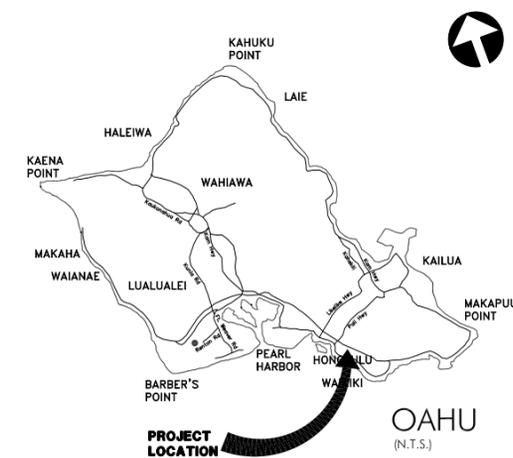




Drawing Index

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- Survey w/ Proposed TMK Parcel Boundaries
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- Renderings**
- A6.1 Rendering
- A6.2 Rendering
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- L1.2 7th Floor Landscape

VICINITY MAP



Location Map



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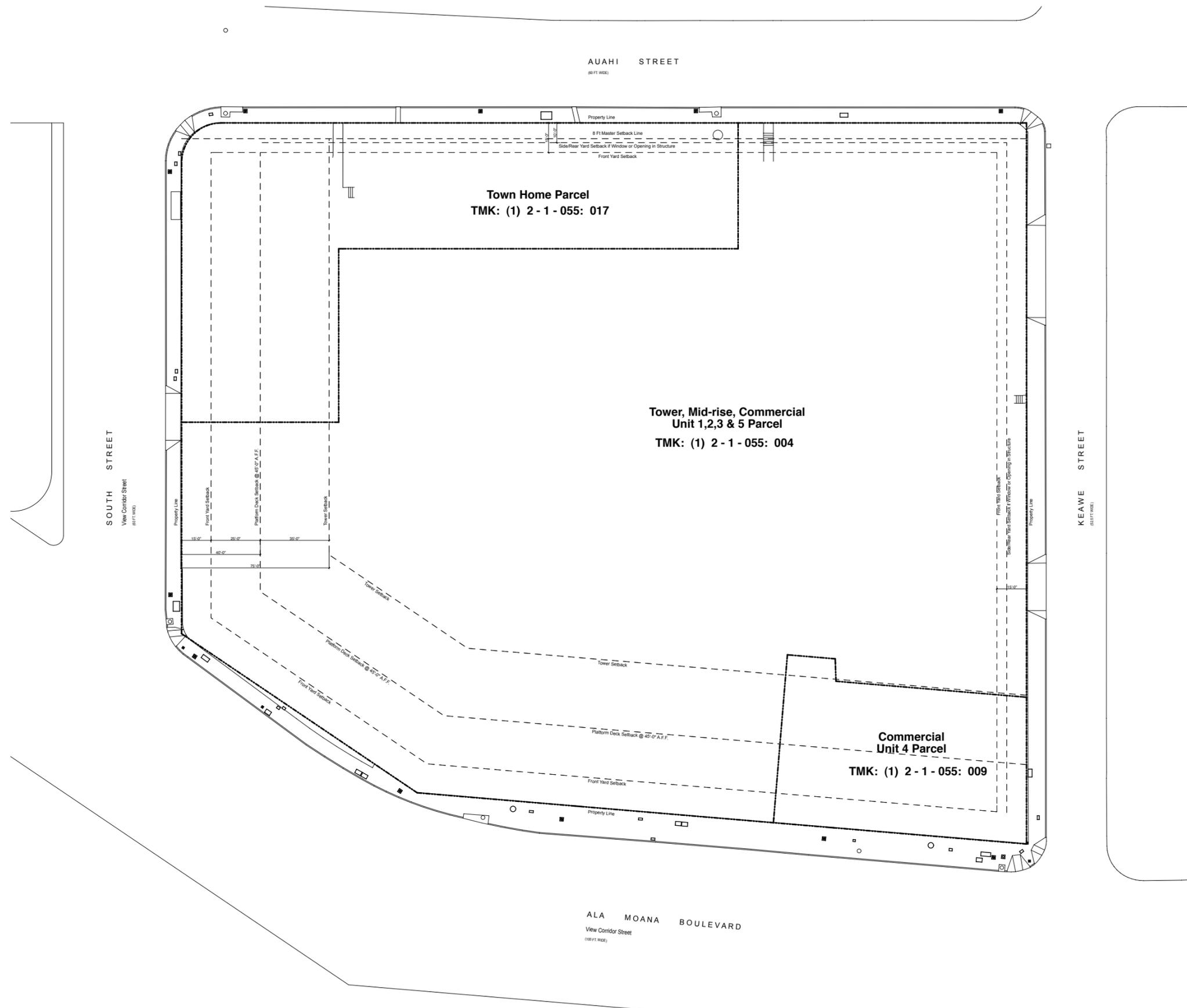
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HCDA Development Permit & Development Check Submission

May 14, 2013

Survey w/ Proposed TMK Parcel Boundaries
Scale: 1" = 50'



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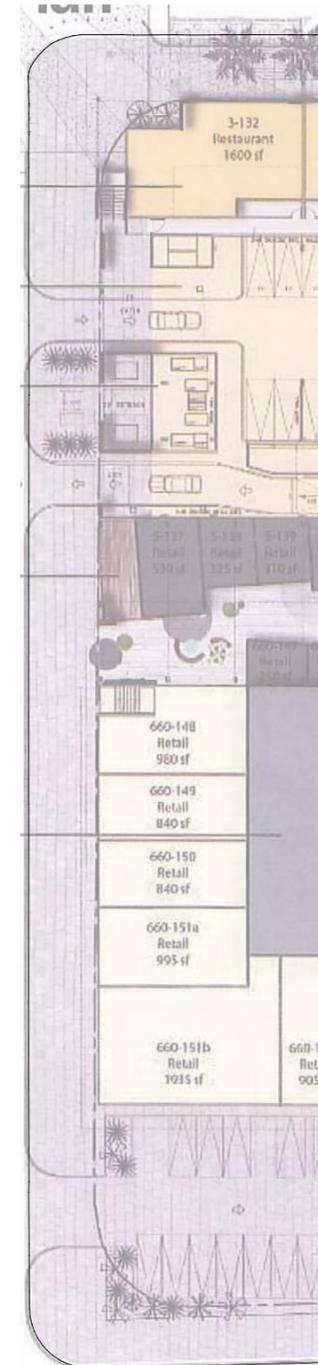
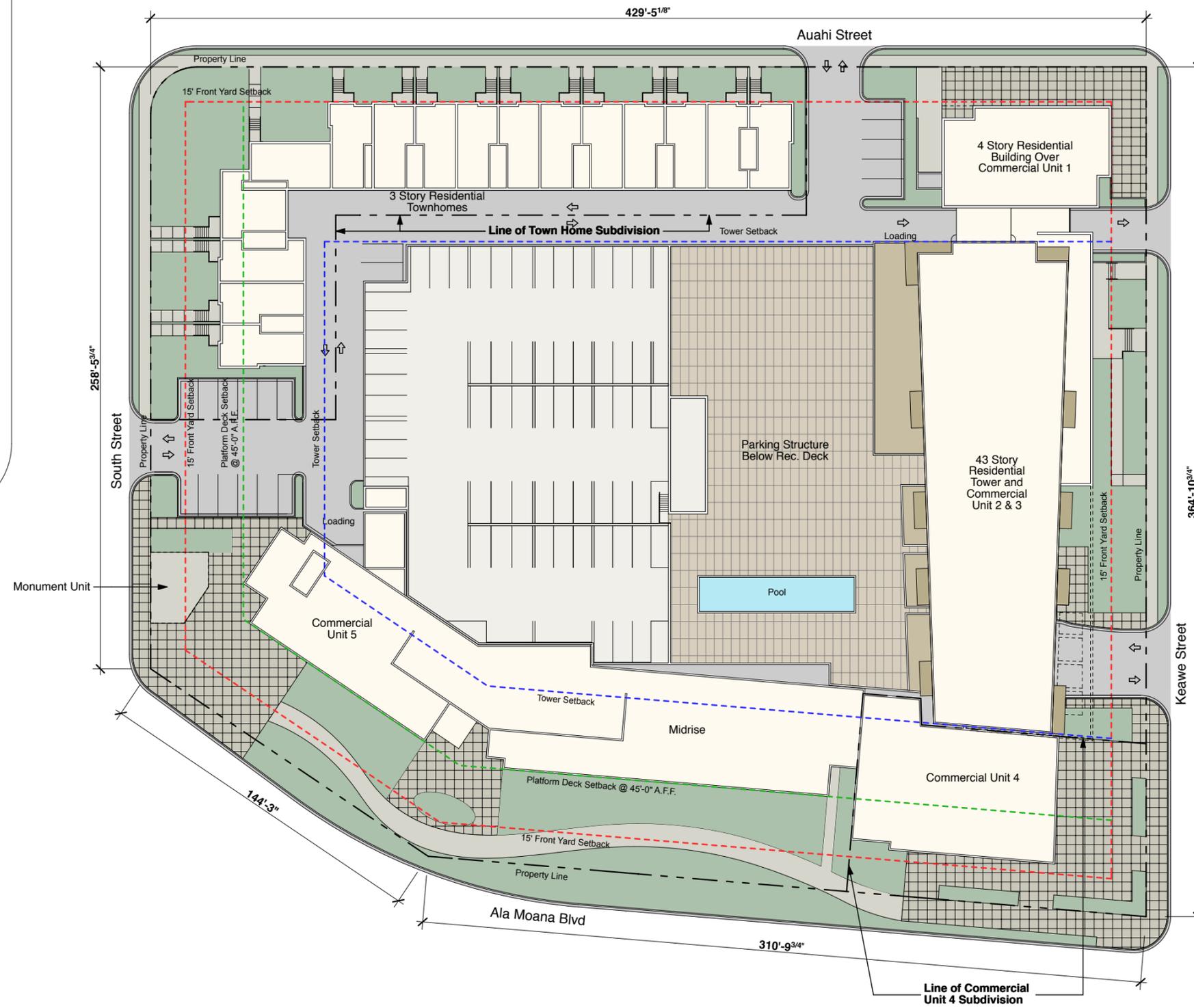
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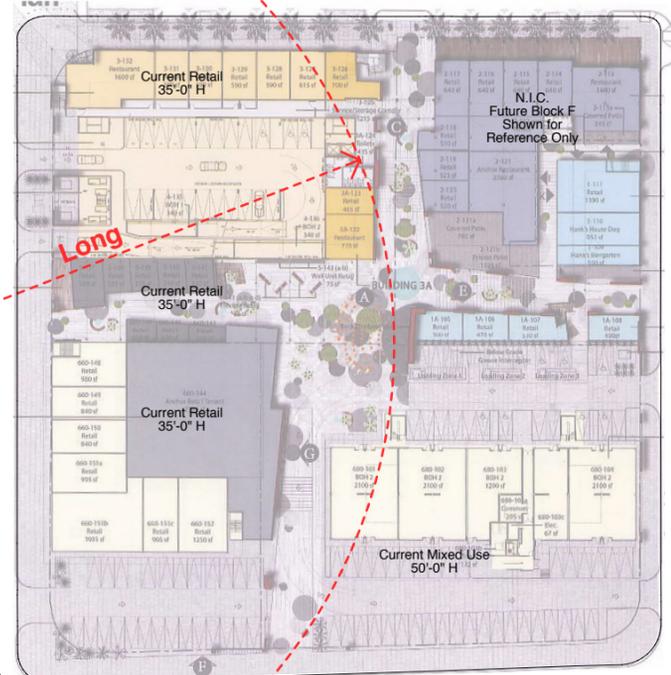
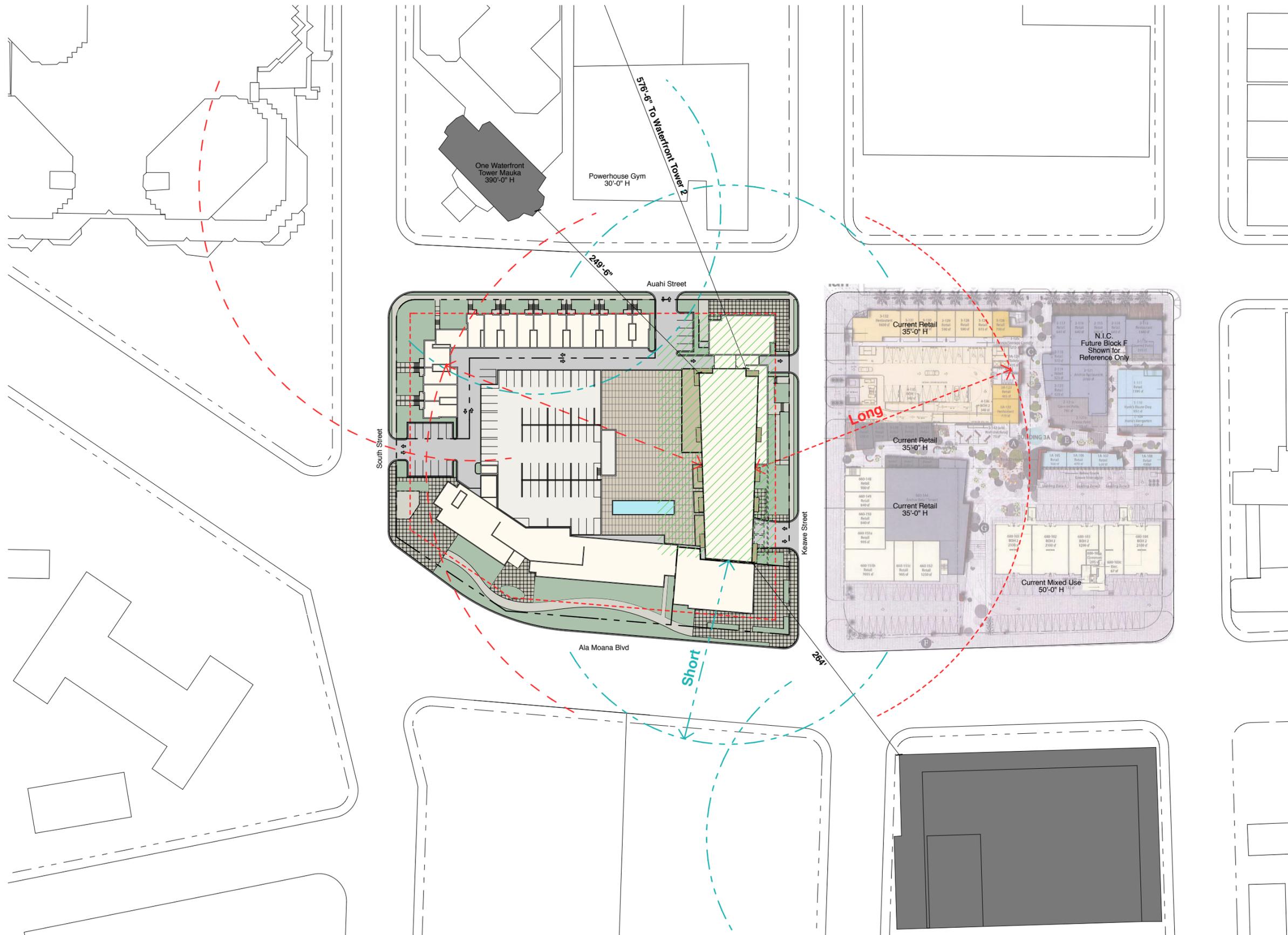
A1.1

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Plot Plan Diagram
Scale: 1" = 100'



- - - - 300' Long Parallel Side Spacing
- - - - 200' Short Side Spacing
- / / / / Buildable Zone for Tower Footprint



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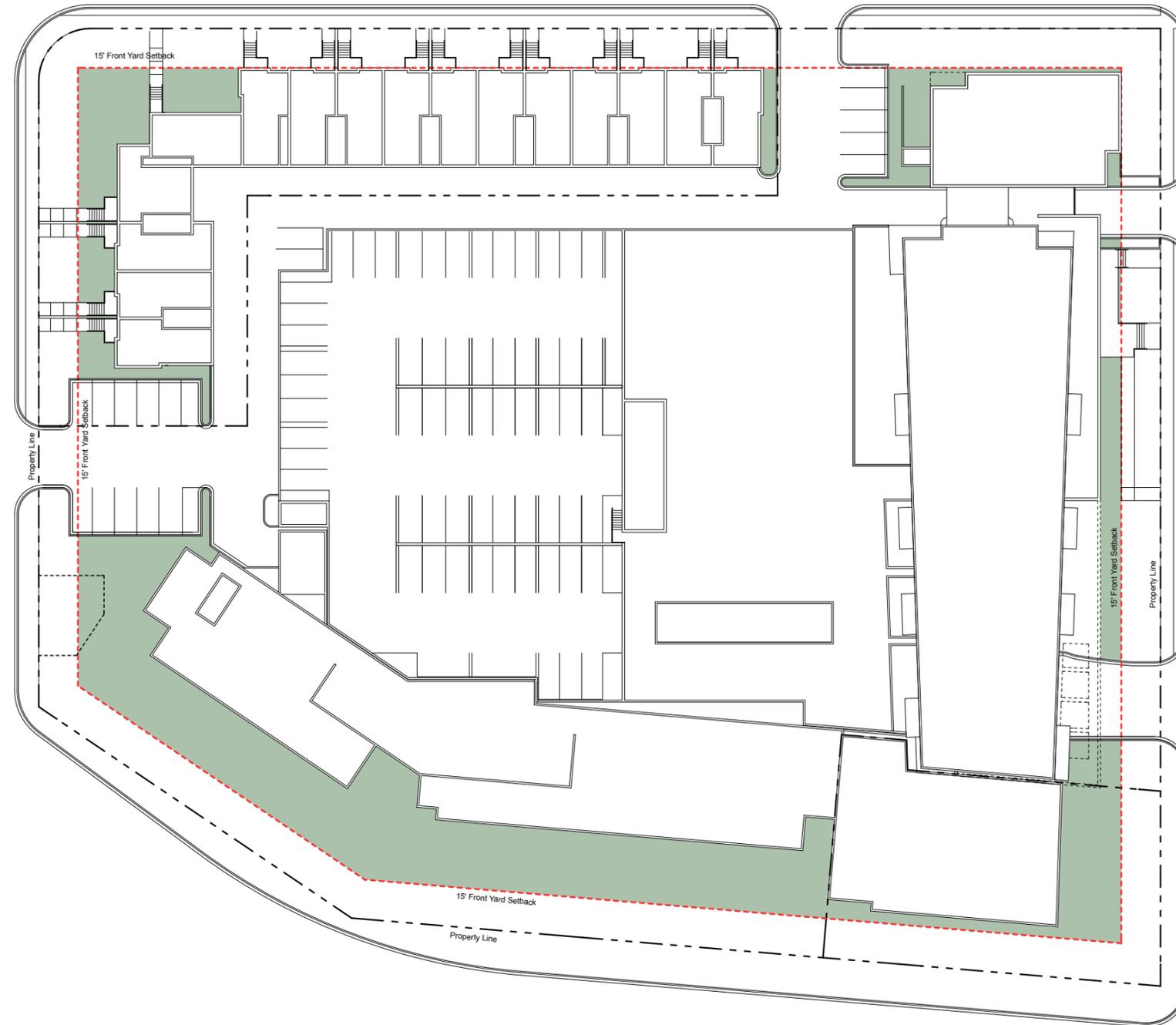
A2.1

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Open Space Diagram
Scale: 1" = 50'



Open Space	
Total Site Area	144,635 sf
Required	14,463 sf (10%)
KS Masterplan	15,997 sf (11.06%)
Provided Open Space Area	16,802 sf (11.6%)

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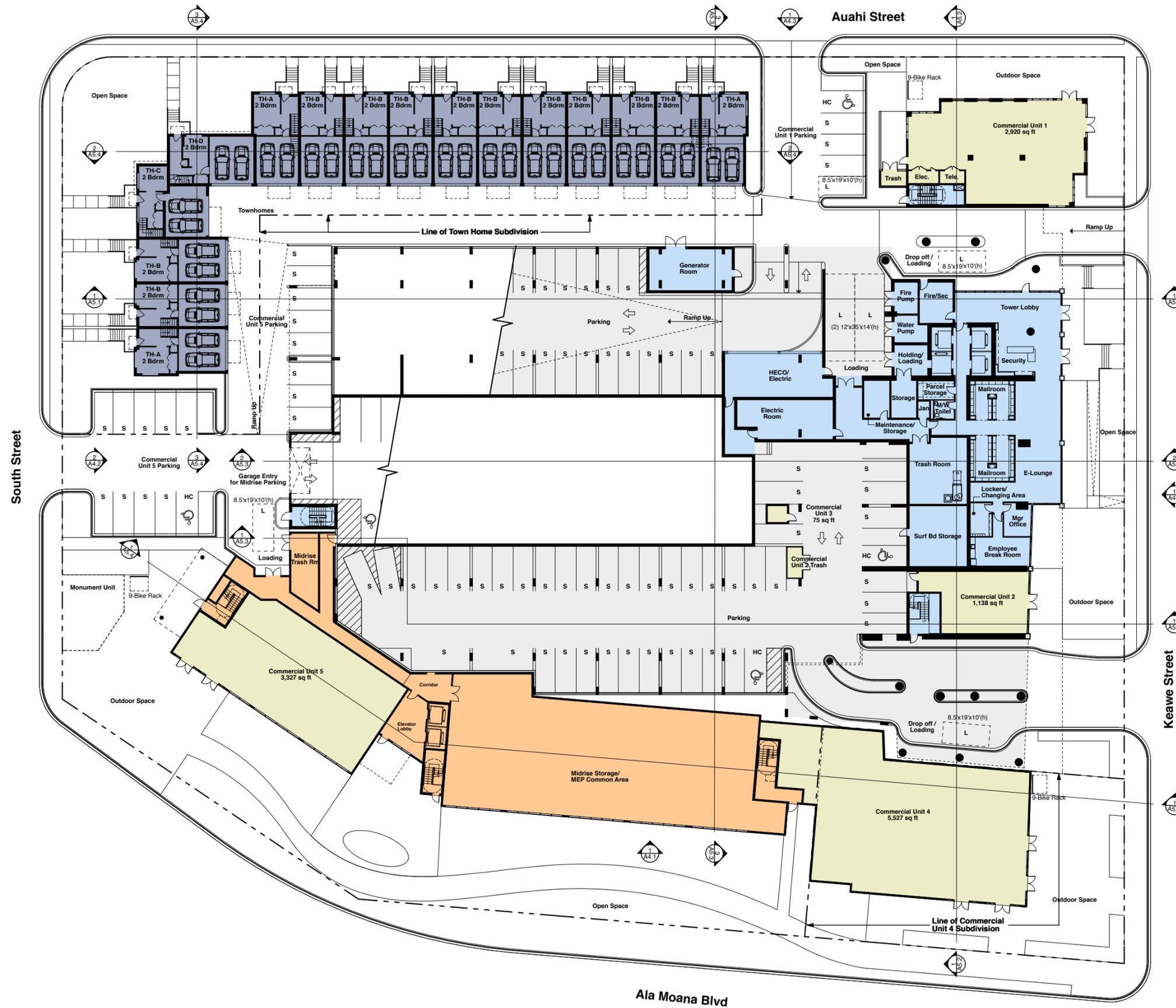
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A2.2

5/14/13
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1st Floor Plan
Scale: 1" = 40'



Parking Count

Type	Qty.
Standard (S)	78
Accessible (HC)	4
Loading (L)	6
Total	88

- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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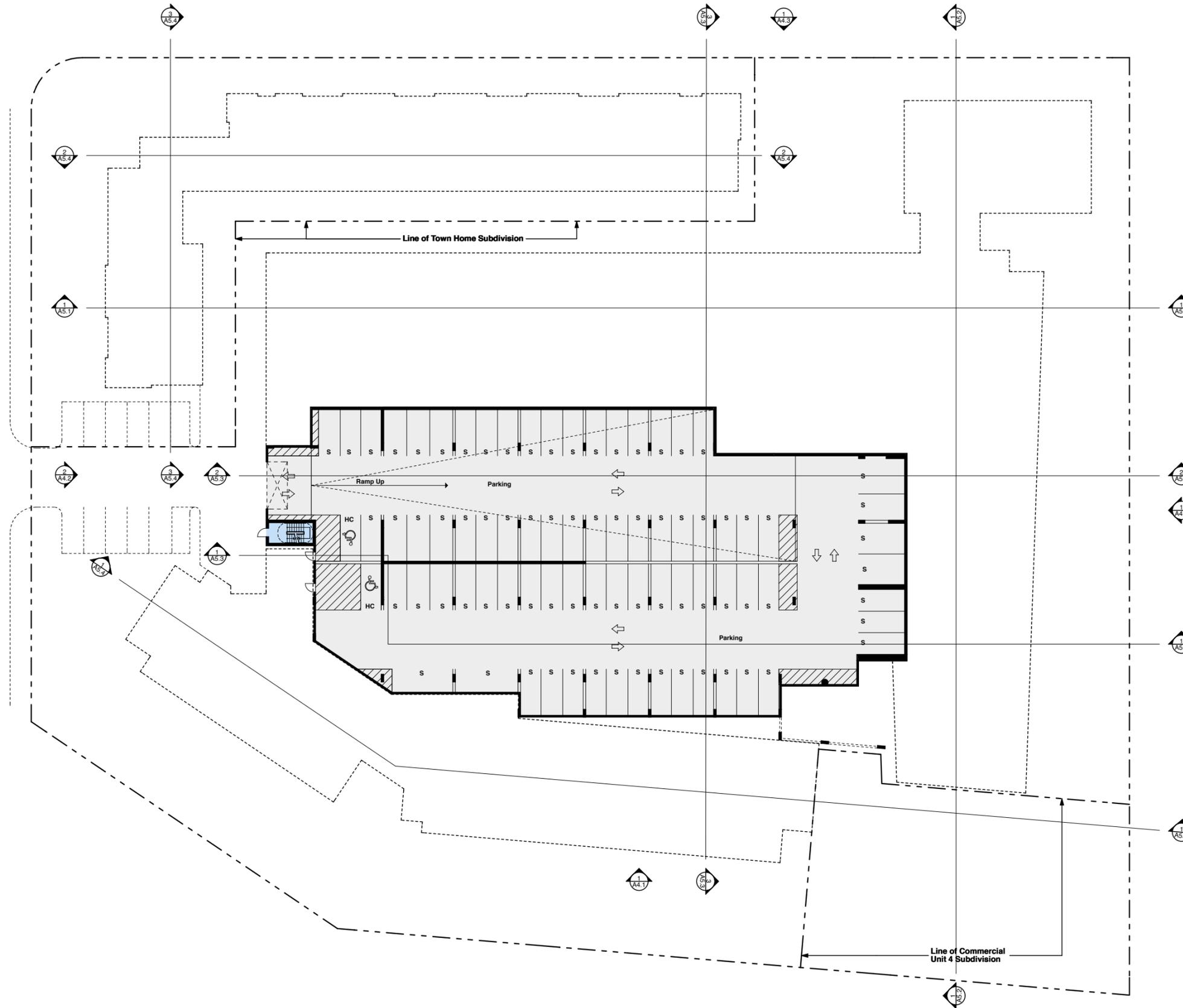


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A3.1

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Mezzanine Floor Plan
Scale: 1" = 40'



Parking Count

Type	Qty.
Standard (S)	76
Accessible (HC)	2
Total	78

- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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A3.2

5/14/13
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2nd Floor Plan
Scale: 1" = 40'



Parking Count

Type	Qty.
Standard (S)	107
Accessible (HC)	3
Total	110

Storage/Lockers

Type	Qty.	Area
Storage Rm.	14	560 sq ft
Locker	44	528 sq ft
Total	110	1,088 sq ft

- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial

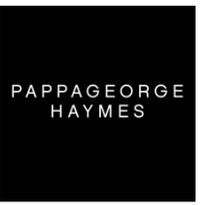


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A3.3

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3rd Floor Plan
Scale: 1" = 40'



Parking Count

Type	Qty.
Standard (S)	136
Accessible (HC)	4
Total	140

Storage/Lockers

Type	Qty.	Area
Storage Rm.	17	672 sq ft
Locker	150	1,800 sq ft
Total	110	2,472 sq ft

Note: Lockers and Storage Room Areas Varies on Floor 3rd-6th

- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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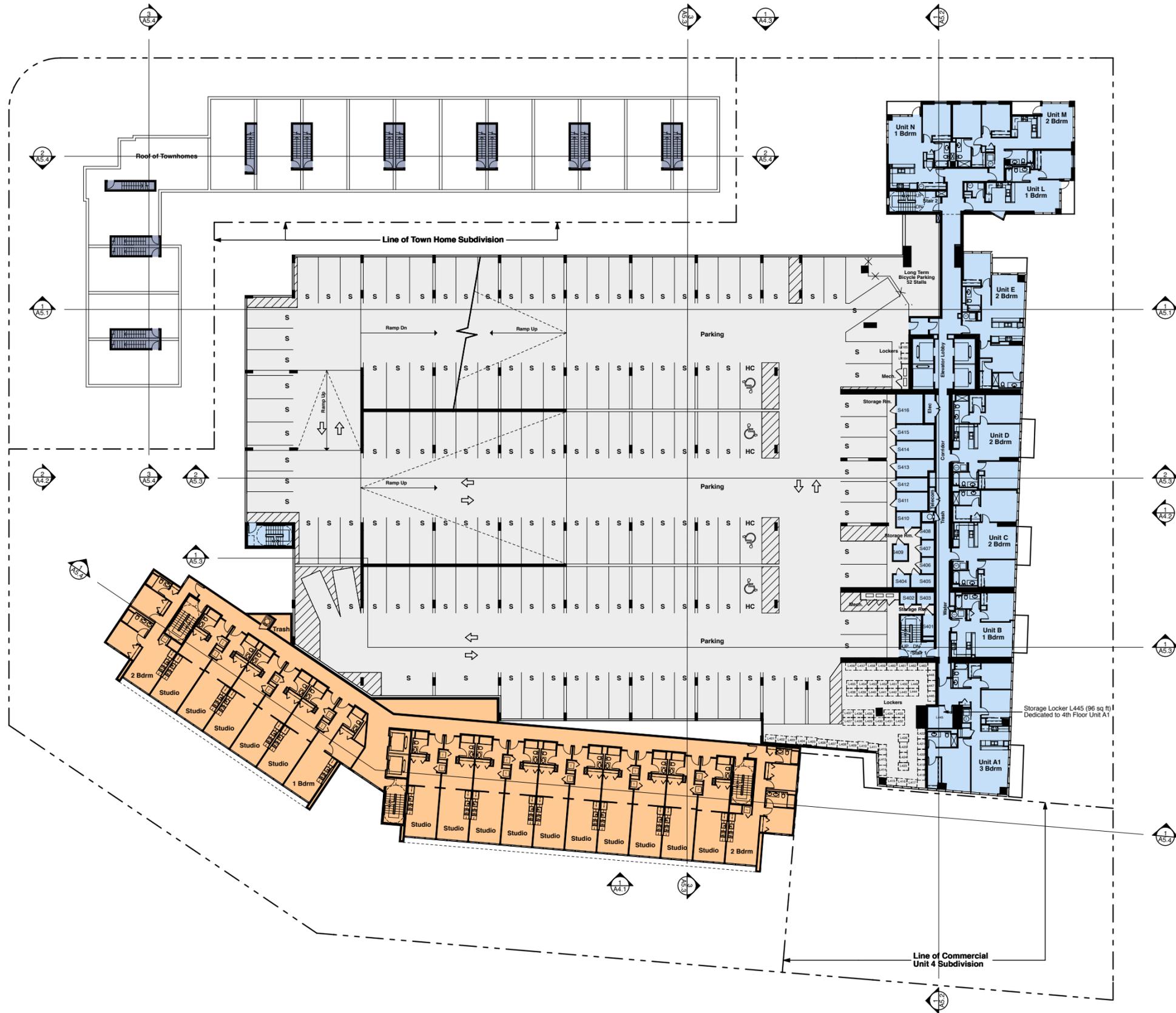
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A3.4

5/14/13
P/H # 122138

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4th Floor Plan
Scale: 1" = 40'



Parking Count

Type	Qty.
Standard (S)	136
Accessible (HC)	4
Total	140

Storage/Lockers

Type	Qty.	Area
Storage Rm.	16	885 sq ft
Locker	66	862 sq ft
Total	110	1,747 sq ft

Note: Lockers and Storage Room Areas Varies on Floor 3rd-6th

- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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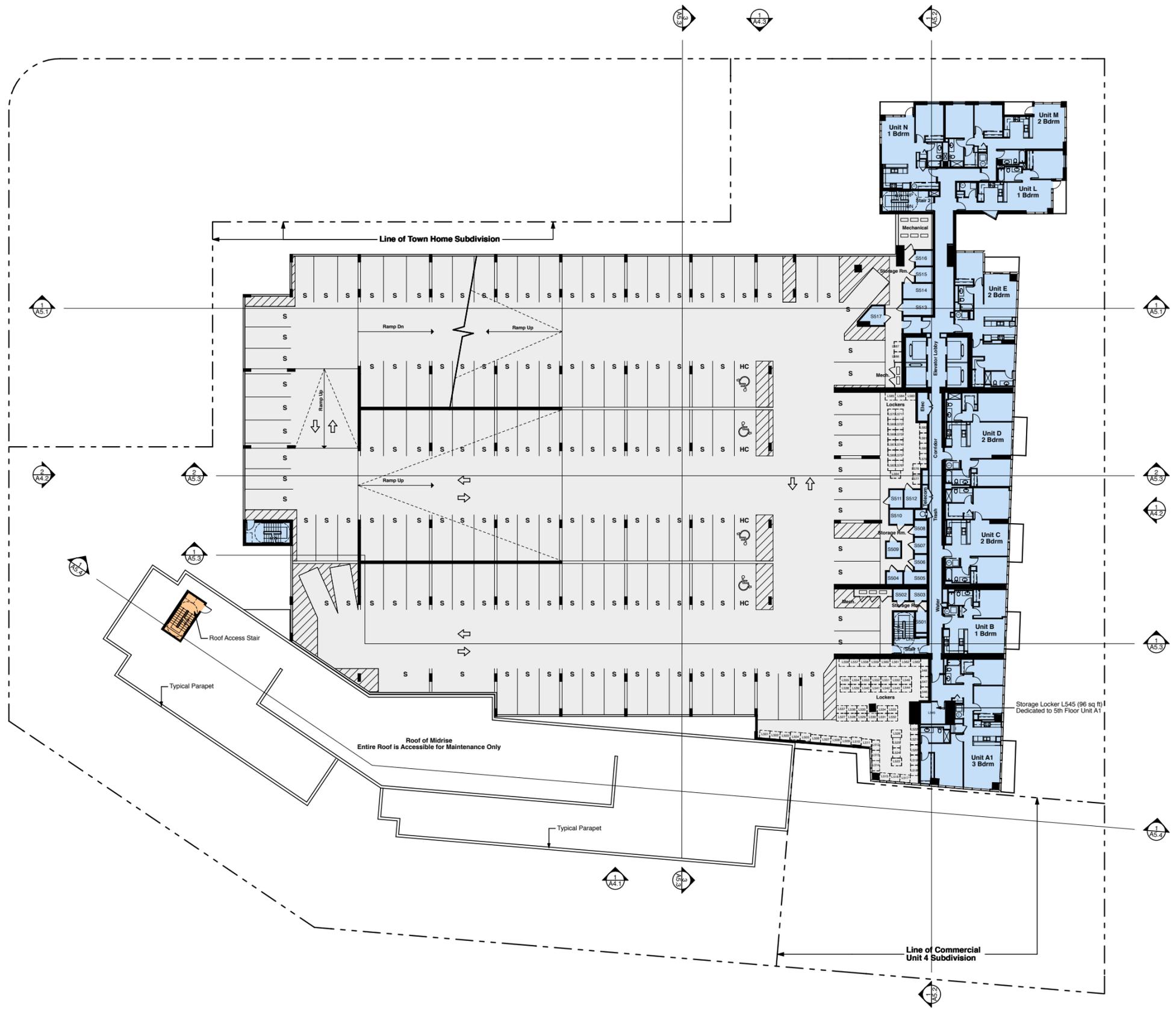
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A3.5

5/14/13
P/H # 122138

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5th Floor Plan
Scale: 1" = 40'



Parking Count

Type	Qty.
Standard (S)	136
Accessible (HC)	4
Total	140

Storage/Lockers

Type	Qty.	Area
Storage Rm.	17	672 sq ft
Locker	88	1,126 sq ft
Total	110	1,798 sq ft

Note: Lockers and Storage Room Areas Varies on Floor 3rd-6th

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- Mid-rise
- Townhomes
- Parking
- Commercial



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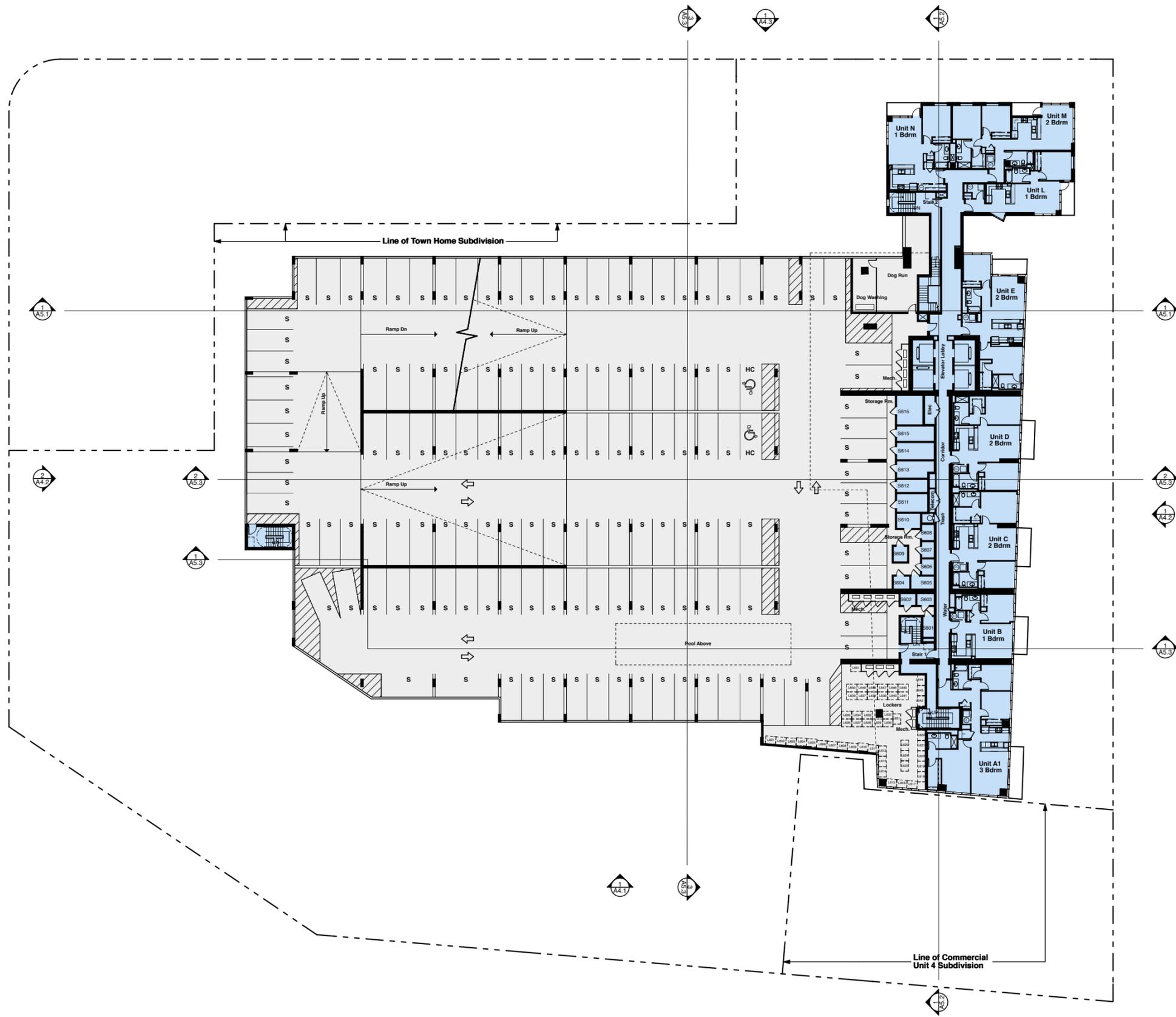
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A3.6

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6th Floor Plan
Scale: 1" = 40'



Parking Count

Type	Qty.
Standard (S)	137
Accessible (HC)	2
Total	139

Storage/Lockers

Type	Qty.	Area
Storage Rm.	16	885 sq ft
Locker	51	612 sq ft
Total	110	1,497 sq ft

Note: Lockers and Storage Room Areas Varies on Floor 3rd-6th

- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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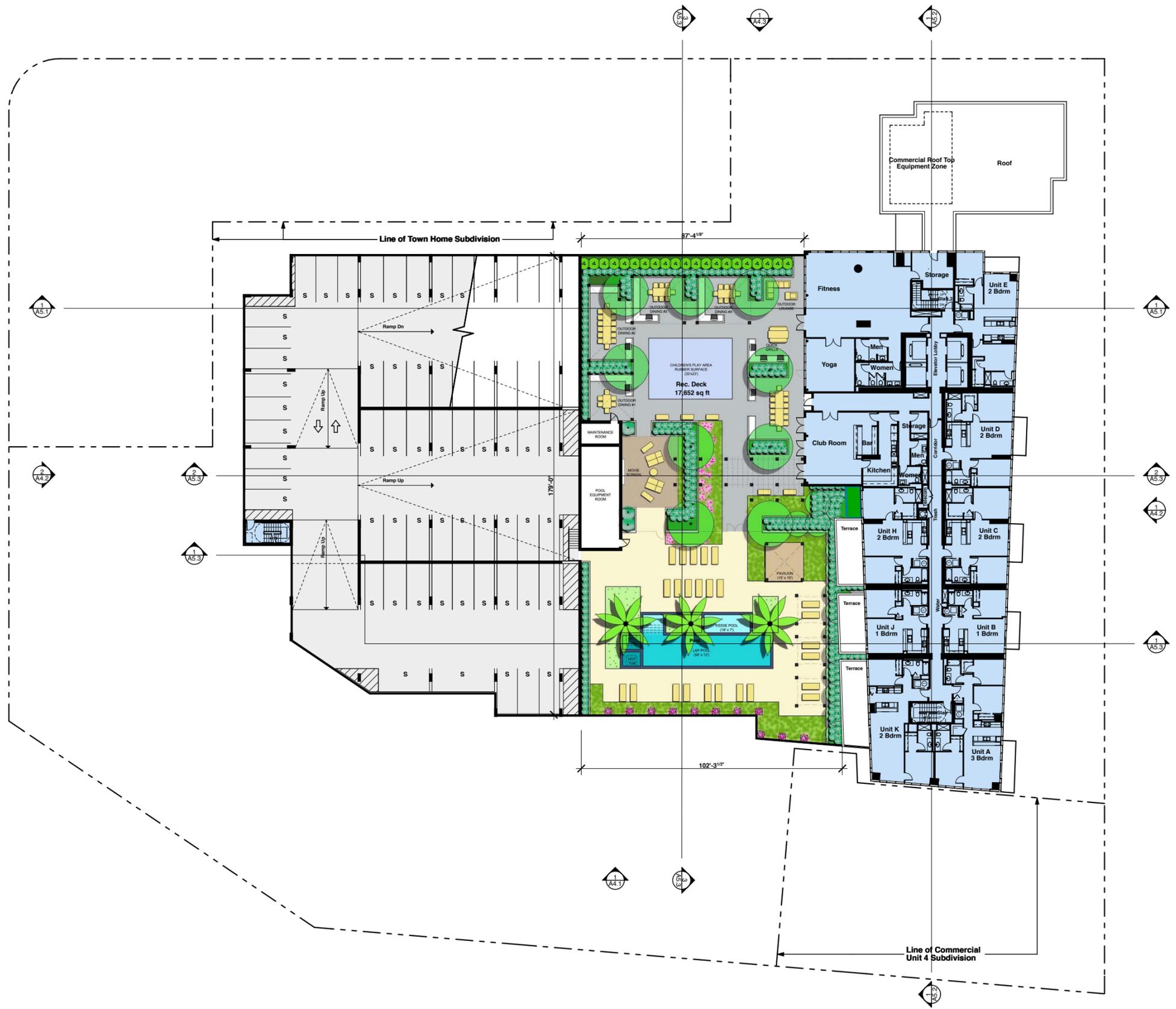
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A3.7

5/14/13
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7th Floor Plan
Scale: 1" = 40'



Parking Count

Type	Qty.
Standard (S)	53
Accessible (HC)	0
Total	53

- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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A3.8

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8th Floor Plan
Scale: 1" = 40'



- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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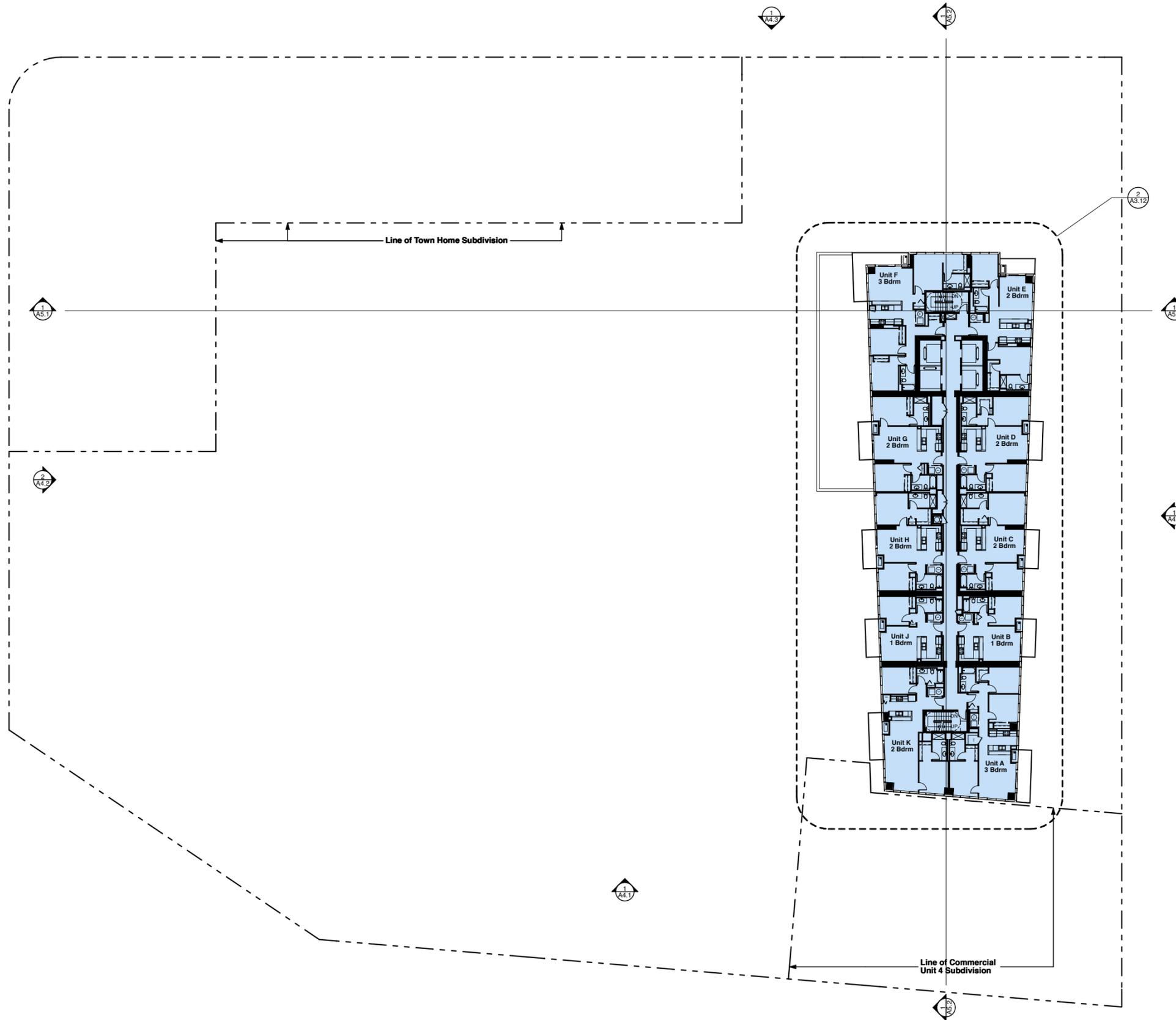
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A3.9

5/14/13
P/H # 122138

9th-33rd Floor Plan
Scale: 1" = 40'



- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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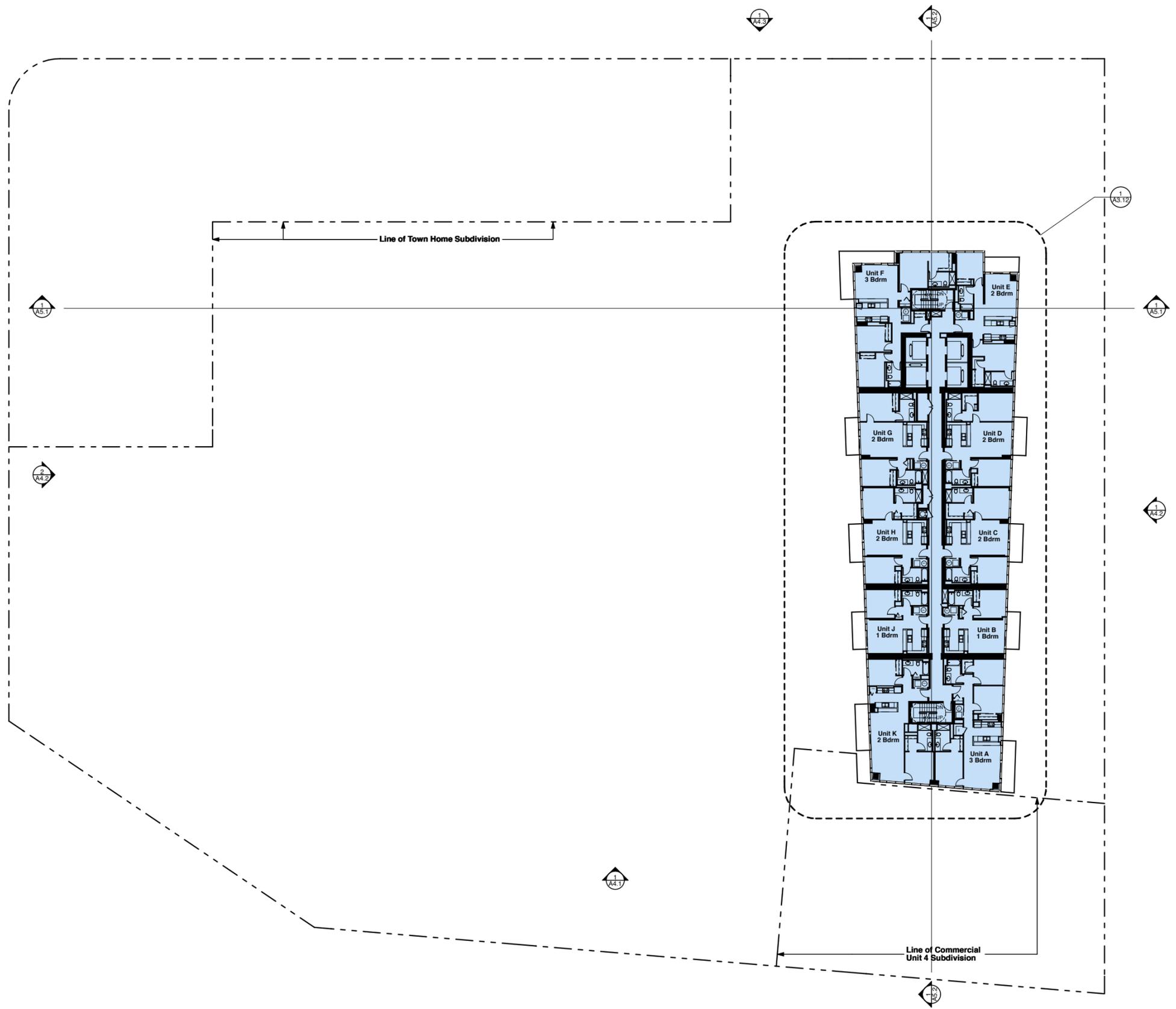
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A3.10

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34th-43rd Floor Plan
Scale: 1" = 40'



- Residential Tower
- Mid-rise
- Townhomes
- Parking
- Commercial



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A3.11

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Typ. Residential Floor Plans



2
A3.12 9th-33rd Floor
SCALE: 1" = 20'



1
A3.12 34th-43rd Floor
SCALE: 1" = 20'



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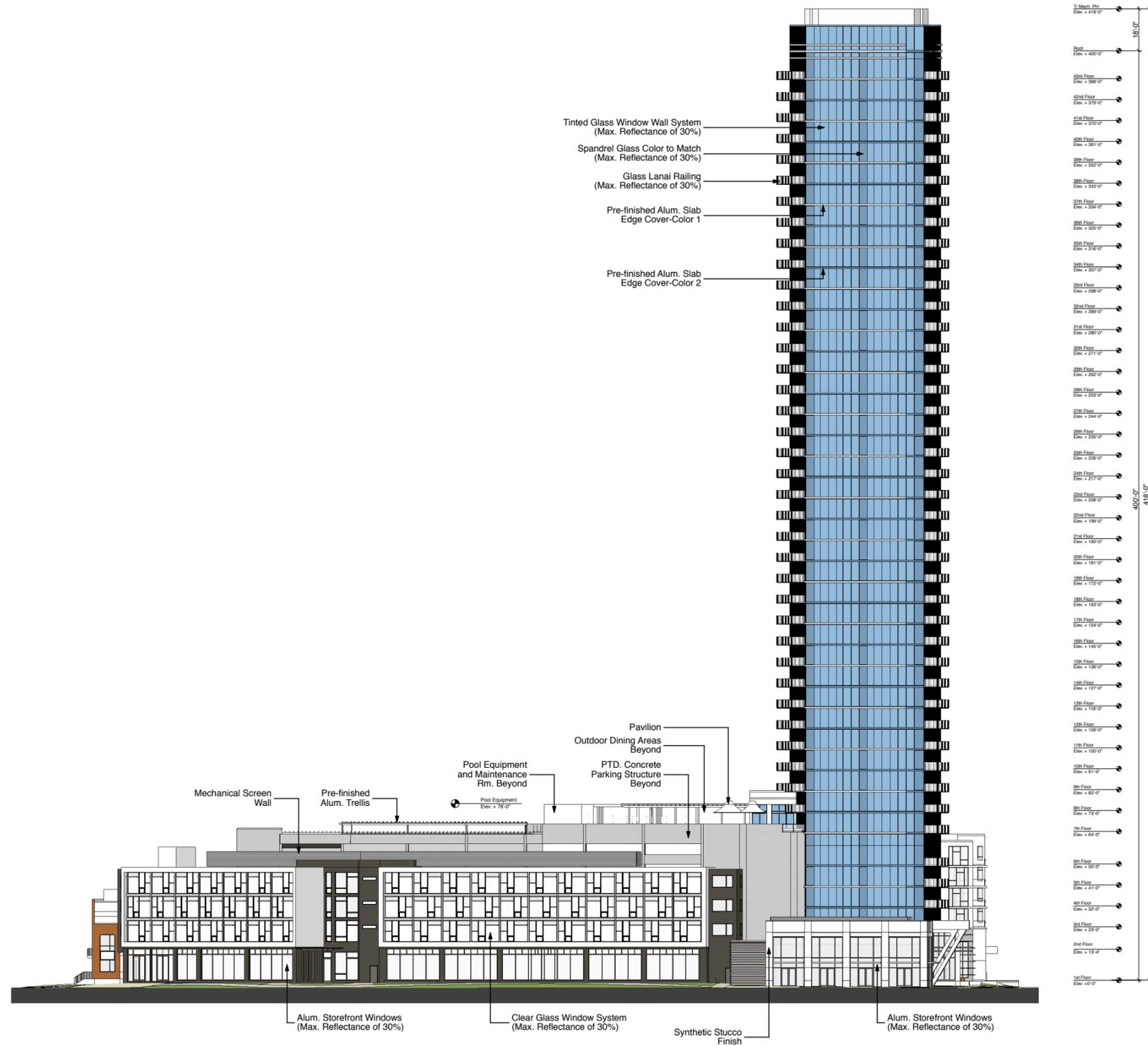
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A3.12

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P/H # 122138

Elevation
Scale: 1" = 50'



1
A4.1 Elevation Along Ala Moana

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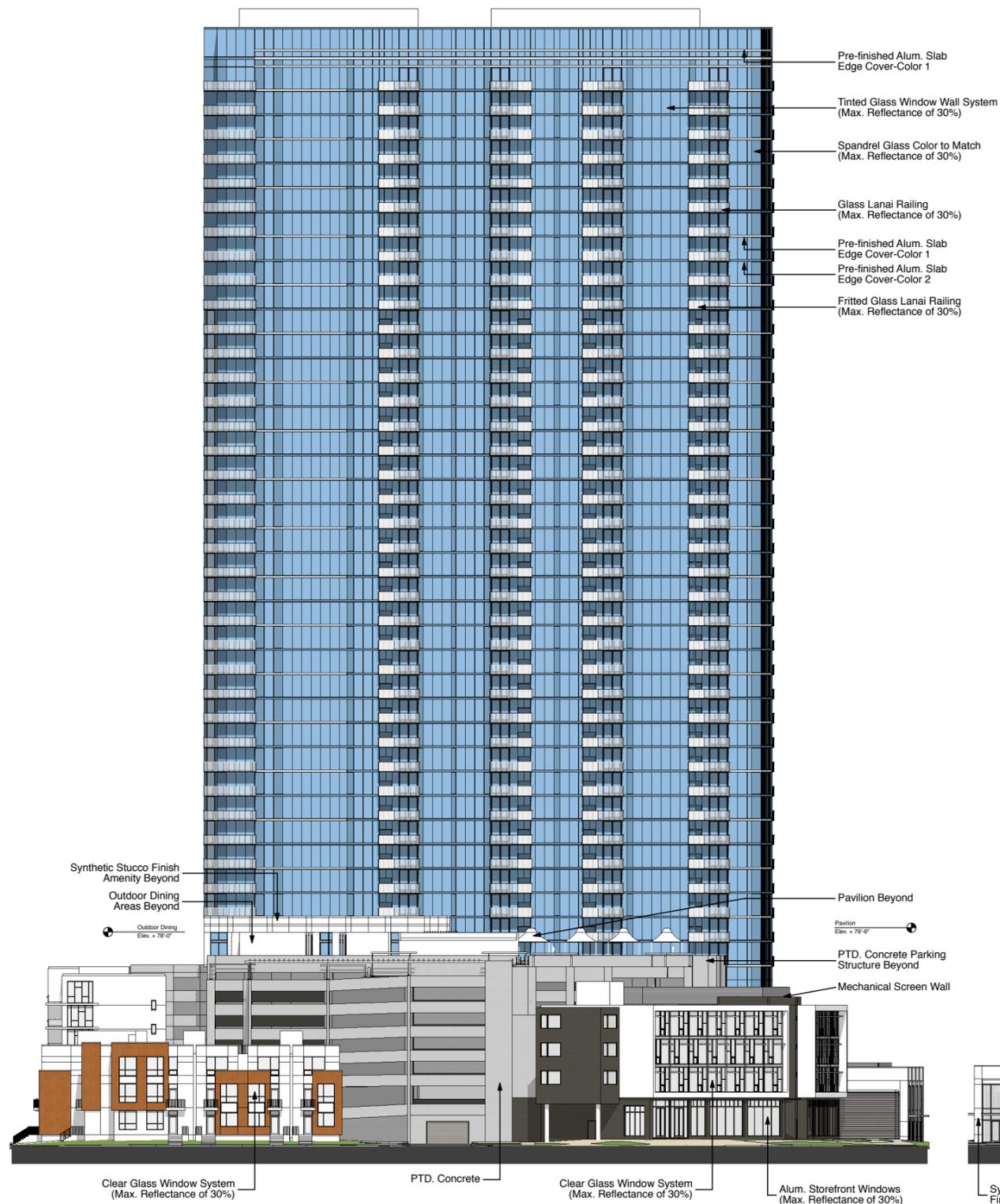


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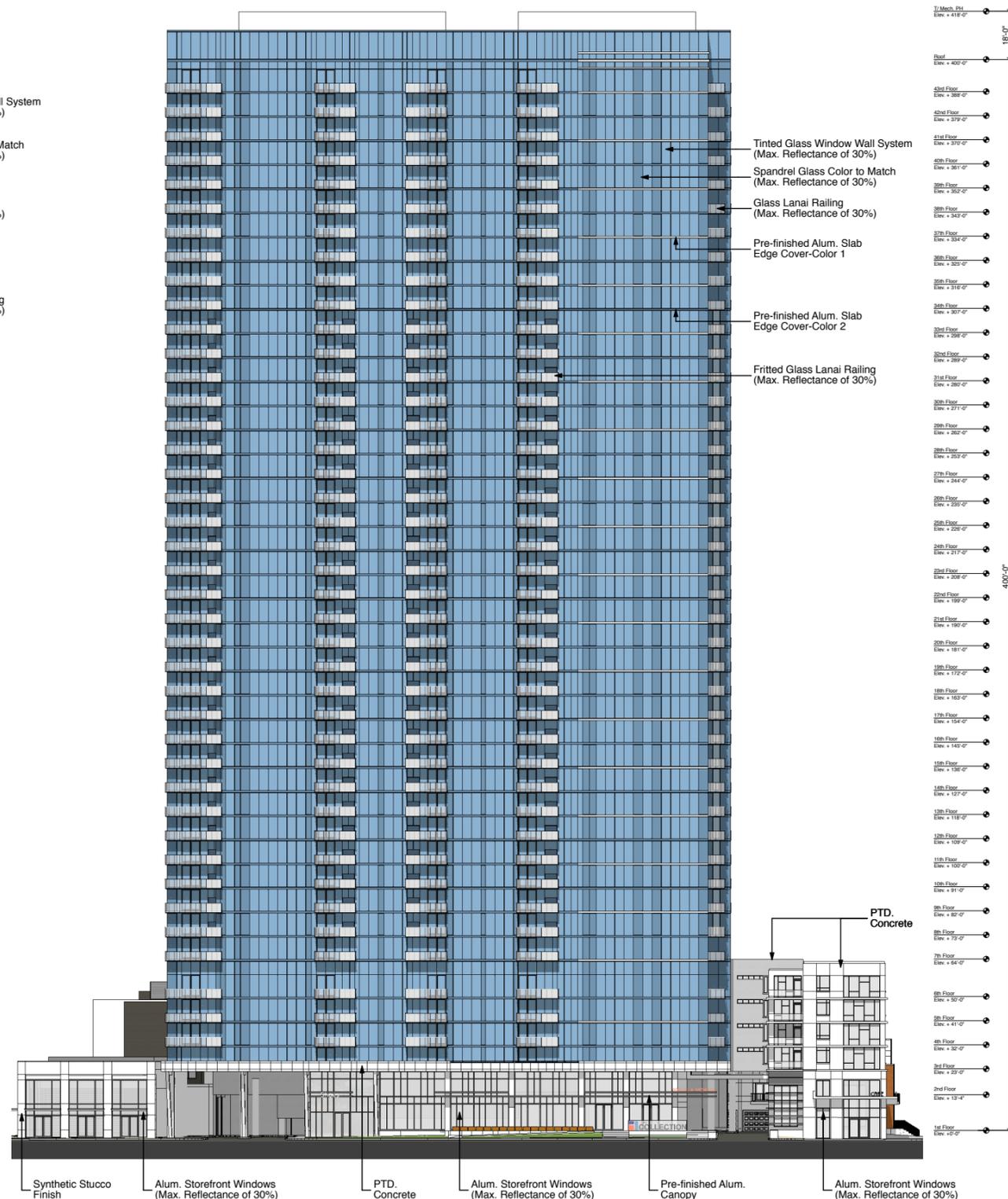
A4.1

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P/H # 122138

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2 A4.2 Elevation Along South



1 A4.2 Elevation Along Keawe

Elevations
Scale: 1" = 50'

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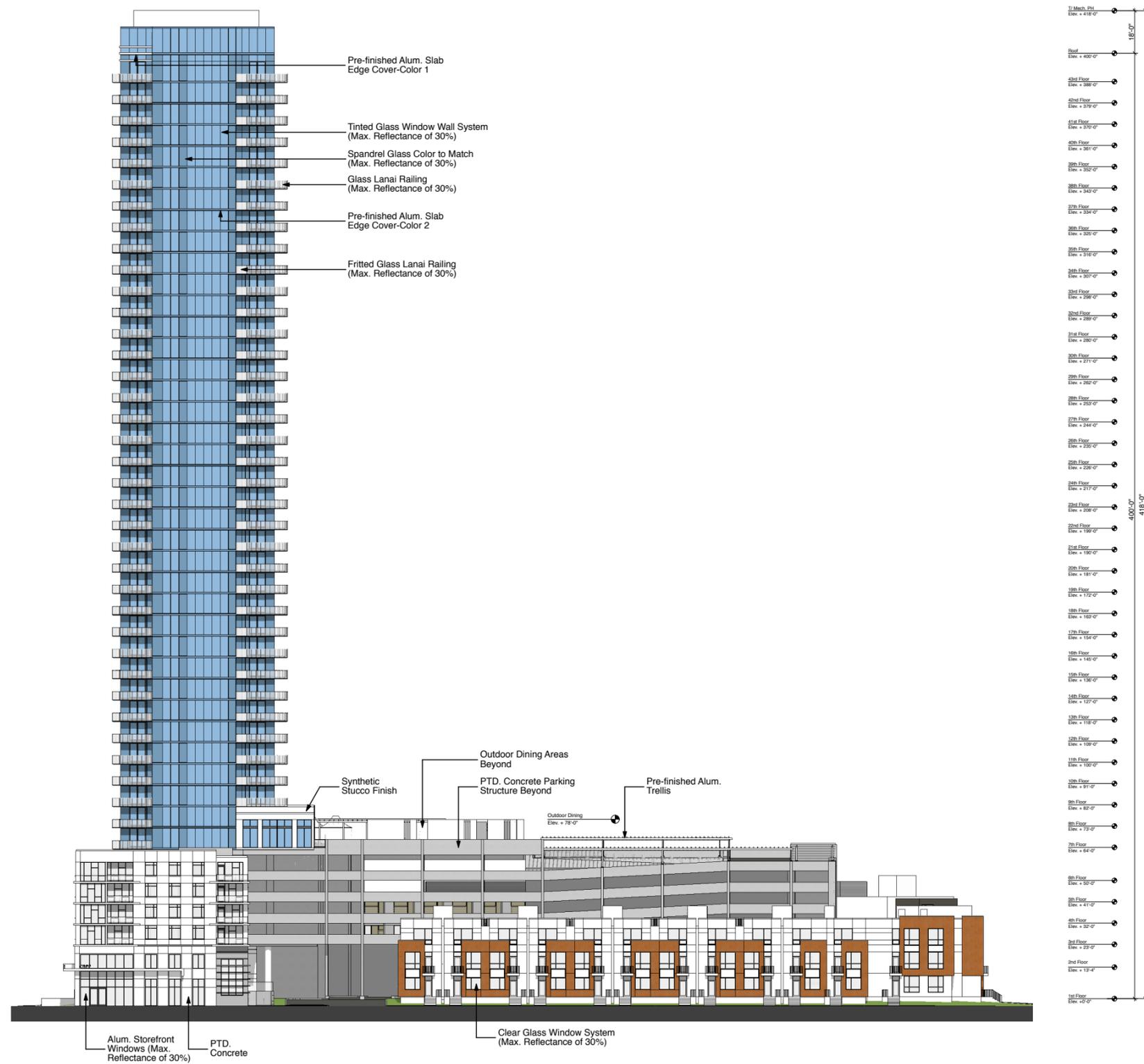
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Elevation
Scale: 1" = 50'

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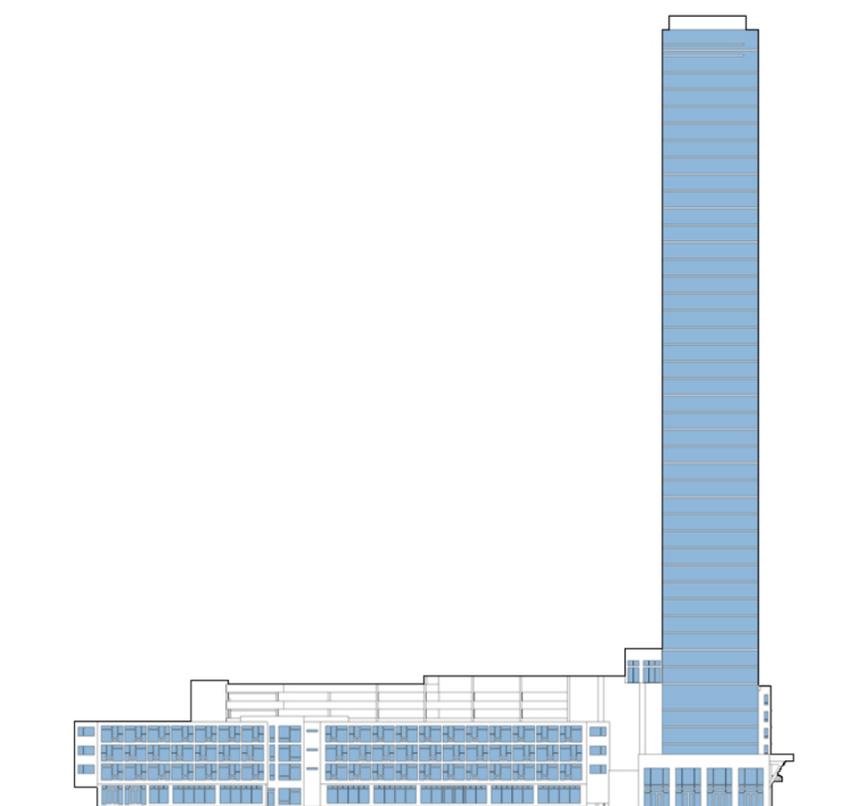
A4.3

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1
A4.3 Elevation Along Auahi

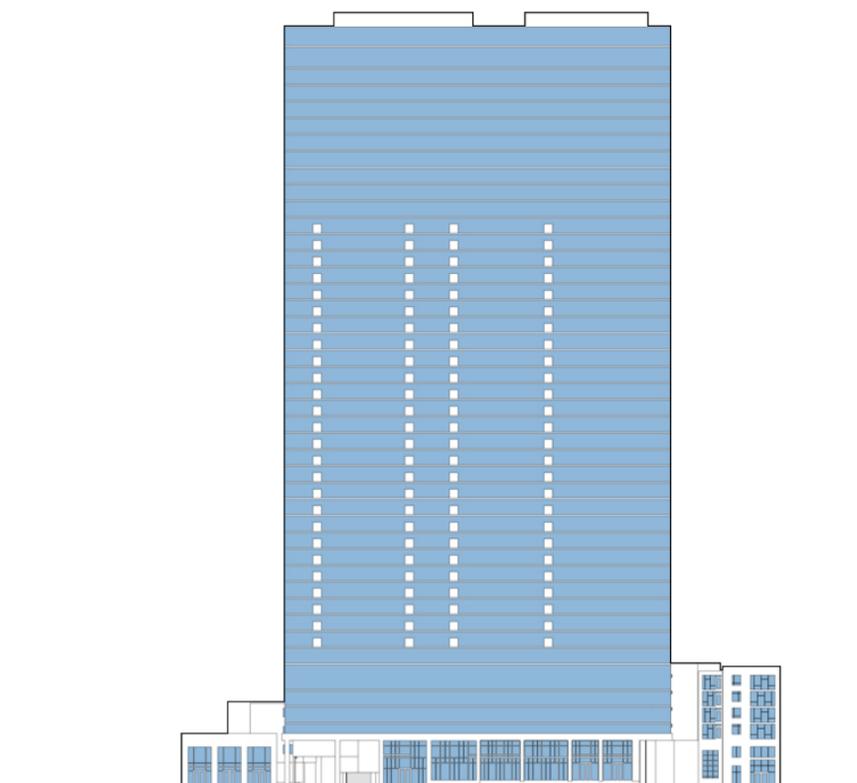
Reflective Surface Area Diagram

Note: All Glass Max.
Reflectance of 30%



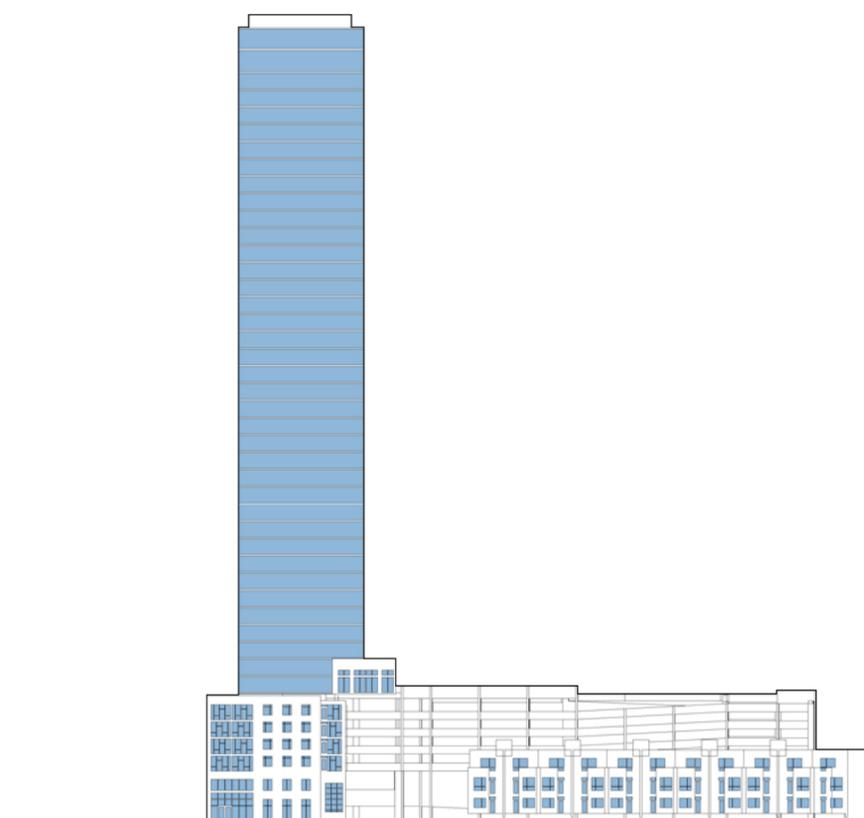
Ala Moana Blvd

62% Glazed / 38% Not Glazed



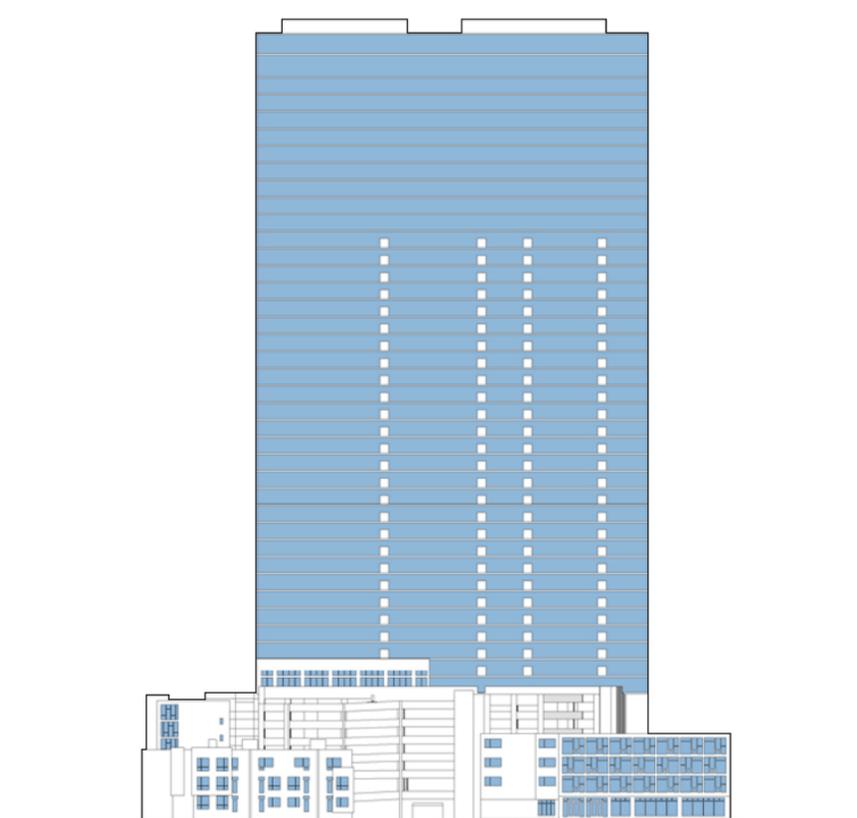
Keawe Street

82% Glazed / 18% Not Glazed



Auahi Street

56% Glazed / 44% Not Glazed



South Street

80% Glazed / 20% Not Glazed



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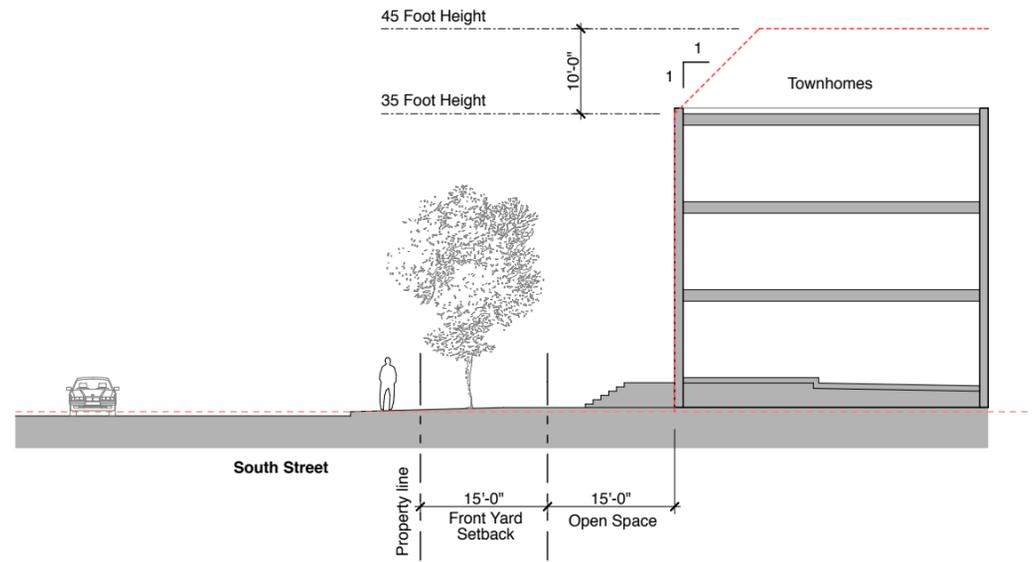
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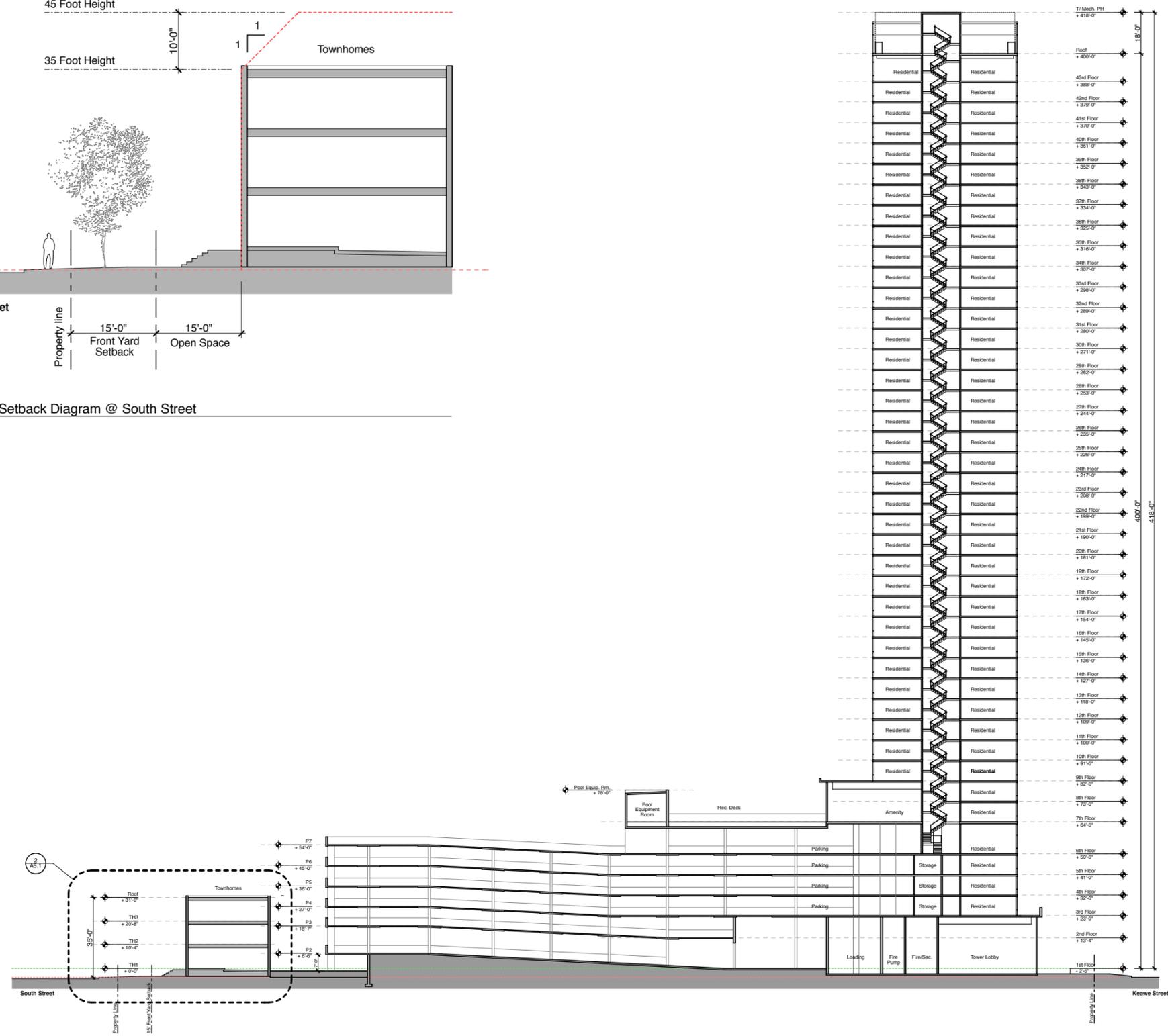
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A4.4

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2 A5.1 Typical View Corridor Setback Diagram @ South Street



1 A5.1 Building Section

Building Section
Scale: 1" = 50'



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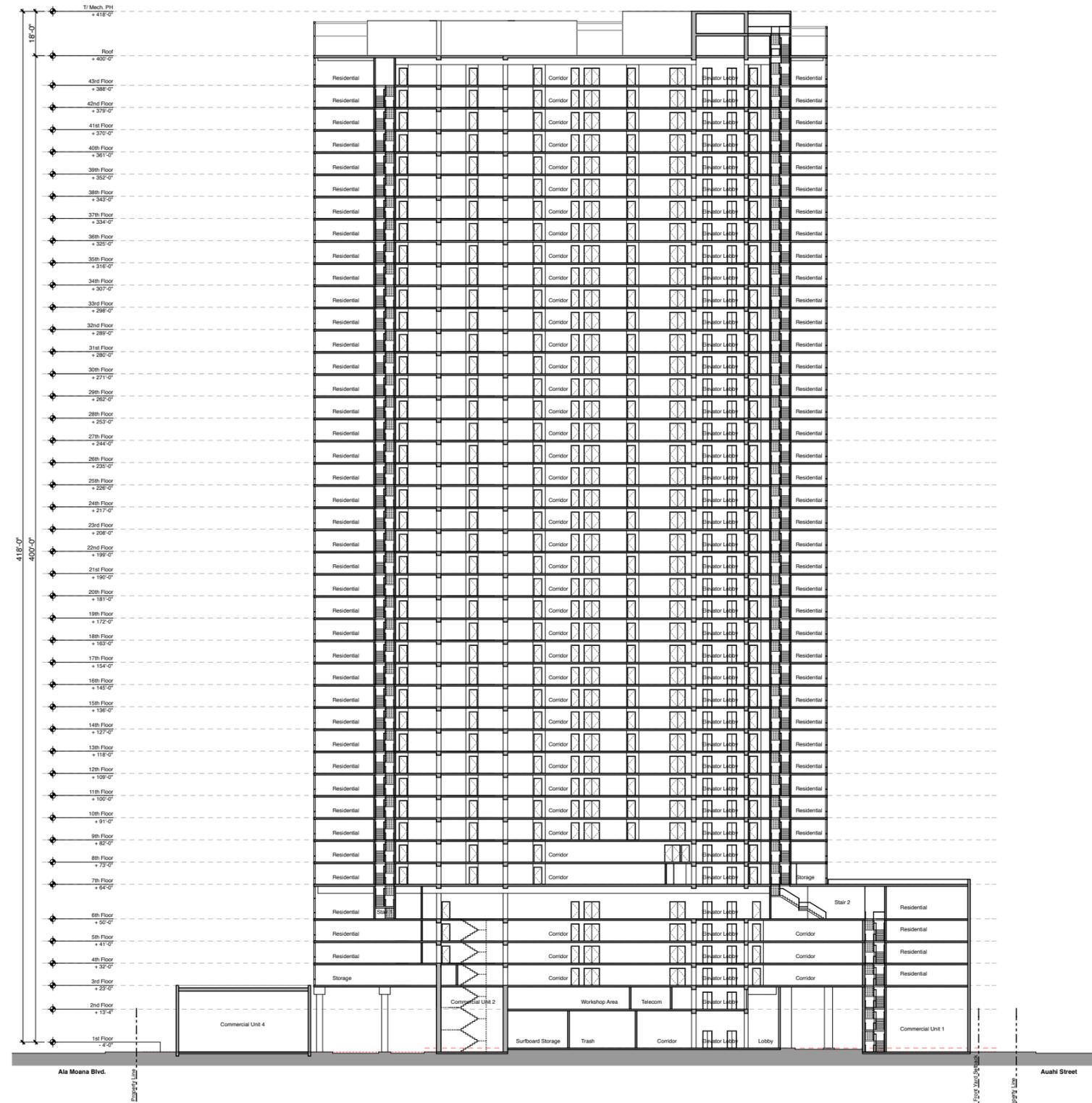
A5.1

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Building Section
Scale: 1" = 50'



1
A5.2 Building Section



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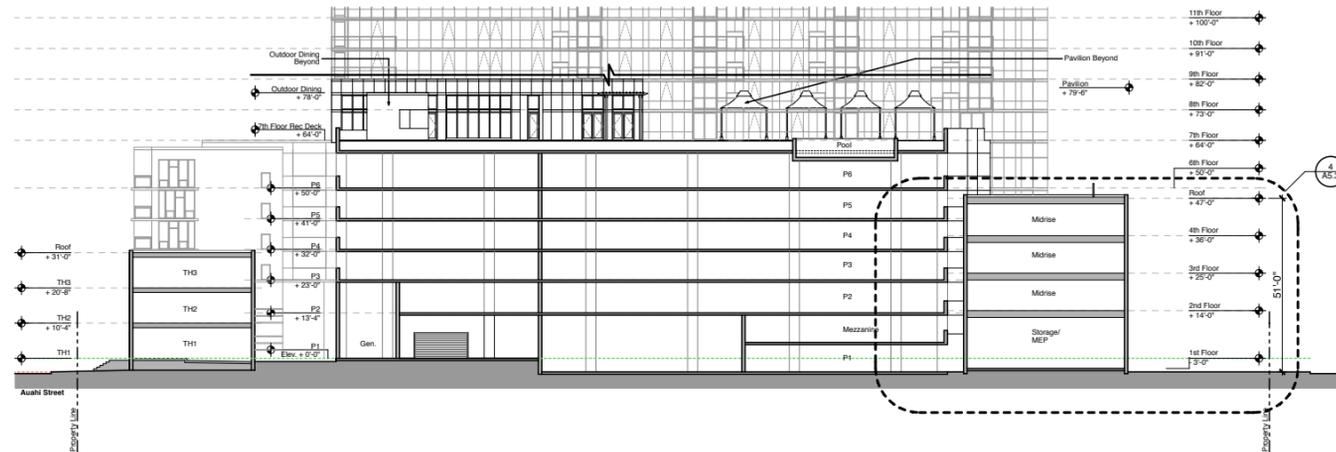
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A5.2

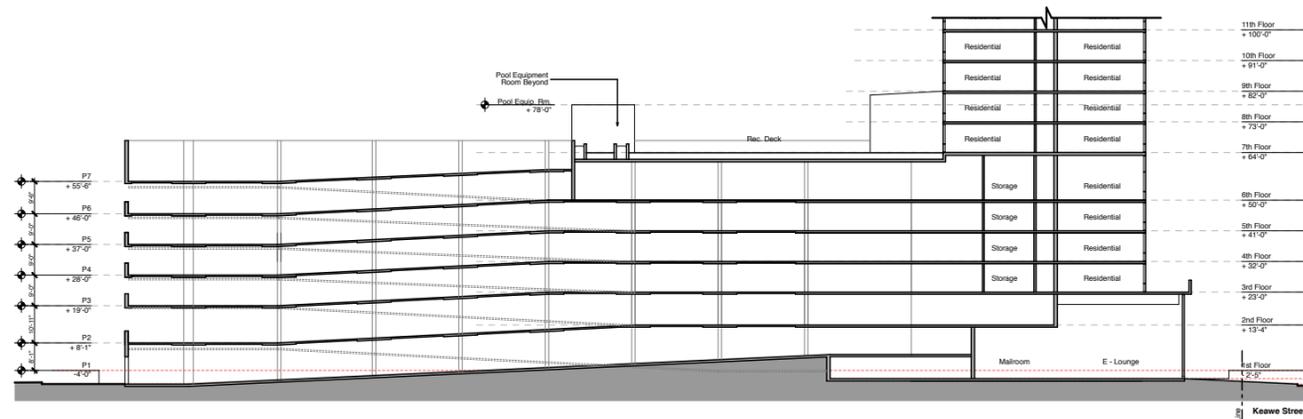
5/14/13
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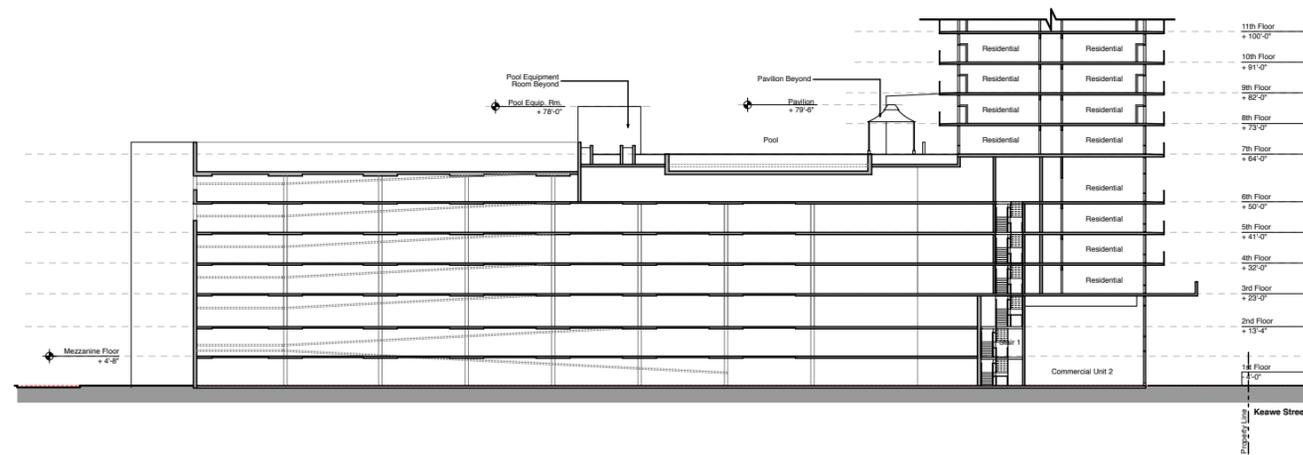
Building Section
Scale: 1" = 50'



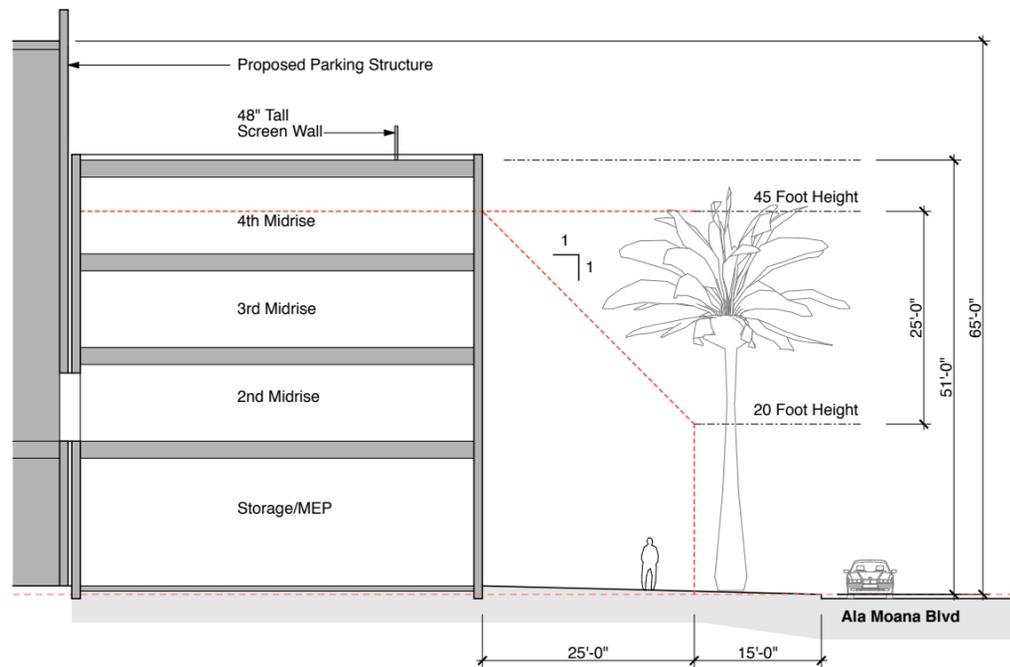
3 Building Section
A5.3



2 Building Section
A5.3



1 Building Section
A5.3



4 Typical View Corridor Setback Diagram @ Ala Moana Blvd.
A5.3



View from Ala Moana & Keawe

Rendering
Scale: N.T.S.

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A6.1

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Rendering
Scale: N.T.S.



View from Auahi & South



View from Ala Moana & South

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A6.2

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Ground Floor Landscape
Scale: N.T.S.



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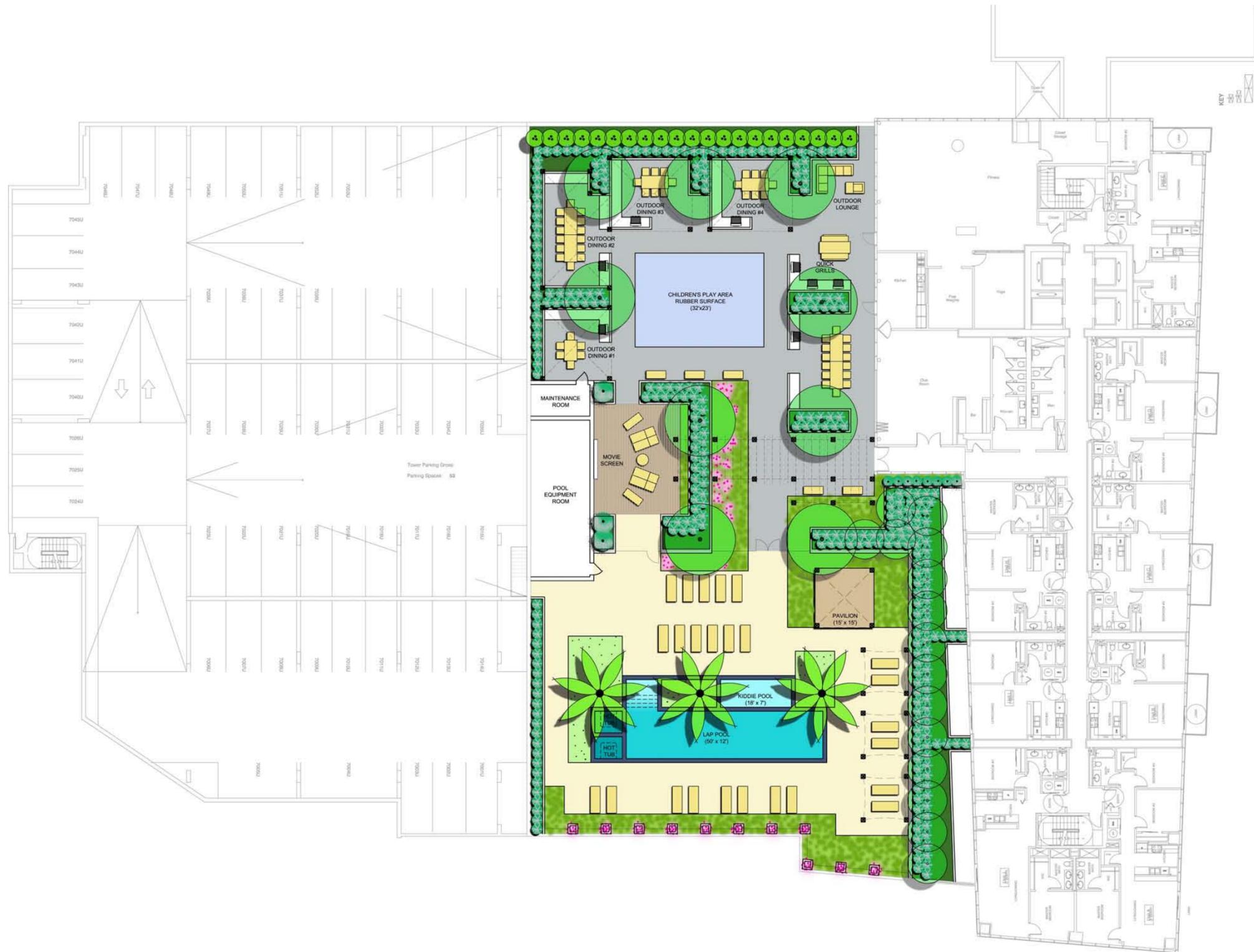
L1.1

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7th Floor Landscape
Scale: N.T.S.



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L1.2

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Kaka'ako The Collection Conformance to Mauka Area Rules and Plan (Unofficial Compilation, June 2005)

Category	Mauka Area Rules & Plan, Unofficial Compilation June 2005:	Requirements (Allowable)	Proposed	Comments
Site Area			TMK Nos. (1)2-1-055: 004, 009, 017=144,635sf	
Density	§15-22-116 Maximum Development Height, Density & Footprint	For lots greater than or equal to 80,000sf, a 3.5 FAR limit shall be observed.	4.25 FAR allowable per Kaiaulu 'o Kaka'ako Master Plan (KKMP)	
Height	§15-22-116 Maximum Development Height, Density & Footprint	For lots greater than or equal to 80,000sf, a maximum height of 400' shall be observed.	A maximum height of 400' shall be observed.	Necessary utilitarian features not to exceed 18' above 400' height limit.
Front Yards	§15-22-63.1 General Requirements: Front Yards	Minimum front yards for each development lot shall be 15'.	15' setback (Tower) 15' setback (Annex Building) 40' setback (Mid-rise) 15' setback (Townhomes)	
Rear & Side Yards	§15-22-63.2 General Requirements: Side and Rear Yards	Minimum side and rear yards for each development lot shall be 10'.	Minimum 10' setback	
Open Space	§15-22-64 Open space	The minimum amount of open space shall be the lower of: Ten percent of the lot area; or twenty-five percent of the lot area less the required yards areas.	KKMP Requires 11.06% open space. Site Area of 144,635sf x11.06%=15,997 SF 16,802 SF of open space	
Recreation Space	§15-22-65 Recreation space	Development lots within a land use zone with 20,000sf or more of land area shall provide 55sf of recreation space per dwelling unit.	55sf x 467 Units = 25,685sf of recreation space	
View Corridors	§15-22-66 View Corridors (South Street)	20' Height at 15' Setback w/ 1:1 Slope to 45' (Podium) and 75' (Tower Setback)	30' setback (Townhomes)	
	§15-22-66 View Corridors (Ala Moana Blvd.)	20' Height at 15' Setback w/ 1:1 Slope to 45' (Podium) and 75' (Tower Setback)	40' setback (Mid-rise) 75' setback (Tower)	
Off-Street Parking	§15-22-67 Off-street Parking: Eating & Drinking Establishments .9 per 300sf of eating and drinking area + .9per 25sf of dance floor area +444sf of kitchen or accessory area	4,027sf / 300sf=13.42 x .9 =12.08 =13 stalls 1,500sf / 444sf=3.38 = 4 stalls 13 + 4 =17 stalls	=41 stalls provided	

**HCDA Planned Development Requirements
The Collection (Kaka'ako, Block E)
May 14, 2013
Exhibit A**



Category	Mauka Area Rules & Plan, Unofficial Compilation June 2005:	Requirements (Allowable)	Proposed	Comments
	<p>§15-22-67 Off-street Parking: Multi-family Dwellings (Tower)</p> <p>600sf or less: 0.9 per unit</p> <p>600sf-800sf: 1.13 per unit</p> <p>800sf +: 1.35 per unit</p>	<p>86 units x 1.13 stalls = 97.18 = 98 stalls</p> <p>311 units x 1.35 stalls = 419.85 = 420 stalls</p> <p>98 + 420 = 518 stalls</p>	=739 stalls provided	
	<p>§15-22-67 Off-street Parking: Multi-family Dwellings (Mid-rise)</p> <p>600sf or less: 0.9 per unit</p> <p>800sf +: 1.35 per unit</p>	<p>48 units x .9 stalls = 43.2 = 44 stalls</p> <p>6 units x 1.35 stalls = 8.1 = 9 stalls</p> <p>44 + 9 = 53 stalls</p>	=78 stalls provided	
	<p>§15-22-67 Off-street Parking: Detached Dwellings & Duplex Units</p> <p>2 per unit, plus 1 per 1,000sf of floor area over 2,500sf</p>	16 units (each less than 2,500sf) x 2 = 32 stalls	=32 stalls provided	
	<p>§15-22-67 Off-street Parking: Commercial</p> <p>1 per 444sf of floor area</p>	7,460 / 444sf = 16.8 stalls = 17 stalls	=24 stalls provided	
Off-Street Loading	<p>§15-22-68 Off-street Loading: Retail / Eating & Drinking Establishments</p> <p>2000sf-10,000sf: 1</p> <p>10,001sf-20,000sf: 2</p> <p>20,001sf-40,000sf: 3</p> <p>40,001sf-60,000sf: 4</p> <p>Each Additional 50,000sf over 60,000sf: 1</p>	<p>1,138sf (c.u. 2) + 5,527sf (c.u. 4) = 6,665sf</p> <p>=6,665sf = 1 loading stall</p>	=1 loading stall provided	Commercial unit 2 & 4 shall have shared access to the loading stall
	<p>§15-22-68 Off-street Loading: Multi-family Dwellings (Tower)</p> <p>20,000sf-150,000sf: 1</p> <p>150,001sf-300,000sf: 2</p> <p>Each additional 200,000sf over 300,000sf: 1</p>	=504,069sf = 4 loading stalls	<p>2 stalls 12'x35'x14'(h)</p> <p>2 stalls 8.5'x19'x10'(h)</p> <p>=4 loading stall provided</p>	Commercial unit 1 shall have access to the Tower loading stalls
	<p>§15-22-68 Off-street Loading: Multi-family Dwellings (Mid-rise)</p> <p>20,000sf-150,000sf: 1</p> <p>150,001sf-300,000sf: 2</p> <p>Each additional 200,000sf over 300,000sf: 1</p>	=48,363sf = 1 loading stall	=1 loading stall provided	Commercial unit 5 shall have access to the Mid-rise loading stall

**HCDA Planned Development Requirements
The Collection (Kaka'ako, Block E)
May 14, 2013
Exhibit A**



Category	Mauka Area Rules & Plan, Unofficial Compilation June 2005:	Requirements (Allowable)	Proposed	Comments
Signs	§15-22-69 Signs	Signs shall conform to the "B-2 Community Business District".	Signs shall conform to the "B-2 Community Business District" sign regulations of the land use ordinance.	
Architectural Criteria	§15-22-70: Roof-top	Rooftop elements shall be screened from view by architectural or landscape treatments.	Rooftop elements shall be screened.	
	§15-22-70: Parking Structures	Parking structures shall have a minimum fifteen foot landscape strip within the front yard setback along all adjacent streets.	Parking structures shall have a minimum fifteen foot landscape strip within the front yard setback.	
Lanai Enclosures	§15-22-72: Lanai Enclosures	Area approved as a lanai and not included as floor area shall not be enclosed without first meeting all applicable requirements relating to the addition of floor area.	Spaces designated as a lanai shall not be enclosed.	
Dedication of Public Facilities	§15-22-73 Dedication of Public Facilities	3% Commercial Floor Area 4% Residential Floor Area to be constructed exclusive of floor area devoted to reserve housing units and their associated common areas in proportion with the floor area of other users.	Commercial 12,987sf 3%= 390sf Residential 579,675sf 4%= 23,187sf Total= 23,577sf Provided by Kamehameha Schools	
Properties Abutting the Hawaii Capital District	§15-22-75: Properties Abutting the Hawaii Capital District	Any property within the Mauka area which abut the boundaries of the Hawaii capital district shall be designed to be compatible with the sites and structures within the Hawaii capital district.	This project site does not abut the Hawaii Capital District.	
Utilities Required to be Underground	§15-22-76: Utilities required to be Underground	Public Utility companies shall place utility lines underground within the Mauka area.	The utility lines shall be placed underground.	
Performance Standards	§15-22-77: Performance Standards	No building wall shall contain a reflective surface more than 30% of that wall's surface area.	Vision & spandrel glass shall have a maximum reflectance of 30%.	
Requirement of Providing Reserved Housing Units	§15-22-115 Requirement of providing reserved housing units	20% of the total number of dwelling units of development for sale or rental.	467 dwelling units/80% =583.75 total dwelling units 583.75 d.u. - 467 d.u. =116.75 d.u. 117 dwelling units provided by Kamehameha Schools	
Landscaping	§15-22-144 Landscaping	Along major streets, tree species, spacing, and location shall be in accordance with Major Street System Trees Table.	Major Street System Trees: Ala Moana St.- Coconut Palm: 3 palms min. per 100 ft. at front yard setback South St.- Autograph Tree: 40 ft. on center at front yard setback	

The project will conform to the HCDA 2005 Mauka Area Rules with the exception of the parking podium height and residential liner. The proposed parking podium height is 65', compared against the allowable 45' as stated in the 2005 HCDA Mauka Area Rules. A 65-foot parking podium height limit allows for a smaller parking structure footprint, which enhances the site design quality of The Collection and proposed neighborhood. Increasing the height limit of the residential liner in conjunction with the podium height greatly reduces the view of the parking podium from the pedestrian and vehicular thoroughfare at Ala Moana Blvd (refer to section 2 on sheet A5.2). These benefits are consistent with the design principles for a live-work-play street-scape as promoted by both the HCDA 2005 Mauka Area Rules and Kamehameha Schools Master Plan. The podium height increase with residential liner will allow active architectural elements to reduce visual impact of the parking structure and promote a sustainable, walkable community. Onsite active screening elements include:

- A 4-story mid-rise residential/retail building on Ala Moana Blvd.
- Rear-loaded townhomes along South St. and Auahi St.
- Commercial retail as promoted by the Hawaii Community Development Authority (HCDA) and Kamehameha Schools (KS) at the intersections of Keawe St. and Auahi St., Keawe St. and Ala Moana Blvd., and South St. and Ala Moana Blvd.
- Open space green belt along Ala Moana Blvd. to connect with the current triangle green belt park at Waterfront Plaza.

As stated in the HCDA 2005 Mauka Area Rules, the Platform height may be commensurately modified to exceed 45' where:

- Subsurface construction is infeasible (Section 15-22-120-7A):
 - Subsurface construction on The Collection Site has confirmed existing hazmat materials, which have been previously encapsulated to reduce environmental impact. Subsurface construction would disturb contaminants, increasing environmental risks.
 - The water table beneath the site is 6.7' below existing grade. Subsurface construction would breach the water table layer creating unnecessary negative effects on the environment.

- While previous borings did not result in archeological finds, increased subsurface construction increases the risk of disturbing cultural remains.
- Design requirements for ceiling height clearances require height adjustment (Section 15-22-120-7B):
 - The proposal to provide 918 residential parking stalls and 65 commercial parking stalls using the reduced footprint design requires a 6.5 story parking structure with an average floor height of 10', resulting in a 65' high parking podium.
- Industrial, commercial, residential or community service are substantially located within the platform, especially along streets or public spaces (Section 15-22-120-7C):
 - Residential Townhouses are located along Auahi St. and Keawe St., reducing the visual impact of parking structure.
 - Commercial spaces are located at key intersections on site including South St. and Ala Moana Blvd., Keawe St. and Auahi St., and Keawe St. and Ala Moana Blvd.
- Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade-level open space (Section 15-22-120-7D):
 - 11.8% open space has been provided in comparison with the 10% open space required by the HCDA.
 - Building façade along Ala Moana Blvd. has been shifted away from Ala Moana Blvd. creating a pedestrian friendly experience.



Exhibit C: Preliminary Project Development Program and Phasing schedule

The Collection is composed of a 397 residential unit tower on Keawe St., 54 unit midrise structure along Ala Moana Blvd., and 16 townhouses along South St. and Auahi St.

Sales are expected to begin the third quarter of 2013, the building permit is planned to be approved by the first quarter of 2015, and construction for the project is anticipated to begin the fourth quarter of fiscal year 2014 and continue through the fourth quarter of fiscal year 2016. During this time, construction of the Tower, midrise and townhouses are planned to be phased based on current construction methodology and site conditions resulting in the following building sequence:

- 1st: 43 Story Residential Tower and Parking Structure
- 2nd: 4 Story Midrise Residential structure
- 3rd: Townhouses along South St. and Auahi St.

Exhibit D: Tenant Relocation

The property at 604 Ala Moana Boulevard (TMK# 2-1-055:004, 009,017), consisting of 114,598 square feet of land and 37,800 square feet of building, is currently leased by Auto Mart USA, a car dealership specializing in pre-owned automobiles. The Trustees of the Estate of Bernice Pauahi Bishop (KS) leased the property to Auto Mart USA for a period of 30 months which expires on July 31, 2013. KS is in close communications with the tenant. The current lease is scheduled to expire approximately one year prior to the start of construction.

KS intends to work with the tenant to explore relocation alternatives that may be available at the time of lease expiration. This will include the evaluation of relocation, if possible, to other properties controlled by KS within KCDD or other suitable locations on other lands owned by KS. HCDA Mauka Area Rules require at least 60 days' prior written notice of any eviction. KS intends to give 120 days' prior written notice to any tenant within the Master Plan Area who will be displaced.



The Collection LLC. is committed to achieving sustainability through responsible design and incorporating green building design principles into their projects regardless of size or complexity. Sustainable practices are the responsibility of developers to future residential users and the overall community of Oahu. Green building practices are not limited to one area of the development process but instead involve the entire project from site planning through building design to resident education and promoting sustainable transit oriented practices. By following this approach, the project can achieve the greatest benefits.

In the spirit of sustainability, The Collection will incorporate a wide variety of sustainable features. Our green building process incorporates the principles of best management practices to best address key components to create a sustainable project including: water conservation, energy efficiency, storm water management, convenient recycling, and the promotion of alternative transportation. While LEED accreditation will not be pursued for this project, sustainable principles outlined in the Kamehameha Schools Master Plan have been used to ensure The Collection exemplifies sustainability in both building systems design and the lifestyle of future residents. The sustainability approach outlined below describes how The Collection will integrate sustainable principles in the overall project design.

Sustainability Approach

Water Conservation:

- Drought tolerant plant species to be used in landscaping where feasible.
 - Coconut Palm (Street Tree along Ala Moana Blvd.)
 - Loulu Palm (Street Tree along Auahi St.)
- Utilize high efficiency irrigation systems.
 - Drip irrigation to be utilized on the recreation deck.
 - High efficiency sprinkler heads to be utilized where feasible.
 - Pressure regulating devices to maintain optimal pressure where feasible.
- Utilize high efficiency indoor fixtures.
 - Low flow shower heads to be utilized in residential units.
 - Low flow toilets to be utilized in residential units.

Energy Efficiency:

- Design individual energy efficient air conditioning units to be controlled by each unit in project.
- Utilize energy efficient lighting.

- LED and Fluorescent lights to be used in common and recreation areas where feasible.
- Motion sensor light switches to be used in public facilities where appropriate
- Energy efficient appliances to be used in residential units.
- Electrical junction box for ceiling fan located in each unit to provide alternative to air conditioning.
- Tinted glazing reduces the cooling load required to maintain comfort level within residential units.

Stormwater Management:

- Utilization of vegetation buffers to remove runoff pollutants from impervious surfaces.
- Minimize the number of impervious areas: sidewalks, parking lots onsite to the greatest extent possible.

Recycling:

- Convenient recycling bins located in Tower refuge area to accept corrugated cardboard, metal, plastic, glass and paper.

Indoor Outdoor Venues to encourage healthy living:

- Convenient flexible indoor recreation facilities will be provided for use of tenants to stay fit. Indoor recreation facilities have flexibility to accommodate the following activities:
 - Yoga
 - Group weight training
 - High intensity cardio exercises

Alternative Transportation:

- 4 Bus stations are located within 1 block of The Collection at 600 Ala Moana.
 - Stop ID: 1065 (South St + Auahi St)
 - Stop ID: 951(Ala Moana Blvd + South St)
 - Stop ID: 894 (Ala Moana Blvd + Opp South St)
 - Stop ID: 952, 893 (Ala Moana Blvd + Coral St)
- Bicycle parking racks are located adjacent to major building entrances.
 - Bicycle Rack 1: 09 Bicycles
 - Bicycle Rack 2: 09 Bicycles
 - Bicycle Rack 3: 09 Bicycles
- Secure bicycle storage is located in upper floors of parking structure.
 - Bicycle Storage 1: 52 Bicycles.
- Promote pedestrian walkability onsite through use of hardscape and landscape
 - Increase landscape buffer between Ala Moana Blvd. and pedestrian sidewalk.
 - Utilize Pedestrian scale street lights with seasonal banner signage along Keawe St.
 - Increase frequency of streets trees (Tulipwood) to 30' O.C. to create landscape buffer.
 - Introduce pedestrian garden benches along Auahi St. and South St.