HCDA Planned Development Requirements
The Collection (Kaka'ako, Block E)
June 7, 2013
Exhibit A

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=144,598sf	
Density	§15-22-116 Maximum Development Height, Density & Tower Footprints	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)	
Tower Footprint	§15-22-116 Maximum Development Height, Density & Tower Footprints	For lots greater than or equal to 80,000sf, a maximum footprint of 16,000sf shall be observed.	Refer to sheet A0.1, Project Data for building area (FAR) for each floor of the 43 story residential tower.	
Maximum Development Height	§15-22-116 Maximum Development Height, Density & Tower Footprints	For lots greater than or equal to 80,000sf, a maximum height of 400' shall be observed.	Tower (including Annex Bldg): a maximum height of 400' shall be observed.	Necessary utilitarian features not to exceed 18' above 400' height limit.
Heights	§15-22-62 Heights	No portion of any building or other structure located within any land use zone shall exceed 45' in height.	Podium: a height of 65'. Residential liner (Mid-rise): a height of 51'.	A parking podium height modification has been requested. Refer to Exhibit B for additional information. A view corridor modification has been requested. Refer to Exhibit B & sht A5.3 for additional information.
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)	Roof overhangs, etc... will project no more than 4 feet into the required distance of a yard or setback.
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 144,598sf x11.06%=15,993sf 16,802sf 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 required	17,651sf (tower rec deck) 4,270sf (tower amenity) 3,998sf (25% of open space for Mid-rise & Townhomes) =25,919sf provided	
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)	A view corridor modification has been requested. Refer to Exhibit B & sht A5.3 for additional information.

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Category	Mauka Area Rules & Plan, Unofficial Compilation June 2005:	Requirements (Allowable)	Proposed	Comments
Off-Street Parking	§15-22-67 Off-street Parking: Eating & Drinking Establishments .9 per 300sf of eating and drinking area + .9 per 25sf of dance floor area + 1 per 444sf of kitchen or accessory area	3,694sf / 300sf =12.31 x .9 =11.08 =12 stalls 1,500sf + 333sf= 1,833sf / 444sf =4.13 =5 stalls 12 + 5 =17 stalls	=43 stalls provided	
	§15-22-67 Off-street Parking: Multi-family Dwellings (Tower) 600sf or less: 0.9 per unit 600sf-800sf: 1.13 per unit 800sf +: 1.35 per unit	86 units x 1.13 stalls= 97.18 =98 stalls 311 units x 1.35 stalls= 419.85 =420 stalls 98 + 420 =518 stalls	=739 stalls provided	
	§15-22-67 Off-street Parking: Multi-family Dwellings (Mid-rise) 600sf or less: 0.9 per unit 800sf +: 1.35 per unit	48 units x .9 stalls= 43.2 =44 stalls 6 units x 1.35 stalls= 8.1 =9 stalls 44 + 9 =53 stalls	=78 stalls provided	
	§15-22-67 Off-street Parking: Detached Dwellings & Duplex Units 2 per unit, plus 1 per 1,000sf of floor area over 2,500sf	16 units (each less than 2,500sf) x 2= 32 stalls	=32 stalls provided	
	§15-22-67 Off-street Parking: Commercial 1 per 444sf of floor area	7,460 / 444sf = 16.8 stalls = 17 stalls	=24 stalls provided	
Off-Street Loading	§15-22-68 Off-street Loading: Retail / Eating & Drinking Establishments 2,000sf-10,000sf: 1 10,001sf-20,000sf: 2 20,001sf-40,000sf: 3 40,001sf-60,000sf: 4 Each Additional 50,000sf over 60,000sf: 1	1,138sf (c.u. 2) + 5,527sf (c.u. 4) =6,665sf =6,665sf =1 loading stall	=1 loading stall provided	Commercial unit 2 & 4 shall have shared access to the loading stall
	§15-22-68 Off-street Loading: Multi-family Dwellings (Tower) 20,000sf-150,000sf: 1 150,001sf-300,000sf: 2 Each additional 200,000sf over 300,000sf: 1	=504,069sf =4 loading stalls	2 stalls 12'x35'x14'(h) 2 stalls 8.5'x19'x10'(h) =4 loading stalls provided	Commercial unit 1 shall have access to the Tower loading stalls
	§15-22-68 Off-street Loading: Multi-family Dwellings (Mid-rise) 20,000sf-150,000sf: 1 150,001sf-300,000sf: 2 Each additional 200,000sf over 300,000sf: 1	48,363sf (Mid-rise, Mutli-family Dwelling) + 3,327sf (C.U. 5, Retail Establishment) =2 loading stall	Mid-rise loading(1 stall) + C.U. 5 loading(1 stall) =2 stalls 8.5'x19'x10'(h) =2 loading stalls provided	Commercial unit 5 shall have access to the Mid-rise loading stalls

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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 Auahi St.- Madagascar Olive: 40 ft. on center at front yard setback	

The Collection 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. The proposed 4 story midrise residential liner is 51' tall compared against the allowable 45' and encroaches into the Ala Moana view corridor. 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 parking structure height greatly reduces the view of the onsite parking from the pedestrian and vehicular thoroughfare at Ala Moana Blvd (refer to section 4 on sheet A5.3). 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 podium 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:

- <u>Subsurface construction is infeasible (Section 15-22-120-7A):</u>
    - 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 817 residential parking stalls, 7 loading 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):
  - 11.6% 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., a 54 unit midrise structure along Ala Moana Blvd., and 16 townhomes along South St. and Auahi St.

Sales for the project are expected to begin the first quarter of fiscal year 2013. Prior to the start of construction, the foundation permit is anticipated to be approved by the fourth quarter of fiscal year 2014 with approvals for the building permit following in the first quarter of 2015. Construction is anticipated to begin in the fourth quarter of fiscal year 2014 starting with the demolition of existing structures onsite and continue through the fourth quarter of fiscal year 2016. During the construction term, construction of the tower, midrise and townhouses are 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.
- Occupancy of the project is anticipated to begin in the first quarter of fiscal year 2017.

Exhibit D: Tenant Relocation

The property at 604 Ala Moana Blvd (TMK# 2-1-055:004, 009,017), which includes 144,598 sq ft. of land along Ala Moana Blvd, 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.

FarmRoof, a company which focuses on utilizing rooftop spaces for agriculture, had subleased the rooftop of the existing structure at 604 Ala Moana from Auto Mart USA beginning in 2012. FarmRoof, however has since discontinued its use of the Auto Mart USA rooftop, and there are no known plans for the company to reoccupy the space.

KS intends to work with the existing 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.

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June 7, 2013
Exhibit E: Sustainability Approach

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 successfully 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.