

# BASE Line

The quarterly newsletter of BASE

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B A S E

## “The rent is too [darn] high!”

### A look at affordable housing.

In his run for New York governor in 2010 Jimmy McMillan, founder of the Rent is Too Da\*n High Party, declared that rents in New York City were “too da\*n high!” While the perennial candidate and activist may be a bit unorthodox, it is true that affordable housing is hard to come by in many cities with demand severely exceeding supply. Cities like Chicago and Honolulu are placing much of the burden on new construction, taxing them with payments or mandating subsidized units making it tougher to build anything. What is needed in any scenario is more affordable construction methods and BASE has been a collaborative partner in assisting development teams reduce the cost of construction. In this issue we highlight the affordable projects we’ve worked on over the years. Contact us for how we can make your affordable project affordable to construct.

#### HALE KEWALO HONOLULU, HI



Construction is underway on this 11-story, 128-unit affordable rental project with a total height of 100 feet and approximately 153,000 GSF. Located on a constrained urban infill site the project had to incorporate parking and functional spaces under a residential tower of concrete tunnel-form construction.

Hale Kewalo is designated as a reserved housing project and households earning up to 30 to 60 percent of Hawaii’s median income are eligible. Conveniently located near the central business district and a future rail station, Hale Kewalo provides much-needed affordable housing in the heart of Honolulu. It is scheduled to open in March 2019.

Developer: Stanford Carr Development  
Architect: Alakea Design Group  
Contractor: Swinerton Builders

#### 929 PUMEHANA HONOLULU, HI



This 201,357 SF, 21-story affordable condominium consists of a 13-story residential tower atop eight levels of parking. 60 percent of the 180 units will be priced as affordable for households earning 100-120 percent of Area Median Income (AMI). Floor plans include studio, one- and two-bedroom units.

Developer: Coastal Rim Properties, Inc.  
Architect: Block 16 Architects & Urbanists

#### NOHONA HALE HONOLULU, HI

This is a new low income, energy-efficient residential project that includes 111 “microunit” apartments of about 300 SF. 12 residential floors will be built over a two-story podium that will encompass a residential recreation area, management offices, and a ground-floor community and commercial space.

The project is designed with two wings to allow natural ventilation to flow through thereby reducing its carbon footprint. Energy efficiency is the aim of the shading screens on the tower’s lanais, with solar panels for hot water and power louvers on corridor end walls for natural ventilation.

Developer: Bronx Pro Group / EAH Housing  
Architect: WCIT Architecture  
Contractor: Swinerton Builders



### 803 WAIMANU HONOLULU, HI

101 units of this 153-unit, seven-story residential building cater to households earning between 80-140 percent of AMI. The project is approximately 68,689 SF and has a mix of one- and two-bedroom as well as efficiency units. 92 parking stalls are provided in four separate mechanical tiered parking systems provided at ground level.



Developer: Eight Zero Three Waimanu, LLC  
Architect: Block 16 Architects & Urbanists

### 801 SOUTH STREET HONOLULU, HI

Two 46-story residential towers with all units designated as “workforce housing.” Building A’s 635 units and Building B’s 410 units cater to households earning 140 percent of median income and below. Both towers utilize tunnel-form construction to speed the overall completion of the project. The project also includes two long-span post-tensioned concrete stand-alone parking structures with 788 and 915-stalls.



Developer: Downtown Capital LLC  
Architect: Kazu Yato AIA & Associates  
Contractor: Hawaiian Dredging Construction Co.



### A SAFE HAVEN VETERAN VILLAGE MELROSE PARK, IL

This affordable housing project consists of 12 residential buildings that include 35 single family units benefitting homeless and returning veterans. First floor units are designed for residents with mobility impairments and some of the units accommodate sensory impairments. Each unit occupies a single floor and there are two-flat configurations of three-bedroom units and four-flat configurations with one-, three-, and four-bedroom units.

Owner: A Safe Haven Foundation  
Architect: UrbanWorks, Ltd.  
Contractor: Skender Construction

### HALEKAUWILA PLACE HONOLULU, HI

Designed as an affordable rental project, this structure utilizes tunnel-form construction for the typical apartment floor. In order to accommodate community-desired retail and meeting space at an active ground floor, the tunnel-form walls needed to be modified to open up space for these functions.

Tenants consist of people who make no more than 60 percent of the area median income.



Developer: Stanford Carr Development  
Architect: RMA Architects Inc.  
Contractor: Hawaiian Dredging Construction Co.

### 7000 HAWAII KAI DRIVE HONOLULU, HI



This residential development in the premier neighborhood of Hawaii Kai in East Honolulu features two buildings of which one is an affordable rental residential project. The 10-story, 274,000 GSF affordable structure is constructed of concrete tunnel-form. All 212-units are for households earning 80% of median income.

Developer: Avalon Development  
Architect: Design Partners Inc.  
Contractor: Hawaiian Dredging Construction Co.

### COUNTRY CLUB VILLAGE SIX HONOLULU, HI

A 17-story affordable workforce housing project with 267 units and a stand-alone six-story parking structure. The tower utilizes cost-effective concrete tunnel-form construction.

Developer: Salt Lake Six, LLC  
Architect: Kazu Yato AIA & Associates  
Contractor: Hawaiian Dredging Construction Co.

