer for pre-development expenses; and

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<sup>10</sup> Act 230, SLH 2024 appropriated cash infusion to DURF for FY2025 of \$50,000,000. This appropriation is not included in the estimated net available cash balance.

F. The Executive Director shall be authorized to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following (as applicable):

- G. Approval of the MOA by BLNR;
- H. Consent to the use of the Interim Ground Lease as security for the DURF loan;
- I. Availability of DURF funds;
- J. Approval of release of DURF funds by the Governor;
- K. Approval as to form of applicable documents by the Department of Attorney General and execution by the Executive Director; and
- L. Compliance with all laws and rules, and such other terms and conditions as may be required by the Executive Director.

Attachments: Exhibit A – Location Map of Property  
Exhibit B – Potential Redevelopment Envelope  
Exhibit C – Honolulu Star Advertiser article, Waikiki Community Center redevelopment could support senior housing, July 14, 2024  
Exhibit D – Initial Campus Master Plan Vision

Prepared by: Stan S. Fujimoto, Project Manager SF  
Reviewed by: Albert Palmer, Development Section Chief AP  
Reviewed by: Randy Chu, Development Branch Chief Te

Approved by the Board of Directors as

Circulated  Amended

On September 12, 2024

Development Branch

Please take necessary action.



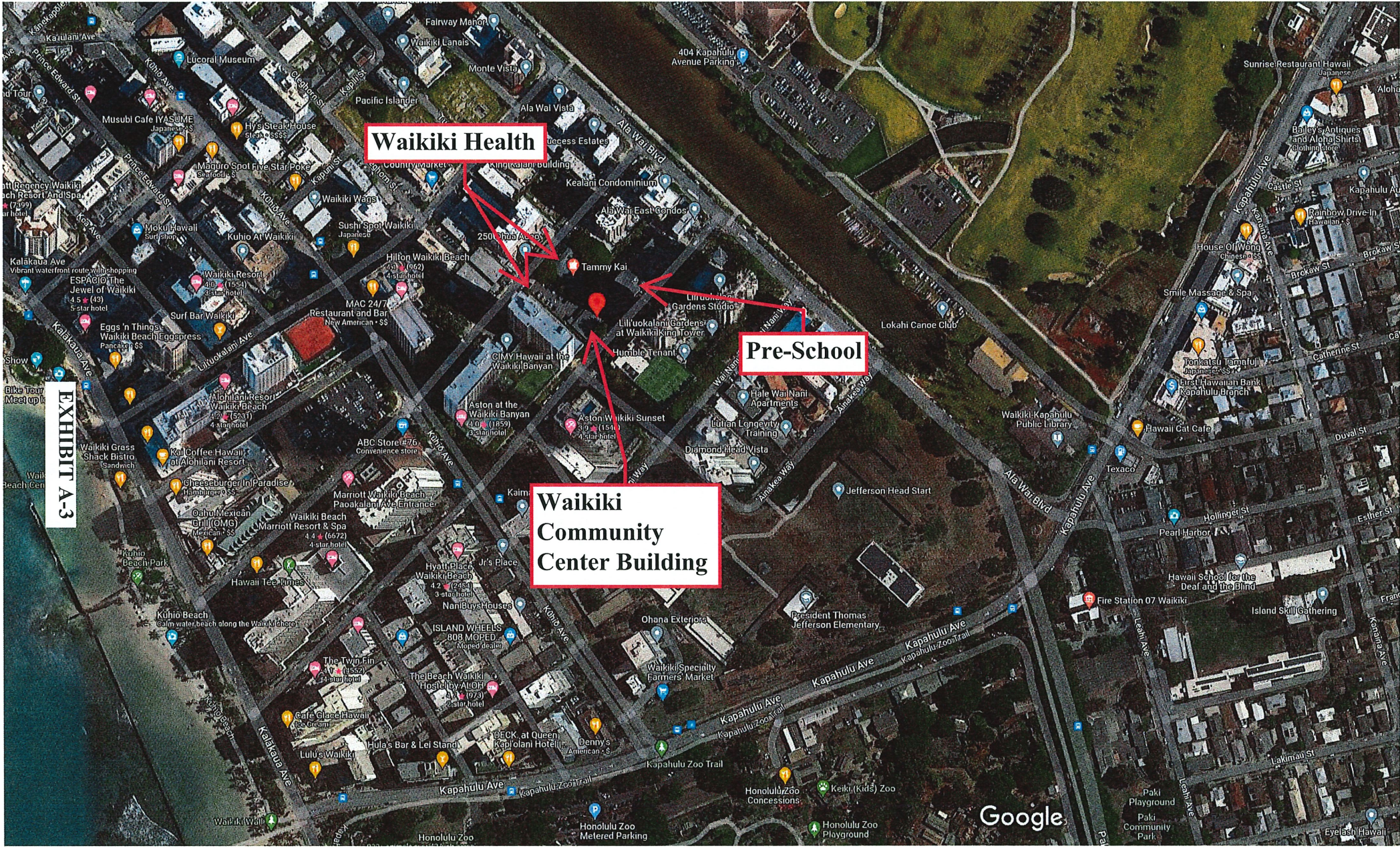
Executive Director

Google Maps 310 Paoakalani Ave



Imagery ©2022 CNES / Airbus, CyberCity 3D, Inc. / 3D Travel Inc., Maxar Technologies, U.S. Geological Survey, USGS, Map data ©2022 Google 1000 ft





**Waikiki Health**

**Pre-School**

**Waikiki  
Community  
Center Building**

**EXHIBIT A-3**

Google

## POTENTIAL REDEVELOPMENT ENVELOPE

310 Paoakalani Avenue, Waikiki

Landowner: State of Hawaii, DLNR

Lessee: Waikiki Community Center,  
a Hawaii nonprofit corporation

TMK: (1) 2-6-25:008

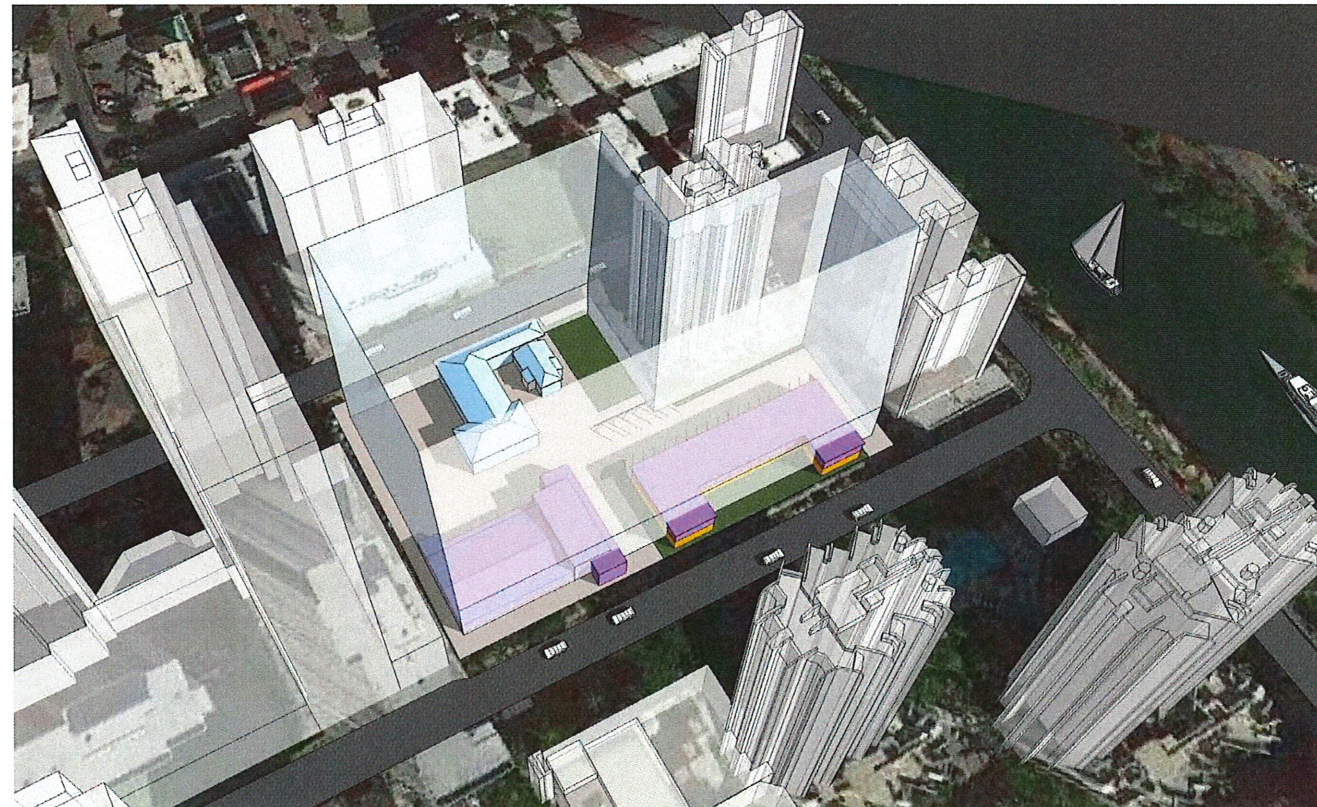
Area: 1.56 Acres; 67,950 Sq. Ft.

Existing buildings are shown in color.

EXHIBIT B

The site is currently very underutilized.

New buildings may occupy a portion of the potential building envelope, shown in transparent outline.



HAWAII NEWS

# Waikiki Community Center redevelopment could support senior housing



By [Allison Schaefers](#)

July 14, 2024



2/2 *Swipe or click to see more*

CINDY ELLEN RUSSELL / CRUSSELL@STARADVERTISER.COM

The Waikiki Community Center hopes to better serve its community by possibly creating affordable rental housing. Above, the center's preschool and administration buildings.



The Waikiki Community Center is planning for the first major redevelopment of its site, which could include senior affordable housing to support its goal of providing holistic services.

The nonprofit, which has served the community since 1978, is discussing a collaboration with the Hawaii Housing Finance and Development Corp. to redevelop a portion of its property into a mixed-use facility that could include a preschool, offices and senior affordable housing, according to HHFDC Development Branch Chief Randy Chu.

“Discussions are preliminary at this point,” Chu said in an email. “We look forward to working with WCC to provide enhanced benefits for the Waikiki community.”

Center President Caroline Hayashi said the center is a “one-stop shop” for everything from homelessness prevention to low-cost preschool options, volunteering opportunities, outlets for socializing and other social services such as making sure people have enough to eat, are financially literate and are building savings.

The center serves all of Oahu, though many clients come from Waikiki.

Hayashi said that as the center looks to a future where client needs are likely to be more critical and their complexity requires a breadth of services, it is necessary to redevelop its site, which spans Paoakalani Street and Ohua Avenue. Included are three buildings from the former St. Augustine School that were built in the 1940s and 1950s and are coming to the end of their natural life.

The center site is zoned for building heights of up to 220 feet; however, redevelopment discussions are still in the early stages. Hayashi said details still have to be fleshed out with the site’s owner, the state Department of Land and Natural Resources,



#### EXHIBIT C

and with HHFDC. Even after that occurs, she said moving forward means the center must embark on its most aggressive capital campaign ever.

“We’ve never had a major renovation, and we’ve gotten to the point where things keep breaking down or we are doing expensive patches,” she said.

The site is currently occupied by the community center and its on-site tenants, including United Self Help, Aina Momona, Hope Chapel Waikiki, Hawaiian Community Assets and Waikiki Health, which occupies a separate building on Ohua Street.

During an informational briefing Tuesday at the Waikiki Neighborhood Board, Hayashi said that greater site flexibility is part of the center’s redevelopment vision. She said current site limitations mean there is only room for one large function at a time, and the site’s second-floor space is used sparingly because it lacks an elevator to make it accessible. Modernizing also means putting in air conditioning and technology upgrades, Hayashi said.

While there are many details to work out, she told the Star-Advertiser that a key reason to proceed with a holistic redevelopment plan is the growing evidence that “getting people to the bare minimum is not enough.”

“When you look at a person holistically, it’s not just meeting their critical needs, it also includes meeting social-emotional needs such as addressing loneliness,” she said. “AARP recently cited a study saying that loneliness is more detrimental than smoking a pack of cigarettes a day.”

Hayashi said empowering the growing pool of older residents on Oahu, especially in Waikiki, is a center focus. Those over age 60 make up 30% of Waikiki’s population, according to the latest



## EXHIBIT C

U.S. Census, and she said that population is expected to increase significantly over the next 20 years.

“Waikiki has one of the highest percentages of older adults in the state, and Hawaii has one of the highest percentages of older adults in the nation,” she said.

Hayashi told the neighborhood board the center is seeing a rise in kupuna who have lived in their space for decades and are now facing rent increases of sometimes more than 50%, or are in imminent danger of becoming homeless because their buildings are being sold or renovated.

“I understand why it’s happening. But the result is we have more kupuna in danger of becoming homeless, and I don’t think any of us want to see that,” she said.

Hayashi told the Star-Advertiser that the center also has made a commitment to continue its Thrive by 5 Affordable Preschool Initiative, which reduces tuition by about 50% for so-called ALICE (asset limited, income constrained, employed) families, who need support to gain access to quality early education.

She highlighted impact summary statistics from 2023 showing the center engaged with more than 20,000 community members, increased holistic wellness for 1,489 kupuna, supported 5,027 community members by distributing 18,815 pounds of food and served 108 families at the preschool.

Several members of the Waikiki community who spoke to the Star-Advertiser expressed support for the redevelopment proposal.

Rick Egged, who serves on the community center board and is president of the Waikiki Improvement Association, said it “makes a lot of sense, as everyone is aware we have a critical housing shortage in Honolulu, particularly in Waikiki.



#### EXHIBIT C

“This land is state property that is leased for the community center. It’s a compatible use,” said Egged, speaking on his own behalf. “It is clear that the community is looking to be able to develop more housing. Waikiki Community Center could be part of that solution.”

Waikiki Neighborhood Board Chairperson Bob Finley called the affordable housing component “a logical expansion” of the community center.

“We know that we have people with housing challenges in Waikiki and it would be hard to move them to a different district. We should have affordable housing for them,” Finley said. “A lot of progress has been made in taking someone off the street, but if there isn’t any housing, what good are all of those efforts?”

Waikiki resident Denise Boisvert-Jorgensen said, “Offering an affordable housing opportunity to kupuna on the Waikiki Community Center property, conveniently located in the heart of Waikiki’s residential apartment precinct, is a commendable idea. Hopefully it will only be a mid-rise building because it is already a high-density area with several nearby towers obstructing air flow.”

She added, “My main concern would be to have vigilant oversight to ensure that the apartments will remain rentals and be forever affordable. I wouldn’t want a bait-and-switch to condo conversion or rental-market rates to take place after a few years.”

Neighborhood Board member and urban planner Jeff Merz said the center is a good community partner and will likely find ways to mitigate density concerns.

“Now that Waikiki does not require parking with developments, they could provide more green space,” he said. “They could



really creatively do something for that area. They haven't touched it in years; it could use a refresh."

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## WAIKIKI LIGHTS 2024, PAINT THE TOWN

A fundraiser for the Waikiki Community Center

>> When: Aug. 22 at 5 p.m.

>> Where: Hilton Hawaiian Village Waikiki Beach Resort

>> Honorees: Debi Bishop, managing director Hilton Hawaiian Village; Jackie Reed, CEO of TS Restaurants; Kelly Knox, Southwest Airlines' corporate responsibility advisor

>> Why: Sponsorship helps the Waikiki Community Center provide programs and services to children and seniors who live and work in Waikiki.

>> Registration: [waikikicommunitycenter.org](http://waikikicommunitycenter.org), email [jokimura@waikikicommunitycenter.org](mailto:jokimura@waikikicommunitycenter.org) or call (808)923-1802

>> Ticket prices: \$600 for individuals, table prices for eight range from \$4,500 to \$15,000 depending on the level of sponsorships.

 1 COMMENTS



EXHIBIT C

8/29/24

INITIAL CAMPUS MASTER PLAN VISION  
WAIKIKI COMMUNITY CENTER

Waikiki Community Center's (WCC) initial conceptual Campus Master Plan Vision prepared by Callison RTKL envisioned the following:

	<u>Square Feet</u>
WCC:	
• Auditorium, commercial kitchen, computer lab (Senior Planet), programs, case management, meeting rooms, administrative and leased space	40,400
• Preschool	<u>9,200</u>
Subtotal	49,600
Waikiki Health	47,200
Affordable rental housing	<u>119,000</u>
Total gross building area (excludes parking)	215,800

Approximately 3.18 floor area ratio (FAR) on land area of 67,950 square feet. This will require modifications from zoning requirements. According to the Honolulu Land Use Ordinance, Table 21-9.6(B), which provides the Development Standards for the Waikiki Special District, the permitted FAR for a property of this size is 1.9. Relying only on the Property site plus one-half the abutting right-of-way area of any public street or alley (as allowed under Table 21-9.6), WCC estimates that without zoning modifications (such as under HRS Chapter 201H, for example), the Property could be developed with up to 162,450 square feet of floor area. WCC letter of August 30, 2021.