

HISTORICAL
ALA MOANA

PUMPING STATION & DEVELOPABLE LANDS



**POLICY & DEVELOPMENT
STRATEGY PLAN**

April 5, 2006



KAKA'KO

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Immigration Building



CompUSA



Gold Bond Building



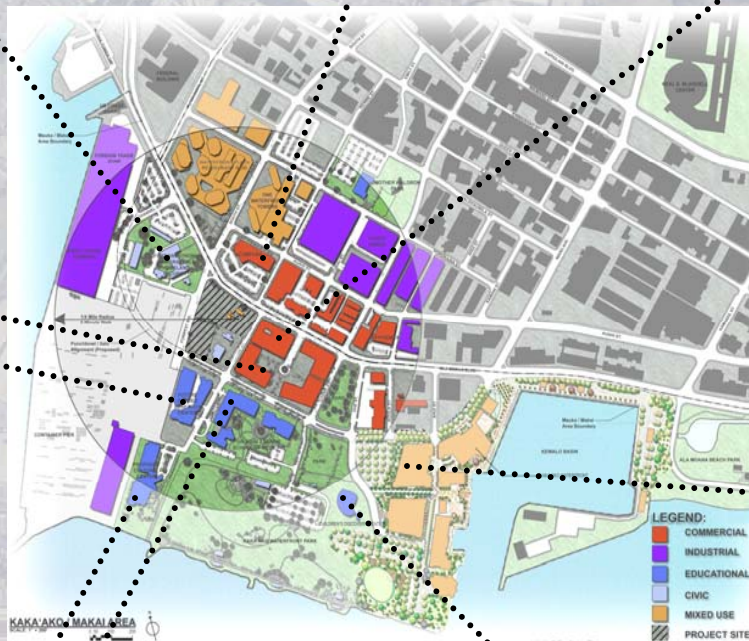
Life Science Complex



Cancer Research Center



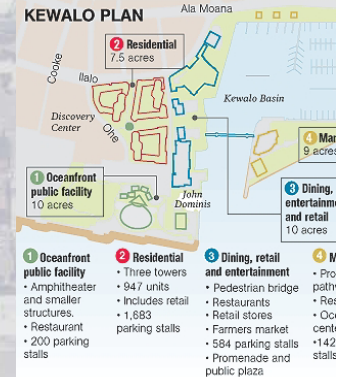
OHA Cultural Center



John A. Burns School

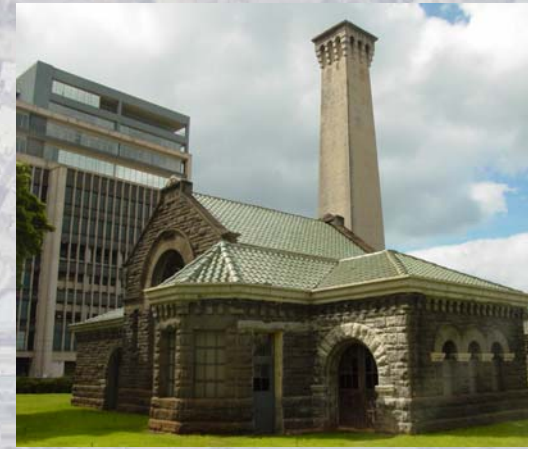


Children's Discovery Center



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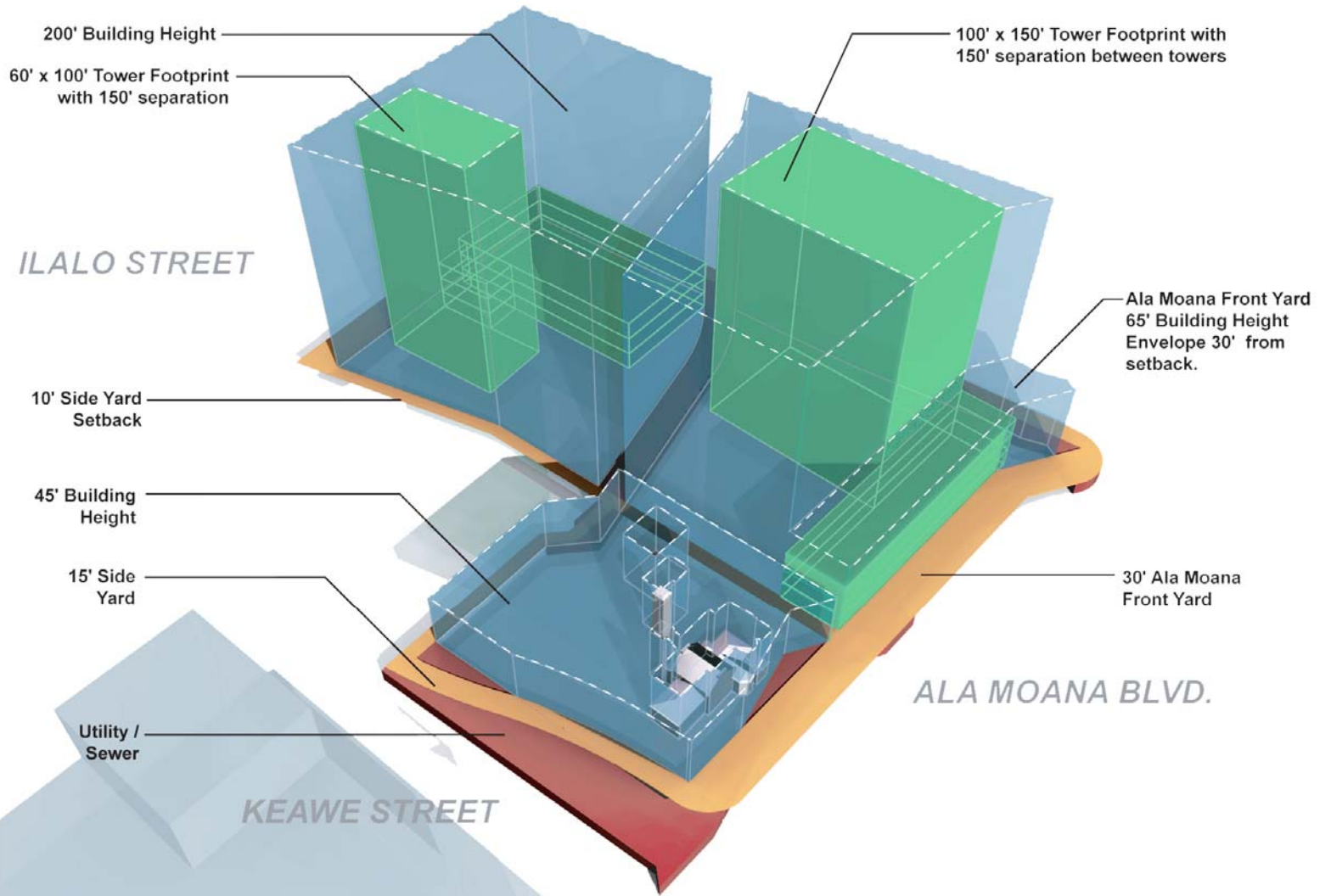
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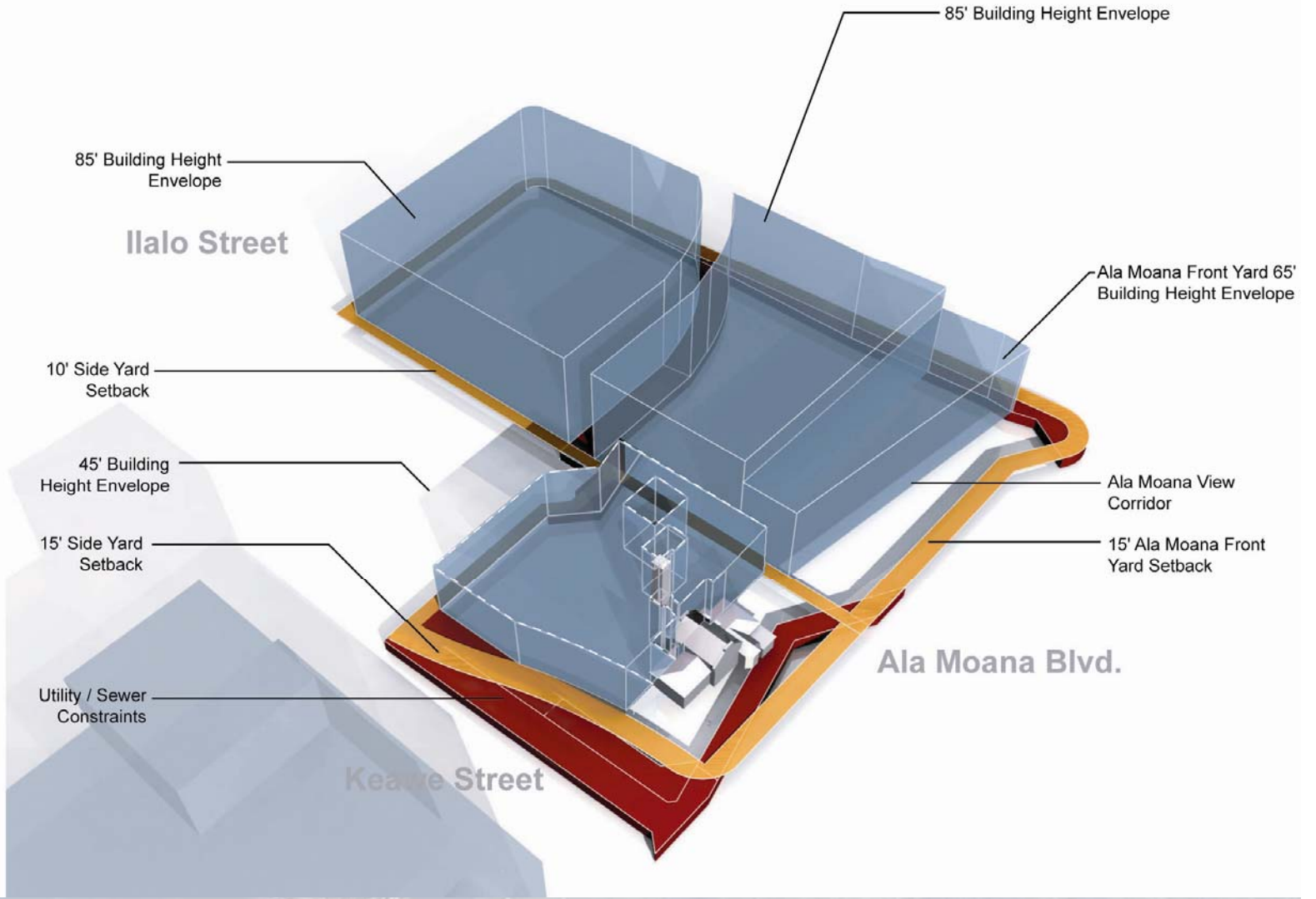


Development Policies:

- 1. Best use with balance of mixed-uses, density & preservation. Reasonable revenues paid to OHA.**
- 2. Restore/rehabilitate & maintain historic components within government requirements.**
- 3. A gateway and icon for the community.**
- 4. Development proposals that favor low-rise structures and continues urban village character should be viewed more favorably.**
- 5. A green space view corridor along Ala Moana should be maintained.**
- 6. No view obstruction of historic structures from Ala Moana – complementary architecture that does not copy the historic structures.**
- 7. Creation of a friendly, pedestrian urban space that connects the surroundings.**
- 8. If housing provided it should be affordable rental.**
- 9. Parking structures should be concealed and limited to the Makai portion.**
- 10. Provide a creative treatment to screen visual impact of Active Pumping Station.**

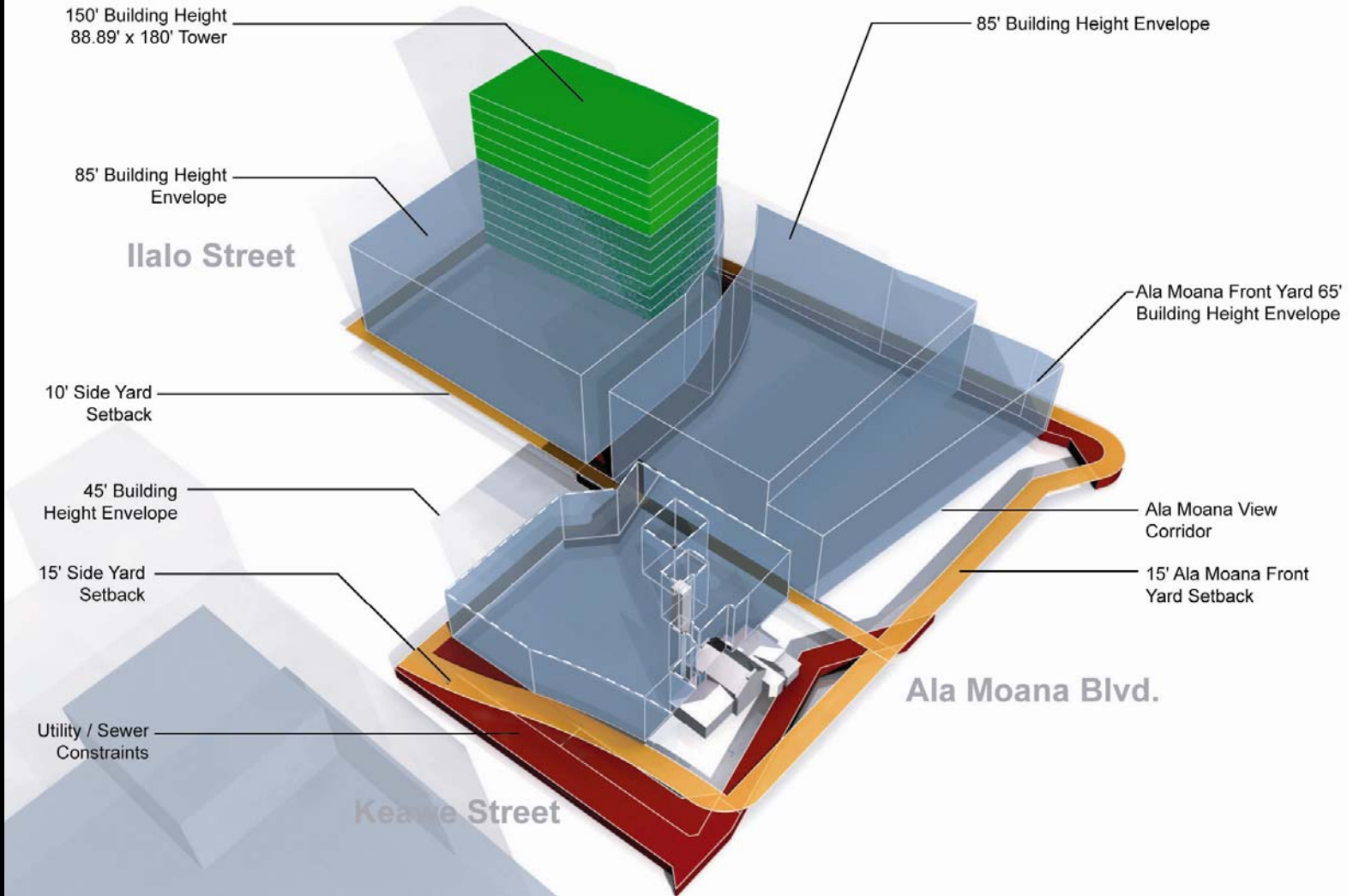
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Development Strategy:

- 1. Consider pursuing a request for proposal (RFP) procurement process for selecting the developer for the project site.**
- 2. Consider inviting all interested developers to attend a community workshop in which the future of the Project site is discussed with interested community stakeholders before responding to the RFP.**
- 3. Consider requiring all prospective offerors to make a public presentation of their development proposals before any formal submittal to HCDA.**
- 4. Consider establishing a Selection Committee that includes members of the community to evaluate the proposals.**
- 5. Consider presenting the Best and Final Offers at a public meeting and include any comments and recommendations by the community for consideration before making a final selection of a developer.**

Proposal Content:

- 1. Development team experience, success with similar projects, key personnel & proposed management program.**
- 2. Explain development intent, design concept and objectives.**
- 3. Present a historic structures management plan that covers restoration, maintenance and preservation for the life of the lease.**
- 4. Identify all predevelopment responsibilities, entitlement responsibilities, planning, design and permitting intentions.**
- 5. Submit site plan, floor plans, elevations, character sketches or renderings that explain development intent, size and scale.**
- 6. Submit an economic proposal that details terms of ground lease.**
- 7. Submit a pro forma business plan that explains all necessary elements to implement the development proposal including funding requirements and sources along with a development schedule.**

Evaluation Criteria:

- 1. Financial plan and viability including revenues to OHA 25%**
- 2. Consistency with development polices, mission, vision:**
 - a) Historic structures Plan**
 - b) Iconic-entrance gateway to Kaka`ako**
 - c) Relationship to surrounding urban village character**
 - d) Urban design and architectural character**
 - e) Appropriate uses and viability**
 - f) Compliance with HCDA Makai District Vision, Goals &**
 - g) Compatibility with massing and building envelope goals**
 - h) Visual barrier/treatment between Active Pumping Station**
 - j) Treatment of the pedestrian experience**
 - k) Public benefit 25%**

Evaluation Criteria (cont'd):

3. Feasibility of design proposal	20%
4. Community comments and task force comments	15%
5. Developer's qualification and experience	10%
6. Development schedule	<u>5%</u>
Total:	100%

A Vision for the Project Site:

- 1. The massing and scale of any proposed development should respond to repeated comments by the community that it should be pedestrian scaled – especially at the street level.**
- 2. Lower- rise development preferred over higher-rise development.**
- 3. Uses proposed for the historic structure and any additions should reinforce HCDA’s vision:**

“...establish Kaka`ako as the most desirable and sustainable urban place in Hawaii in which to work, visit, learn and play.”

As such, a proposal which includes uses and spaces open to the public well beyond normal business hours and complements the surrounding proposed and existing facilities is desirable.