



'Ikenakea Development LLC

Bringing the community
vision to life





'IKENAKEA DEVELOPMENT

Location: Nanakuli,
O'ahu

Type:
Commercial/Medical
Center

Status: Completed

Nanakuli Village Center





'IKENAKEA DEVELOPMENT

Location: Nanakuli,
O'ahu

Type: Multi-family
Affordable Rental
Housing

Units: 48 (1, 2, & 3
bdrms)

Status: Completed

Hale Makana O Nanakuli





IKENAKEA DEVELOPMENT

Location: Ma'ili,
Wai'anae, O'ahu

Type: Multi-family
Affordable Rental
Housing

Units: 52 (2 & 3
bdrms)

Status: Under
Construction

Hale Makana O Ma'ili





IKENAKEA DEVELOPMENT

Location: Mo'ili'ili,
Honolulu, O'ahu

Type: Kupuna
Affordable Rental
Housing

Units: 105 (studio &
1 bdrms)

Status: Approved
for LIHTC in
December 2019

Hale Makana O Mo'ili'ili



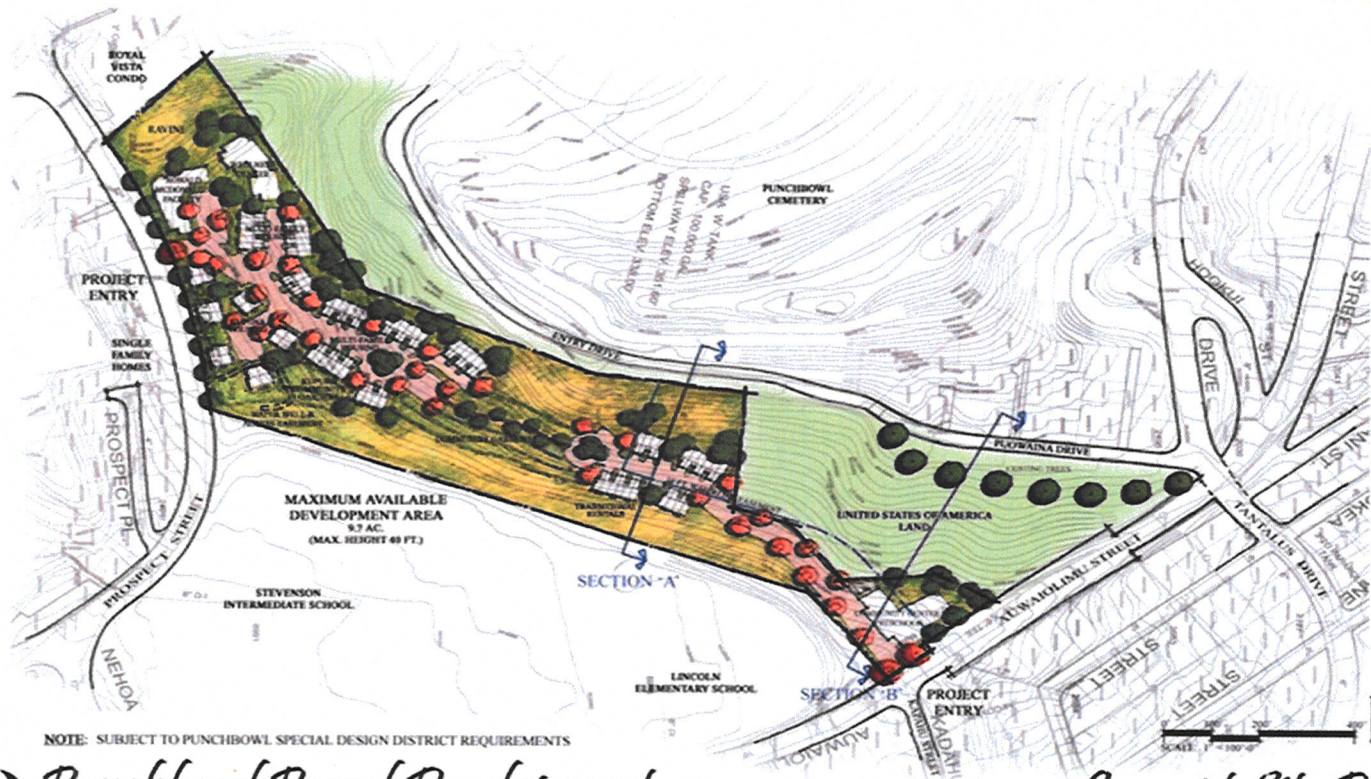


‘IKENAKEA DEVELOPMENT

Location:
Papakolea, O’ahu

Type: Kupuna
Affordable Rental
Housing

Puowaina Village Center



Punchbowl Parcel Development

HAWAIIAN COMMUNITY DEVELOPMENT BOARD
DESIGN PARTNERS INCORPORATED

Concept Site Plan

26 SEPTEMBER 2008



IKENAKEA DEVELOPMENT

Location: Halawa,
O'ahu

Type: Multi-family
Affordable Rental
Housing

Halawa View II & III





IKENAKEA DEVELOPMENT

Location: Kapolei,
O'ahu

Type: Multi-family
Affordable Rental
Housing

Kulana Hale Phase II





IKENAKEA DEVELOPMENT

Location: Ma'ili,
Wai'anae, O'ahu

Type: Multi-family
Affordable Rental
Housing

Units: 40 (2 bdrms)

Status:
Predevelopment

Ulu Ke Kukui





MAUI ECONOMIC DEVELOPMENT

Location: Kihei,
Maui

Type: Multi-family
Affordable Rental
Housing

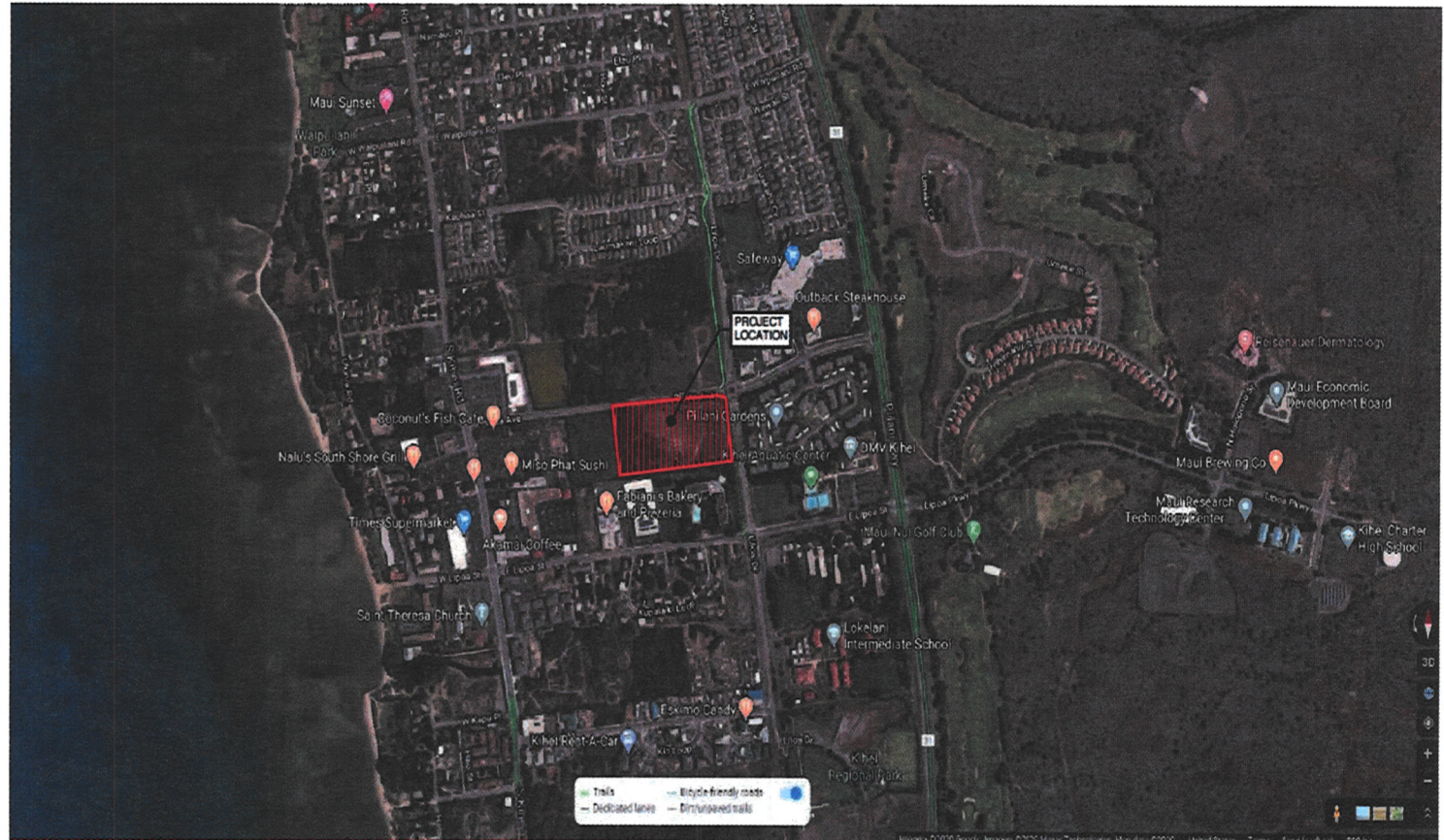
Units: 90 (1, 2 & 3
bdrms)

Status:
Predevelopment

Total Development
Cost: \$46,062,946

AHP Grant
Request:
\$5,768,650

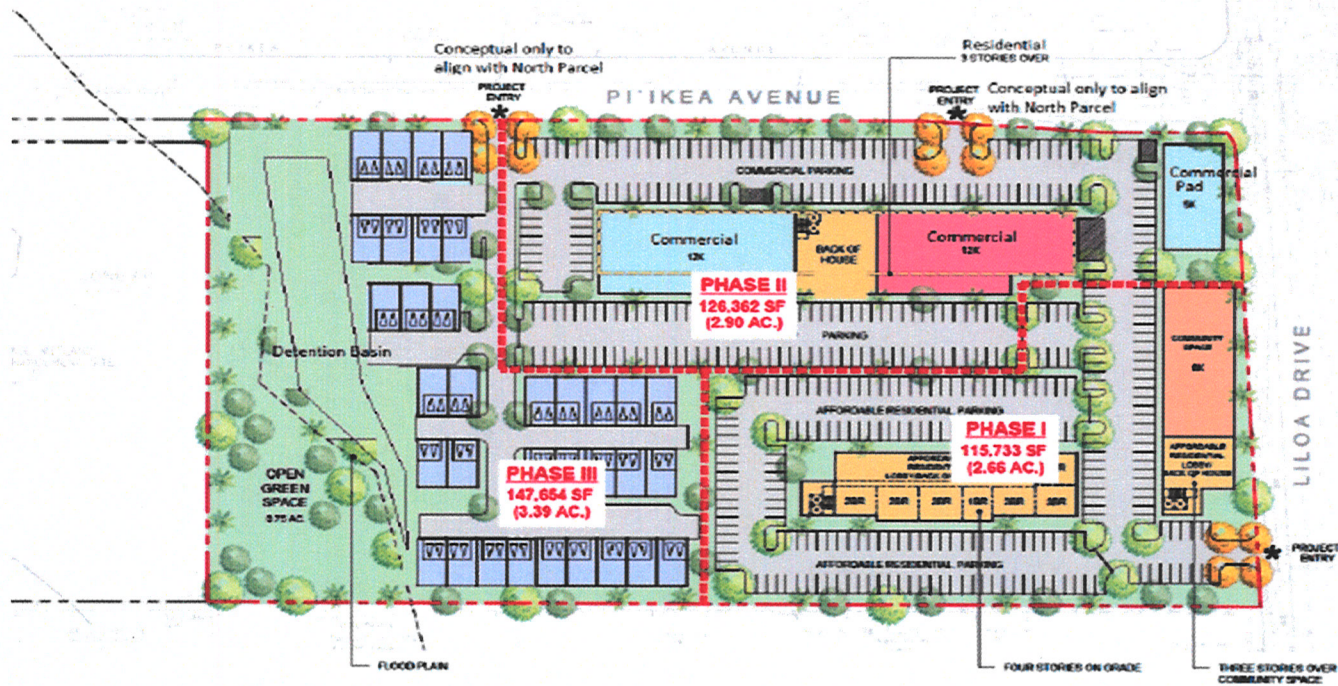
Hale O Pi'ikea





TMK (2)3-9-02 30

LOT 10A



SITE SUMMARY

SITE AREA: 9.082 AC.

TOTAL UNITS: 222 UNITS

PHASE I (2.66 AC.)				
PROGRAM	AREA (SF)	PARKING REQ'D	PARKING PROV.	TOTAL UNITS
COMMUNITY SPACE	8,000	80 STALLS (1 STALL/1,000 SF)	80 STALLS	-
AFFORDABLE RESIDENTIAL BUILD 1 - FOUR STORIES OR GRADE/ BUILD 2 - THREE STORIES OVER COMMUNITY SPACE	-	144 STALLS (1.8 STALLS/UNIT) (1/30 UNITS/4000 SF)	160 STALLS	90
TOTAL		224	240	90
AFFORDABLE RESIDENTIAL SUMMARY				
UNIT TYPE	UNIT COUNT	BWP MAX		
1BR	18	20%		
2BR	58	64%		
3BR	14	20%		
TOTAL	90			

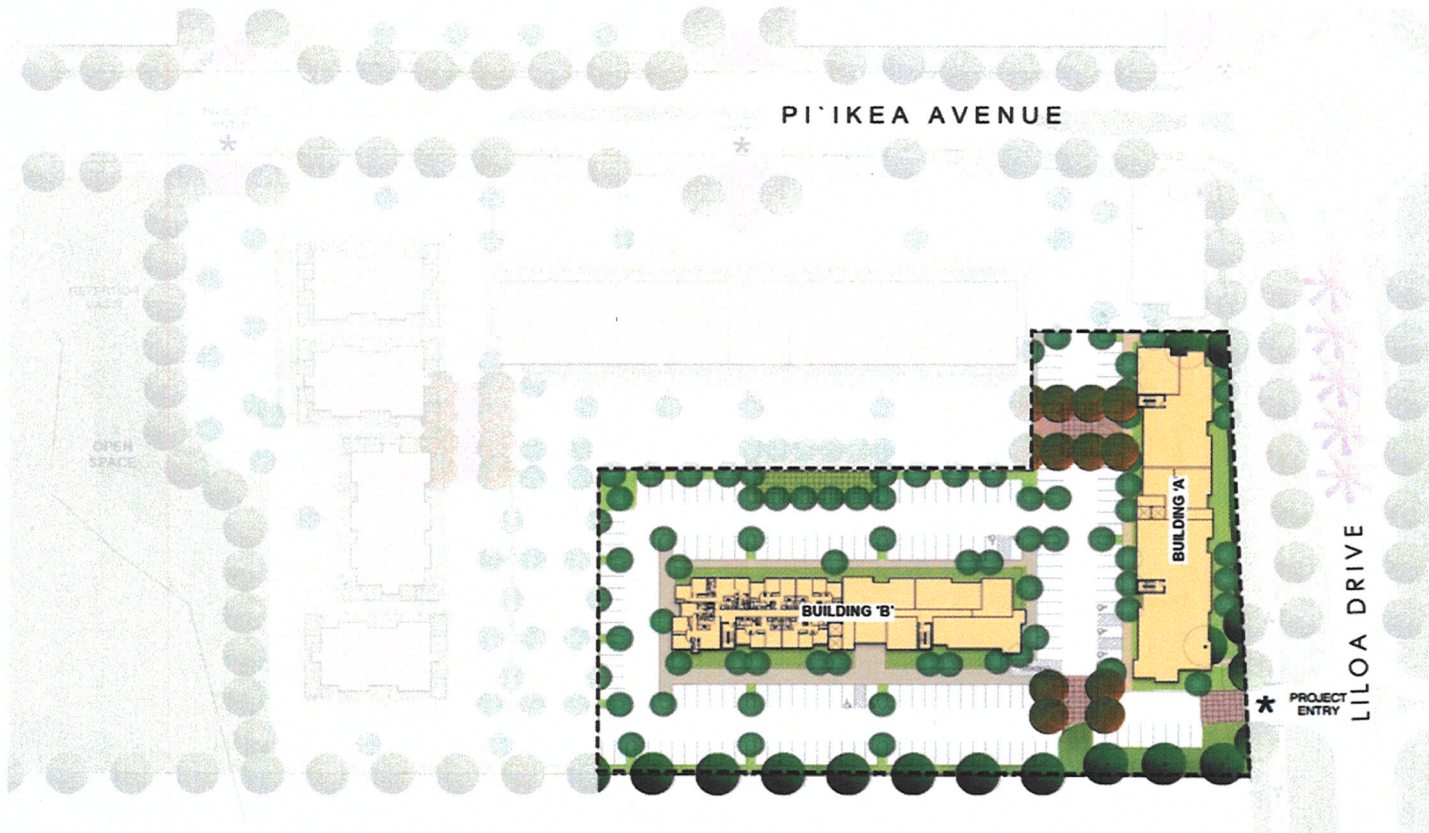
PHASE II *** Concept ONLY MIXED USE WORKFORCE HOUSING (2.90 AC.)				
PROGRAM	AREA (SF)	PST PARKING REQ'D	PARKING PROV.	TOTAL UNITS
Commercial	17,000	85 STALLS (5 STALLS/1,000 SF)	85 STALLS	-
Commercial	12,000	40 STALLS (1 STALL/1,000 SF)	40 STALLS	-
Residential	-	106 STALLS (1.8 STALLS/UNIT) (1/30 UNITS/4000 SF)	110 STALLS	96
TOTAL		231	235	96

PHASE III *** Concept ONLY WORKFORCE HOUSING (3.39 AC.)				
PROGRAM	AREA (SF)	PST PARKING REQ'D	PARKING PROV.	TOTAL UNITS
RESIDENTIAL TOWNHOMES (THREE STORIES ON GRADE)	-	-	GARAGE	34
OPEN GREEN SPACE	33,293 (0.75 AC.)	-	-	-

PLAN
NORTH



0 100' 200'
SCALE: 1" = 100'



ZONING SUMMARY

LOT AREA : 2.6 ACRES
= 113,256 SF

ZONING : B-2

TYPE OF CONSTRUCTION : V-B

ALLOWABLE FLOOR AREA RATIO : 2.0 (226,512 SF)
PROVIDED FLOOR AREA RATIO : .87 (98,136 SF)

MINIMUM YARD SETBACK

FRONT : 0 FT

SIDE AND REAR : 0 FT

LOT COVERAGE

24,384 SF / 113,256 SF = 21.5%

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT : 90' - 0"

PROPOSED BUILDING HEIGHT: 41' - 0"

UNIT SUMMARY

1 BR UNITS = 18

2 BR UNITS = 58 (INCLUDING 1 MANAGER'S UNIT)

3 BR UNITS = 14

TOTAL UNITS = 90

ACCESSIBILITY REQUIREMENT

MOBILITY ACCESSIBLE UNITS REQ'D (5% OF TOTAL) = 4.5 UNITS
MOBILITY ACCESSIBLE UNITS PROVIDED = 5 UNITS

HEARING/VISION ACCESSIBLE UNITS REQ'D (2% OF TOTAL) = 1.8 UNITS
HEARING/VISION ACCESSIBLE UNITS PROVIDED = 2 UNITS

PARKING SUMMARY

90 UNITS x 1.5 STALLS = 135 STALLS

GUEST STALLS = 9 STALLS

(TENANT ACCESSIBLE STALLS) (7 STALLS)

COMMUNITY CENTER = 70 STALLS

TOTAL STALLS REQ'D = 214 STALLS

TOTAL STALLS PROV = 214 STALLS

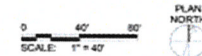
PHASE 1

HALE MAKANA O PI'IKEA

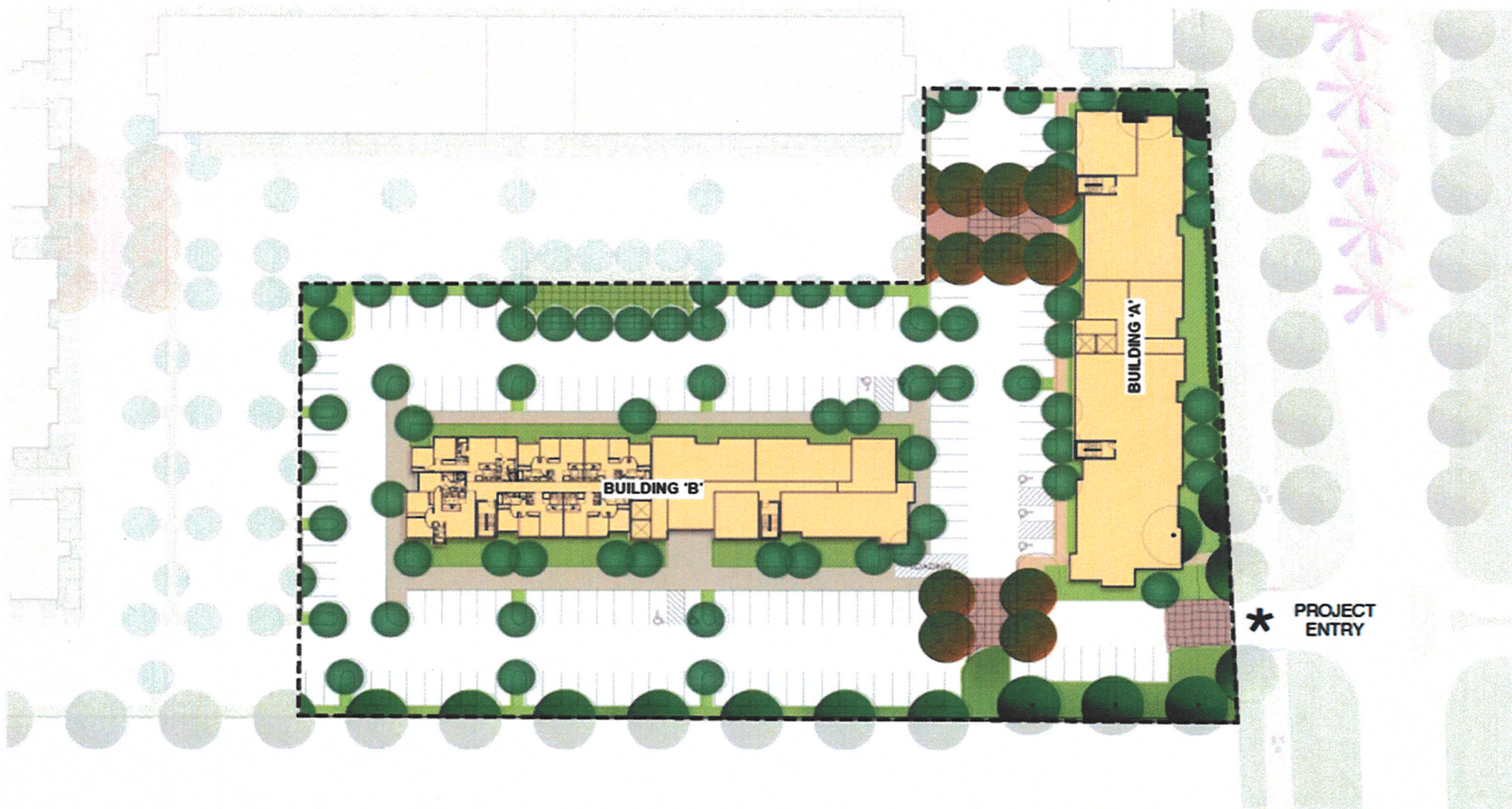
Hawaiian Community Development Board

SITE PLAN

APRIL 17, 2020



DESIGN PARTNERS
INCORPORATED





PI'IKEA DEVELOPMENT

Pi'ikea Master Plan





OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT
‘IKENAKEA DEVELOPMENT

Location: Kihei,
Maui

Type: Multi-family
Affordable Rental
Housing

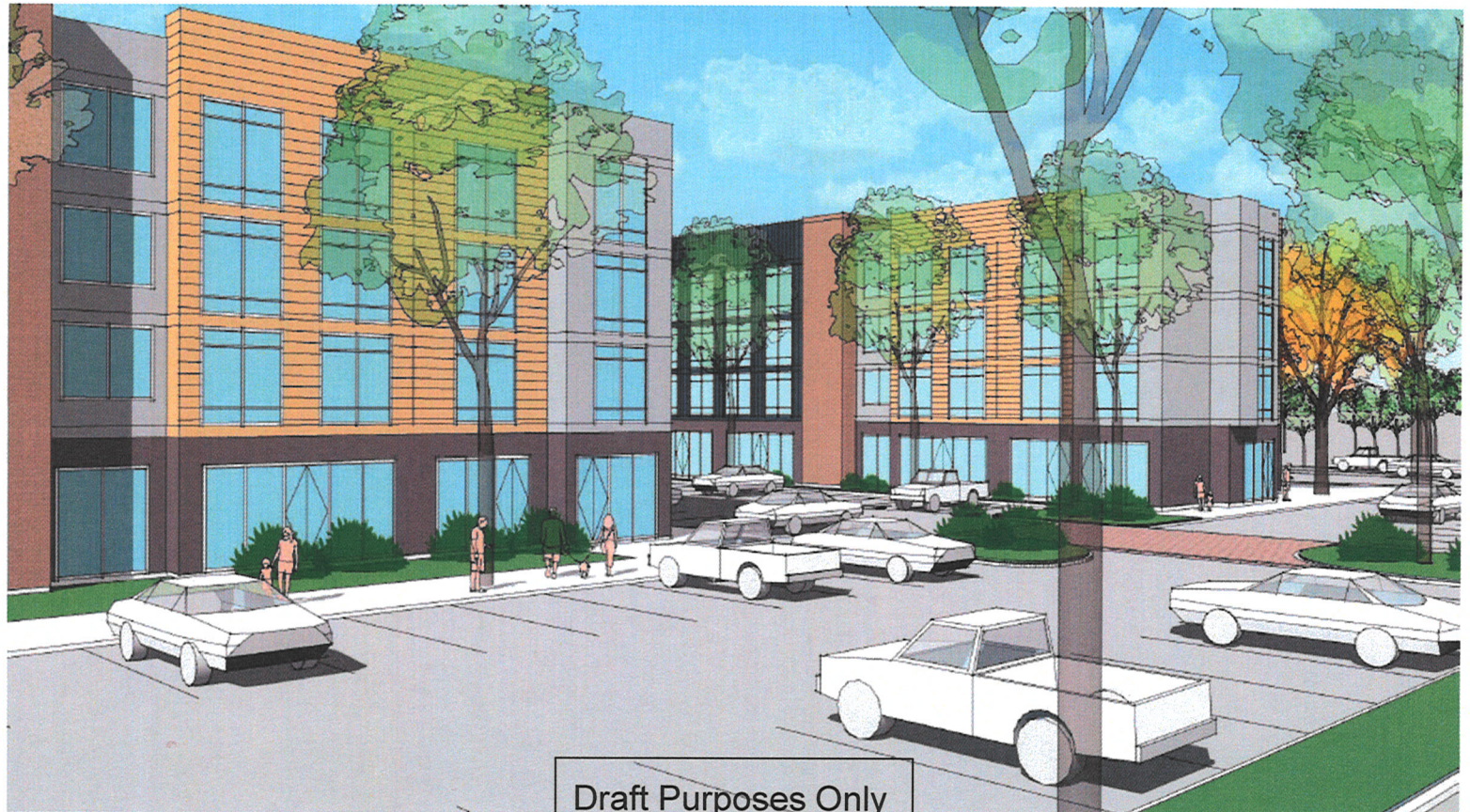
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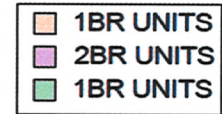
Status:
Predevelopment

Total Development
Cost: \$46,062,946

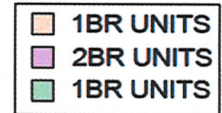
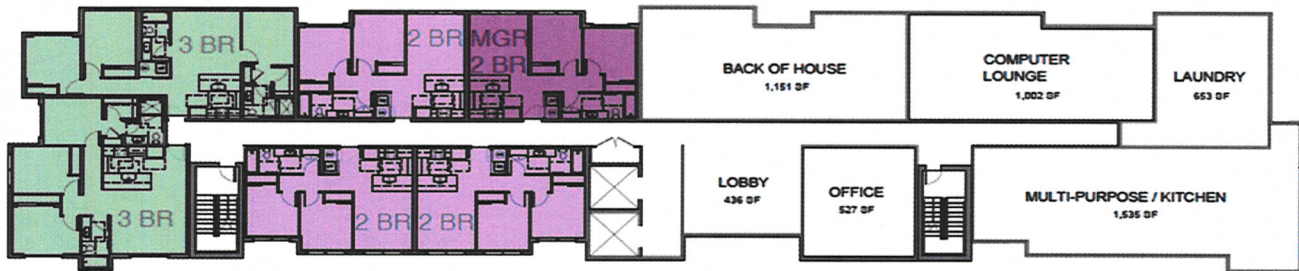
AHP Grant
Request:
\$5,768,650

Hale O Pi’ikea

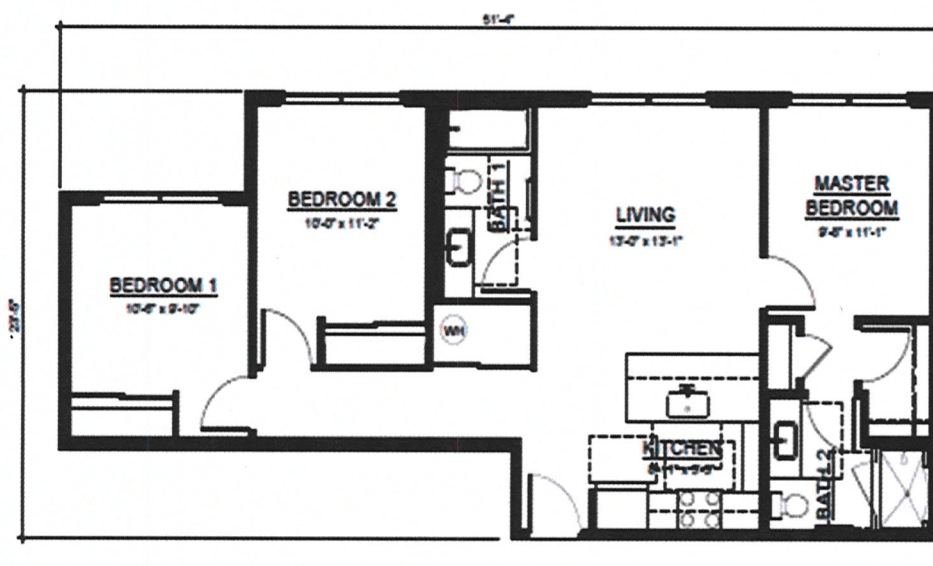




2 BUILDING 'B' TYPICAL RESIDENTIAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

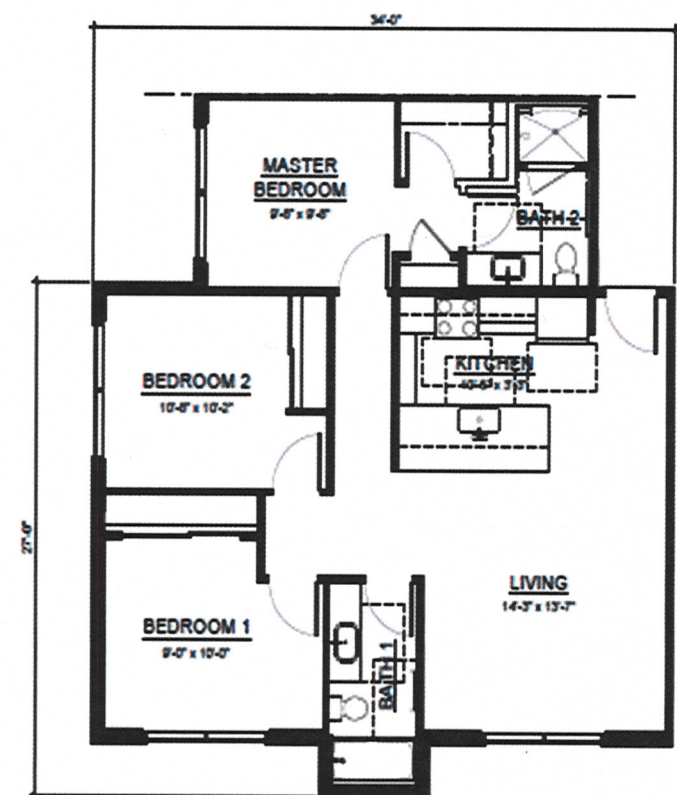


1 BUILDING 'B' FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



3 BR UNIT PLAN-OPTION1

1,022 SF



3 BR UNIT PLAN-OPTION2

1,069 SF

Project Unit Mix				
	1-BR	2-BR	3-BR	Total
Affordable Units	18	57	14	89
SF/Unit	528	722	1,046	2,296
Area	9,504	41,157	14,637	65,298
Mgr Units		1		1
SF/Unit		707		707
Mgr Unit Area		707		707
Total Units				90
Residential Area	9,504	41,864	14,637	66,005
Common Area				23,725
Project Area				89,730
Parking				55,828
Total Project Area				145,558

Rents									
Bedrooms	#	30% AMI	#	50% AMI	#	60% AMI	#	Mng Unit	TOTAL
1	2	\$471	2	\$786	14	\$934			18
2	5	\$566	5	\$943	47	\$1,131	1	Mkt	58
3	2	\$654	2	\$1,089	10	\$1,307			14
Total	9		9		71		1		90

Construction Sources		
Construction	Type	Amount
LIHTC	Equity	\$ 7,455,219
Senior Debt (Bank)	Debt	28,934,354
AHP	Grant	5,768,650
Deferred	Debt	3,270,000
Other Deferred Costs	Debt	634,723
Total Construction		\$46,062,946

Permanent Sources		
Permanent	Type	Amount
LIHTC	Equity	\$ 37,271,099
Senior Debt	Debt	2,933,00
AHP	Grant	5,768,650
Deferred	Debt	90,197
Total Permanent		\$46,062,946



IKENAKEA DEVELOPMENT

Status

- Chapter 343 Completed
- LIHTC Application submitted for Phase 1
- Construction plans near completion
- Hired Munekiyo Hiraga for our planning consultant to pursue the SMA Amendment



IKENAKEA DEVELOPMENT

Questions?