

# Mayor Wright Homes Redevelopment

## A Mixed-Use, Mixed-Income, Transit-Oriented Master Plan

*"Our vision for the future of Kalihi is one of pride and multi-cultural harmony; of living and working together; of preserving our treasures for young and old. We see a Kalihi that is visually, economically, and socially inviting; a place that promotes our natural beauty from mountain to ocean."*

-Vision Statement from Kalihi-Palama Action Plan



*Conceptual illustration. Actual design subject to change.*

The redevelopment of Mayor Wright Homes (MWH) provides an opportunity not only for replacing obsolete public housing inventory, but also to serve as a powerful catalyst for the renewal of the Kalihi-Palama area. Blessed with proximity to the existing essential resources for a livable community including employment centers, public schools, higher education, recreation, transportation, and shopping; the site is fertile ground waiting for redevelopment and renewal into a new, vibrant and thriving community.

In an effort to address Honolulu's housing shortage while maximizing MWH's prime location in Downtown Honolulu's TOD area, the draft Master Plan embraces Kalihi-Palama's vision statement and provides an unprecedented opportunity for approximately **2,500** units - replacing the existing housing on an one-for-one basis and adding additional affordable, workforce, and market-rate units.

**Affordable and Quality Housing** is a major focus of the redevelopment. With **66%** of the new units being made available to renters with incomes below 120% AMI, the new Mayor Wright Homes will be a community for all people of Oahu.

**Mixed-Use** components provide an opportunity to not only serve the new residents, but provide necessary amenities to a growing and diverse neighborhood. The proposed program would provide up to 80,000 sf of new retail and commercial space as well as a Multi-Purpose Community Center.

**Transit-Oriented** in the heart of Honolulu, MWH takes advantage of the site's proximity to existing and proposed mass transit.

**Community-driven** design concepts were developed through community workshops, meetings, and a five-day design charrette held on-site. The comments and feedback provided by various stakeholders informed the vision for the new Mayor Wright Homes and will be further implemented through a Human Capital Plan.



# Neighborhood Strategy



## Project Site

Mayor Wright Homes' advantageous location on the fringe of Downtown and Kalihi-Palama community provides a tremendous opportunity to become a walkable community encouraging transit ridership and healthy living. By re-stitching the site and integrating mixed uses back into the urban fabric of the surrounding neighborhood, the community will gain access to the services and amenities that the greater downtown area has to offer.



*Conceptual illustration. Actual design subject to change.*

## Transit-Oriented

Only 10-Minute Walking Radius to future Iwilei rail station with access to two different stations all within 1/2 mile, Mayor Wright Homes is favorably situated to play a catalytic role in the advancement of the Downtown Neighborhood TOD plan, promote transit ridership, and serve as an important link along the HART rail expansion at the Iwilei Station.

## Connectivity

In order to improve the commuter experience, it is important to think of streets as more than just roads, but rather as public spaces tasked with enhancing connectivity and mobility to accommodate various forms of transportation. The pedestrian, bicyclist, and motorist are all considered in creating a multimodal street network while the introduction of open spaces provides an important link to the neighborhood's public space infrastructure.

## Safety

The redevelopment of Mayor Wright Homes will reflect the history and character of the site while also responding to the Downtown TOD plan. By adding foot traffic to currently lacking neighborhood streets and introducing additional street lighting, community open space, and pedestrian mews, we can achieve a greater sense of security with more "eyes on the street."

## Retail/Commercial

The Liliha and King intersection is a prime corner for retail in Downtown Honolulu. By introducing commercial and retail space, we can deliver much needed opportunity for shopping, employment, and convenience to the residents and the community.



*Conceptual illustration. Actual design subject to change.*



# Housing Strategy

## Site Plan

The draft Master Plan incorporates local residents' contributions with proven best planning practices for successful urban design. Human-scaled development, "complete streets," and neighborhood block sizes emphasize walkability and sustainability in the design of the new Master Plan.

## Mixed-Income

In order to deliver a truly mixed-income project, the proposed program must deliver housing product for each income level in all five phases of construction. By doing so, we create a community that promotes cultural and economic diversity.

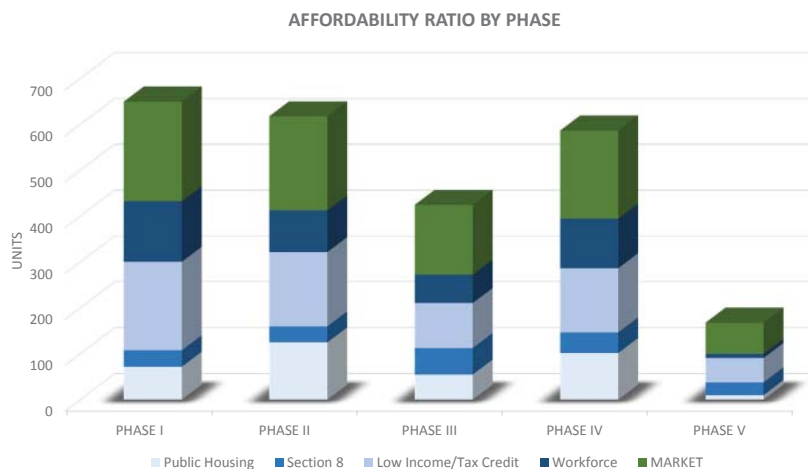
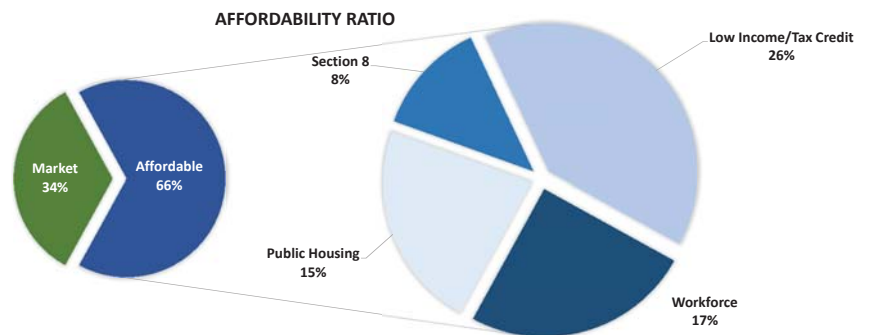
## Unit Types

The redevelopment will reflect an one-for-one replacement of the existing 364 public housing units while taking into account market demand for additional units in each income category.

*Conceptual illustration. Actual design subject to change.*



*Conceptual illustration of a courtyard building. Actual design subject to change.*



## People Strategy

### Community Engagement

During the Master Planning process, the community outreach effort provided an in-depth assessment of the needs and services of the current public-housing residents and neighborhood stakeholders. Between five community meetings, the citizens advisory committee, and a five-day design charrette, the design team was able to receive feedback from residents, business owners, school principals, faith-based organizations, and social service providers to address their varying needs, aspirations, and concerns which is ultimately reflected in the draft Master Plan and Human Capital Plan.

### The Community Center

Located in the center of the Site Plan, the Community Center will partner with local organizations to provide services to residents and fulfill needs of the community. Through our initial outreach efforts, we know the residents are interested in the following services: child care, after-school activities, ELL and GED, job training programs, elder care, food distribution, health services, and a strong resident association.



### Employment

Hiring and contracting programs will be implemented to maximize Section 3/M/W/DBE contracting and resident employment, which will be critical during construction in order to maximize resident participation and economic benefit to existing residents and the local community.

## Developer Experience

### Hunt Companies, Inc.

Hunt Companies has designed, planned, funded, constructed, and managed 91 similar projects including 2,000 affordable housing projects across the nation which includes:

- 21,620 market-rate and affordable multifamily units;
- 21 low-income housing tax credit housing projects, totaling 3,818 units; and
- 26 HUD Section 8 and market rate projects, totaling 2,605 units.

With over 20 years of experience in Hawaii, Hunt's Oahu-based projects include Kahuku Elderly Housing, Wakea Garden Apartments, Kaupuni Village, and Banyan Street Manor.

### Vitus Group, Inc.

The Vitus team has developed 9 properties with more than 1,200 units throughout the islands including Banyan Street Manor, Kahuku Elderly, Kuhio Park Terrace, and Whitmore Circle. Nation-wide, Vitus is responsible for over 100 properties with more than 10,000 units in 21 states.

