

# **801 SOUTH STREET**

## **DEVELOPMENT PERMIT APPLICATION**

**Developer: Downtown Capital LLC**

**Contact: Ryan Harada**

**Phone No.: 808-526-2027**

*September 12, 2012*

**Downtown Capital LLC**  
215 N. King Street, Suite 1000  
Honolulu, Hawaii 96817  
Phone (808) 526-2027 Fax (808) 526-2066

September 12, 2012

Mr. Anthony Ching  
Executive Director  
Hawaii Community Development Authority  
461 Cooke Street  
Honolulu, Hawaii 96813

Dear Mr. Ching:

We are submitting the development permit application for 801 South St., a workforce housing project to be developed pursuant to the workforce housing provisions of HCDA's 2011 Mauka Area Plan and Rules. This new project will not require financial assistance for construction from Federal, State or County governmental bodies.

In addition to 100% private equity and financing, Subchapter 4 has two requirements to be met in order for the project to be designated as workforce housing. They are:

- 1) A maximum size for the residential units, and
- 2) At least 75% of the residential units in the project are priced for purchase by families earning 100% to 140% of median income.

By the proposed project complying with these requirements, it qualifies under Subchapter 4 for a 100% floor area bonus and permits HCDA to grant modifications to the project.

Included with the development permit application under Subchapter 4 are the following items for your review and approval:

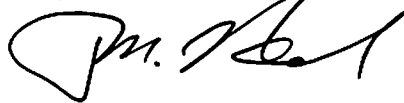
- 1) Fact Sheet and rendering of 801 South St.;
- 2) Project plans (Sheets 1 to 16), building massing, landscape plan, topography survey and ALTA survey;
- 3) List of Requirements with Exhibits 1 to 9 for the development permit, which includes alternative timetables based on the current tenant's (Eye Productions Inc.) possible early relocation and lease expiration;

Mr. Tony Ching  
September 12, 2012  
Page 2 of 2

- 4) Matrix showing conformity with the Mauka Area Rules;
- 5) List of modifications requested and reasons for the requests;
- 6) HCDA Price Formula for 100% to 140% of Median Income agreed to by Downtown Capital LLC. Preliminary price list for the 635 residential units at 801 South St. without the additional cost for a second parking stall. Downtown Capital LLC agrees that the prices of 75% of the units are restricted to being below HCDA's Price Formula for 140% of median income (which is to include any additional parking stall purchase) as of the date the development permit is approved for 801 South St.
- 7) Conceptual site plan for a joint use by parcel 04 with parcel 03;
- 8) 3D video on CD of the view corridor looking toward the mountains from the perspective in a car driving from Ala Moana Boulevard, up South Street to Kapiolani Boulevard;
- 9) CD containing the project plans in REVIT, CAD and PDF formats as well as the building massing in PDF format.
- 10) CD containing the development permit application as well as the landscape plan, ALTA and topography surveys.

We trust that HCDA is as excited as we are about providing workforce housing in Kaka'ako. Please find enclosed Downtown Capital LLC's payment in the amount of \$6,400 to cover the application fee for the Development Permit.

Sincerely yours,  
Downtown Capital LLC  
By: Workforce Kakaako LLC, Managing Member



\_\_\_\_\_  
RMH Real Estate LLC, Member

**Attachments**

cc: William Yuen, Esq.  
South Street Towers LLC



Hawaii Community Development Authority  
 Planning Office  
 461 Cooke Street  
 Honolulu, Hawaii 96813  
 (808) 594-0340 FAX (808) 594-0299



**PERMIT APPLICATION**

**APPLICANT INFORMATION**

Applicant DOWNTOWN CAPITAL LLC  
 Mailing Address 215 N. King Street, Suite 1000  
Honolulu, Hawaii 96817  
 Telephone No. 808-526-2027  
 Project Site Address 610 Kawaiahao St., Honolulu  
 Land Owner Downtown Capital LLC  
 Address 215 N. King St., #1000, Honolulu, HI  
 Description of Work to be Done 635-unit workforce housing project

**TYPE OF REQUEST**

- Rules Clearance
- Improvement Permit
- Development Permit
- Conditional Use Permit
- Conditional Use of Vacant Land
- Temporary Use
- Development (Makai)
- Other \_\_\_\_\_

**PARCEL INFORMATION**

Tax Map Key: (1) 2-1-47-3  
 Neighborhood Zone: Kapiolani

**PROJECT INFORMATION**

<b>Existing Use and Floor Area (s.f.)</b>	<b>Nature of Work</b>
<input type="checkbox"/> Commercial _____	<input type="checkbox"/> New Building * <input type="checkbox"/> Repair
<input type="checkbox"/> Industrial <u>79,618</u>	<input type="checkbox"/> Addition * <input type="checkbox"/> Electrical
<input type="checkbox"/> Residential _____	<input type="checkbox"/> Demolition <input type="checkbox"/> Plumbing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Alteration
TOTAL _____	<input type="checkbox"/> Other _____
<b>Proposed Use and Floor Area (s.f.)</b>	<b>Notes:</b> _____
<input type="checkbox"/> Commercial _____	_____
<input type="checkbox"/> Industrial _____	_____
<input type="checkbox"/> Residential <u>530,764</u>	_____
<input type="checkbox"/> Other _____	_____
TOTAL _____	_____

**NOTE TO APPLICANT**

1. Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
2. Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District.  
  
 For approval of building permits, submit the building permit application form and the following sets of plans:
  - Building Department copy
  - Job site copy
  - HCDA copy (if applicable)
3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): *Ryan M. Harada* Date: 9/12/12  
 Print name: Ryan M. Harada Telephone No.: 526-2027 x2

**FOR HCDA USE ONLY:**

Permit Fee: \_\_\_\_\_ Paid by: \_\_\_\_\_

Landowner's Consent (if applicable): \_\_\_\_\_

Section 206E-5.6 (if applicable): \_\_\_\_\_

Reviewed By HCDA: \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

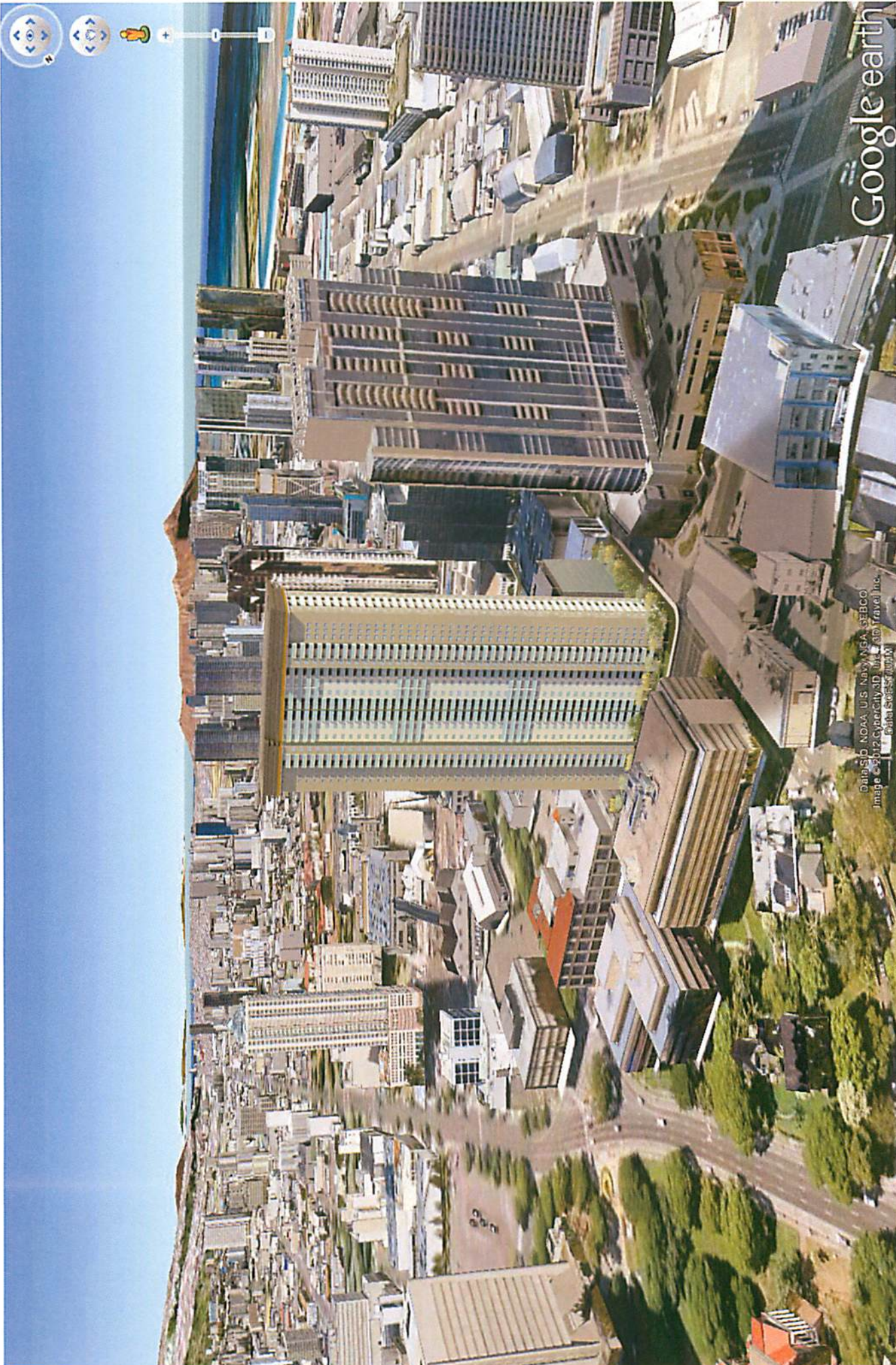
HCDA Approved

# FACT SHEET

## 801 South Street

*Affordable Urban Housing for Hawai'i Residents*

<b>Project Description</b>	801 South Street is a workforce housing condominium project planned for the corner of South and Kawaiaha'o Streets on the site adjoining the old News Building on Kapiolani Boulevard. The 46-story tower will include a mix of studios, one-bedroom and two-bedroom units. All 635 fee simple condominium units will be priced between \$250,000 to \$550,000.
<b>Project Purpose</b>	<p>This urban high rise will be the first exclusively affordable residential housing project built in Kaka'ako without government grants, restrictions or financing.</p> <p>The project complies with workforce housing rules recently adopted by the Hawai'i Community Development Authority (HCDA) and is aligned with the mission of revitalizing Kaka'ako and creating an affordable, livable, and sustainable urban residential community for Hawaii's working families.</p>
<b>Landowner &amp; Developer</b>	Downtown Capital LLC is made up of Workforce Kakaako LLC and South Street Towers LLC, an affiliate of Tradewind Capital Group Inc. The development entity will be led by Marshall Hung.
<b>Land Description</b>	The 76,194 square foot site is located in the Mauka area of Kaka'ako subject to the HCDA rules. The site address is 801 South Street and includes warehouses currently used by Hawaii 5-0 for filming and formerly used by the Honolulu Advertiser.
<b>Streetscape</b>	801 South Street will be setback along South Street and provide more than 40 feet of landscaping between the street and the tower. At street level, more than half the site will be open space to encourage pedestrian activity.
<b>Sustainable Design</b>	<p>801 South Street is designed with sustainable and energy efficient systems to reduce the cost of operations and maintenance. Monthly fees are expected to be significantly lower than neighboring condominiums, ranging from \$225 for studios to \$300 for two-bedroom units. Features include:</p> <ul style="list-style-type: none"><li>• Operable windows and lanai doors for natural ventilation.</li><li>• Split air-conditioners in each apartment to minimize power consumption.</li><li>• Double pane glass exterior windows and doors to diffuse radiant heat and reduce noise.</li><li>• Custom fixtures and fittings, and water-conscious landscaping to reduce water use.</li><li>• Energy-efficient appliances and lighting throughout the building.</li><li>• Innovative photovoltaic system for the common areas.</li><li>• Electric vehicle charging stations in the parking garage.</li></ul>
<b>Parking</b>	An 11-story parking garage will provide 915 parking stalls for residents. Monthly parking rental is also available for neighborhood residents and workers.
<b>Construction</b>	Construction will commence in 2013 and be completed in 2015.
<b>Project Team</b>	<p>This project will be supervised by the design and construction team that built Country Club Village 6 in 2009 and 215 N. King Street in 2005.</p> <ul style="list-style-type: none"><li>• Construction – Hawaiian Dredging Construction Company</li><li>• Design – Kazu Yato, AIA, &amp; Associates Inc. (Kazu Yato, Principal)</li><li>• Sales &amp; Marketing – Marcus &amp; Associates, Inc. (Jason Nishikawa, Project Broker)</li></ul>



Google earth

Data SIO NOAA, U.S. Navy, NGA, GEBCO  
Image © 2012 CyberCity3D, U.S. © 2012 Travel Inc.  
© 2012 Google Earth



## 801 SOUTH STREET

### 801 South Street Requirements for Development Permit Submission:

#	Requirements	Exhibits	Comments
	Development Permit Application Form		
A	Cover Letter – indicating the project name and description. Project description should describe the manner in which the development conforms to the Mauka Area Plan.	Exhibit 1	See Cover Letter and Fact sheet (Ex. 1)
B	Authorization from the landowner.	Exhibit 2	Signed Letter of Authorization from the landowner and appointment of agent. (Ex. 2)
C	Project Plans drawn to scale.		
C-1	Location Map, including the Project site in relation to the surrounding land uses.	Project Plans Sheet 1	
C.2	Site Plan with the following information:		
	• Topographic information identifying existing utilities and adjacent development parcels.	Topographic Survey	Topographic Survey
	• Property lines and easements with dimensions and area.	ALTA Survey	ALTA Survey
	• Identify all adjacent streets.	Project Plans Sheet 1	
	• Location, size, and dimensions of all proposed and existing buildings, improvements and utilities.	Project Plans Sheet(s) 1, 2, 5	
	• Site Plan: All setbacks, including build to line, side, rear, and view corridor setbacks.	Project Plans Sheet 1, Exhibit(s) 3, 4 3D South Street Drive Through Video	South Street View Corridor Sheet (Ex. 3), Street View Renderings (Ex. 4), 3D South Street Drive Through Video
	• Parking and loading stall layout. Provide information on total number of stalls required and provided.	Project Plans Sheet(s) 1, 5 thru 7	
	• An analysis of the pedestrian, bicycle and vehicular circulation, access and accommodations.	Project Plans Sheet 1	
C.3	Information on building type, frontage type and building massing.	Project Plans Sheet 1; Building Massing	Building Massing; See 801 South St. Conformance Matrix for building type and frontage type
C.4	Floor plans and floor area calculations, including any proposed floor area transfers.	Project Plans Sheet(s) 2 thru 4	No floor area transfers
C.5	Exterior elevations and sections, including:		
	• All building heights and envelopes measured from ground elevation.	Project Plans Sheet(s) 8 thru 16	



**801 SOUTH STREET**

	• All building dimensions and finish grades.	Project Plans Sheet(s) 1, 2, 5	
	• Specifications of texture, materials and color for all exterior finishes.	Project Plans Sheet 11; Exhibit 6	Tower Color Scheme (Ex. 5)
C.6	Plot plan which identifies tower location and compliance with tower footprint and spacing between towers.	Project Plans Sheet 1	
C.7	Street furniture and pedestrian zone plan, if applicable.	Landscape Plan, Drawing	Landscape Plan, Drawing –Pole Lighting for Sidewalks
C.8	Information on landscape, recreation and street trees, including the following:		
	• The location of required on-site recreational space.	Project Plans Sheet 1	Recreation Room
	• A street tree and landscaping plan which identifies the species, size and location of landscaping elements (landscape, hardscape, pedestrian pathway and irrigation) and a summary of the proposed maintenance procedures.	Landscape Plan, Exhibit 6	Landscape Plan, Drawing , Landscape Plan, Write-up (Ex. 6)
C.9	Location and size of required open space.	Project Plans Sheet 1	
C.10	Documentation of the Project's compliance with Green Building Standards.	Exhibit 7	Energy Efficiency (Ex. 7)
C.11	Information on the fulfillment of the public facilities dedication requirements.	N/A	Subchapter 4.F
C.12	Information on the fulfillment of the reserved housing requirements.	N/A	Subchapter 4
C.13	Relocation analysis, including number of people and businesses to be displaced, and the relocation assistance to be provided.	N/A	
C.14	Information on development schedule and phasing.	Exhibit 8	Project Timeline (Ex. 8)
C.15	Three-dimensional digital model of the Project in Revit or CAD format.	CAD file on CD REVIT file on CD	CD submitted under separate cover.
C.16	Digital site plan for all new buildings in CAD format.	CAD file on CD	CD submitted under separate cover.
C.17	Electronic copy of the Development Permit application and drawings in PDF format.	PDF file on CD	CD submitted under separate cover.
C-18	Any other pertinent information that shows compliance with the Mauka Area Rules.	N/A	



PROJECT AUTHORIZATION

Mauka & Makai Areas



Application No. \_\_\_\_\_

PROPERTY INFORMATION:

Site Address: 610 Kawaiahao Street  
Honolulu, Hawaii 96813

Tax Map Key: Oahu 2-1-47:03

Lot Size: 76,194 square feet

Neighborhood Zone: Mauka Area - Kapiolani (KA)

Present Use of Property and/or Buildings: Warehouses formerly used by Honolulu Advertiser, presently used by Hawaii 5-0 for film studio and storage

LANDOWNER:

Name: Downtown Capital LLC Attn: Ryan M. Harada

Mailing Address: 215 N. King Street, Suite 1000  
Honolulu, Hawaii 96817

Telephone: 808-526-2027 Email: ryan.harada@hawaii.rr.com

APPLICANT:

Name: Downtown Capital LLC

Mailing Address: Same as above

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

AGENT:

Name: Alston Hunt Floyd & Ing Attn: William Yuen

Mailing Address: 1001 Bishop Street, 18th Floor  
Honolulu, Hawaii 96813

Telephone: 808-524-1800 Email: WYuen@ahfi.com

SIGNATURE:

Landowner

Applicant

01/12/12

01/12/12

Date

Exhibit 3

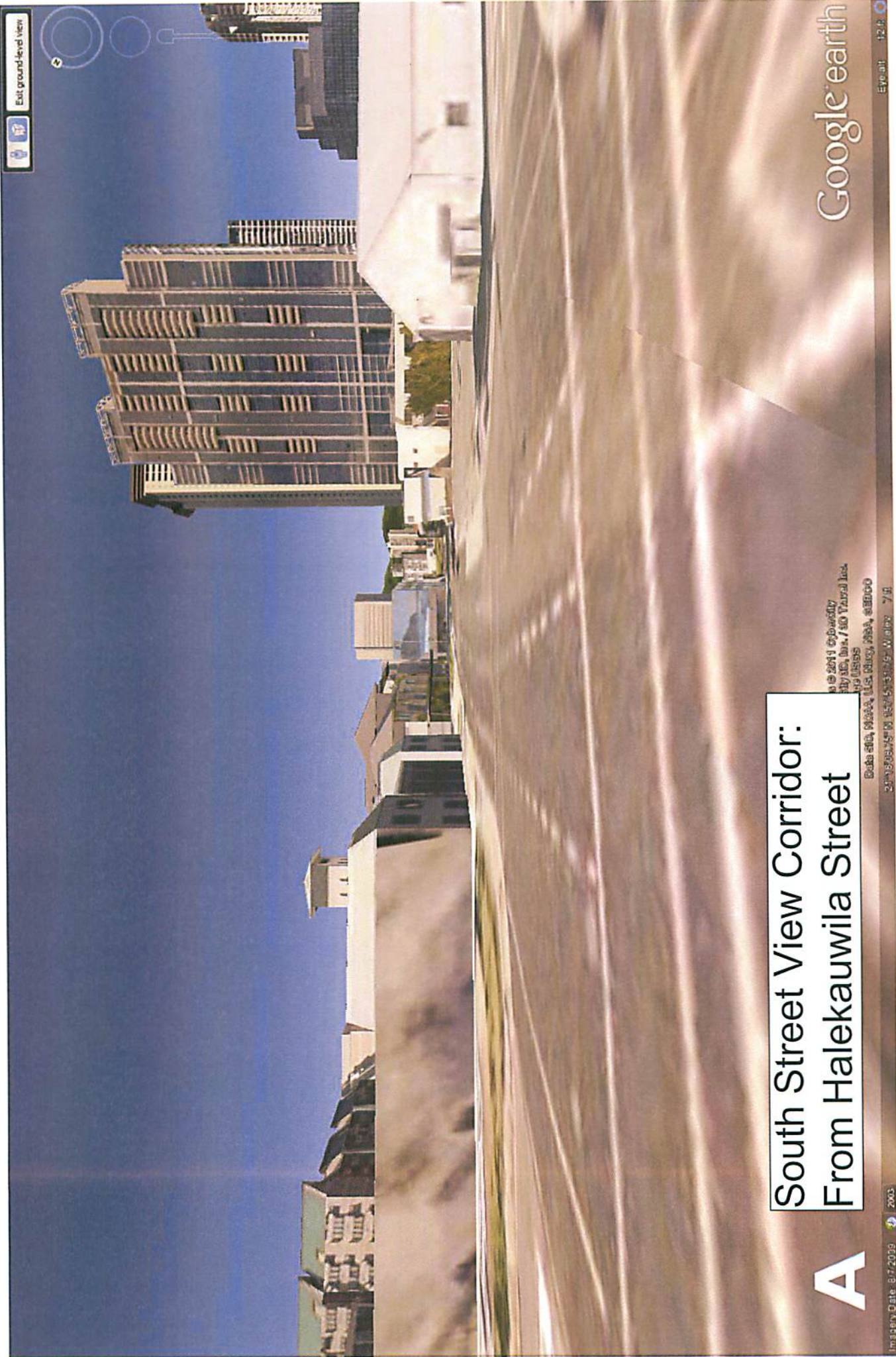


South Street View Corridor

EyeAlt: 4117 ft

Imagery Date: 9/27/2016

Image © 2016 Google LLC / All Rights Reserved  
Google Earth™ Desktop Edition  
21-10-01 07:15:25:35 2016 2016



Google earth

Exit ground-level view

# South Street View Corridor: From Halekauwila Street

© 2011 Earthstar  
1100 University  
Blvd, Suite 100, Honolulu, HI 96813  
Data from Google, U.S. Dept. of State, NOAA, Esri/DeLorme

Imagery Date: 6/7/2009  
23° 53' 57.15" N 157° 51' 31.75" W Alt: 7 ft  
Eye alt: 12 ft



Google earth

Eye alt 1410

# South Street View Corridor: From Pohukaina Street

Copyright © 2006, Google Inc.  
Imagery © 2006  
Data: US, Dept. of State, GEBCO  
Data: SRTM30 PLUS

21.180546° N 157.453415° W elev. 9'4

Imagery Date: 8/7/2009 2006



# Street View Rendering from South Street

City 3D Inc., 710 Third St.  
U.S. Navy, NAVA, #1000  
Team 506577000  
Data Users

34°18'07.30"N 117°51'24.61"W elev 9 ft

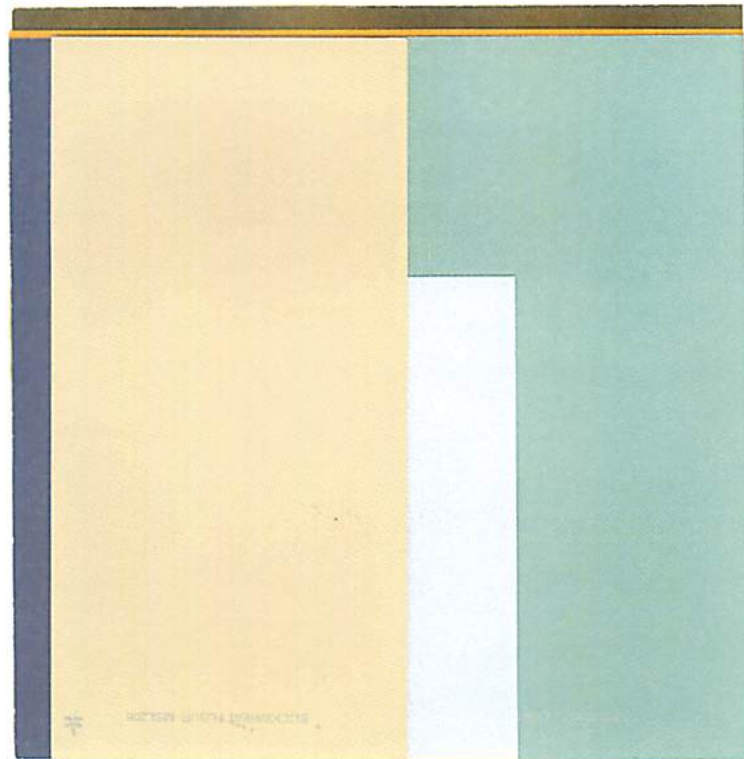


Street View Rendering from South Street & Kawaiahao Street

Google

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
21°16'08.00" N 157°10'22.82" W elev 7 ft

## TOWER COLOR SCHEME



**BODY OF BUILDING**

*Light Green / Light Tan*

**BODY TRIM AND**

**LANAI SOFFIT**

*Dark Blue*

**WINDOWS**

*Light Blue Glass*

**RAILINGS**

*Opaque Blue Glass*

**PARAPET TRIM**

*Yellow-Orange*

**PARAPET**

*Dark Brown*



## **Randal Fujimoto, Landscape Architect**

### **LANDSCAPE PLAN**

The species, size and location of the landscape elements shall be determined by the appropriateness of the landscape material for the site conditions and the intended use of the spaces. The street tree species shall comply with the Mauka Area Street Tree Plan.

All landscaped areas shall have an automatic irrigation system with a rain sensor control.

The intent of the landscape maintenance procedures shall be to provide the best growing conditions for the plant material. This will be achieved through proper watering, fertilizing, pest and disease management, trimming, and mowing.

# ENERGY EFFICIENCY

## 1. Old vs. New Building Comparison

- a. Air tightness of walls for easier cooling.
- b. Double pane windows not only for sound reduction but also to repel the sun's heat.
- c. Plumbing fixtures with federal mandated water reduction.
- d. Appliances with federal mandated energy efficiencies.
- e. Electrical fixtures with energy efficiencies.

### CONCLUSION

- Because of new technologies new buildings use much less energy than old buildings. Laws for lower or alternative energy use have not been passed for buildings over 20 years in age. It is estimated that on Oahu at least 80% of all buildings are 20 years in age and older.

## 2. New Building Comparison

### • 1BR Maintenance Fee Comparison

Luxury Projects		Workforce Projects	
<u>Building</u>	<u>Maint Fee</u>	<u>Building</u>	<u>Maint Fee</u>
Moana Pacific	\$460	1133 Waimanu	\$275-\$300
Keola Lai	\$460	215 North King St.	\$265
Pacifica Honolulu*	\$416-\$670	Country Club Village 6	\$226
		Proposed Project	\$250

### • 2BR Maintenance Fee Comparison

Luxury Projects		Workforce Projects	
<u>Building</u>	<u>Maint Fee</u>	<u>Building</u>	<u>Maint Fee</u>
Hokua	\$1,200-\$1,500	1133 Waimanu	\$375
Koolani	\$840-\$1,315	215 North King St.	\$308
Keola Lai	\$600-\$900	Country Club Village 6	\$291
Moana Pacific	\$600-\$790	Proposed Project	\$300
Pacifica Honolulu*	\$570 - \$670		

\*First year Maintenance Fees are generally understated.

### CONCLUSION

- Buildings for wealthy people use much more energy because the owners can afford paying for the higher costs. Central air-conditioning for luxury buildings is a high energy use.
- The proposed workforce housing project will have split air-conditioners for each apartment. It will be the fourth high-rise building in Honolulu with this technology. The split system allows for the option to use natural ventilation on cooler days and the electric cooling system on hot days. Further, the energy use for cooling is isolated by a single room as opposed a central air conditioned building where the energy use for cooling is subject to the entire apartment unit and/or even to the entire building.

PREDEVELOPMENT WEEKLY SCHEDULE / CONSTRUCTION READY BY JANUARY 2013

	2012												2013	
	March	April	May	June	July	August	September	October	November	December	January	February		
1 Design	█	█	█	█	█	█	█	█	█	█	█	█	█	
2 Legal	█	█	█	█	█	█	█	█	█	█	█	█	█	
3 Water	█	█	█	█	█	█	█	█	█	█	█	█	█	
4 Sewer	█	█	█	█	█	█	█	█	█	█	█	█	█	
5 Soils	█	█	█	█	█	█	█	█	█	█	█	█	█	
6 Electricity	█	█	█	█	█	█	█	█	█	█	█	█	█	
7 HCDA Approval	█	█	█	█	█	█	█	█	█	█	█	█	█	
8 Permit Drawings	█	█	█	█	█	█	█	█	█	█	█	█	█	
9 Foundation Permit	█	█	█	█	█	█	█	█	█	█	█	█	█	
10 Building Permit	█	█	█	█	█	█	█	█	█	█	█	█	█	
11 Construction Pricing	█	█	█	█	█	█	█	█	█	█	█	█	█	
12 Marketing	█	█	█	█	█	█	█	█	█	█	█	█	█	







**Project Summary**

	<b>Land Area</b>	<b>3.5 FAR</b>	<b>Reserve Housing (Excluded from FA)</b>	<b>Subchapter 4 Workforce Housing 7FAR</b>	<b>Total Available FA</b>
<b>Total Floor Area Allowed</b>					
(Per new HCDA Mauka Area Rules)					
<b>Downtown Capital LLC Parcel(s)</b>					
<b>Parcel TMK No</b>					
2-1-047: 003	76,194.000	266,679		533,358	533,358
<b>Total Floor Area Used</b>					
<b>FA used by Downtown Capital LLC Development</b>					
<b>Condominium Floor Area</b>					<b>530,764</b>
Market Rate Floor Area		N/A			
Reserved Housing Floor Area			N/A		
Workforce Housing Floor Area				530,764	
<b>Commercial Floor Area</b>					
N/A					
<b>TOTAL FA USED</b>				<b>530,764</b>	<b>530,764</b>

**801 SOUTH STREET  
Development Permit Requirements**

**801 South Street Conformance Matrix to Mauka Area Plan & Rules:**

<b>CATEGORY</b>	<b>MAUKA AREA RULES CRITERIA</b>	<b>REQUIREMENTS (ALLOWABLE)</b>	<b>PROPOSED</b>	<b>COMMENTS</b>
<b>NEIGHBORHOOD ZONE AND LAND USE</b>	HAR §15-217-23(a)(2) Neighborhood Zones, Figure 1.2 Regulating Plan, Figure 1.9 Land Use	Kapiolani Zone (KA) Mixed-use, ground floor commercial, retail and service, office and residential.	Kapiolani Zone (KA) Workforce housing Project	Residential use is permitted in all zones.
<b>SITE AREA</b>			Oahu TMK No. 2-1-47:03, 76,194 SF	See Project Plans Sheet 1, Project Summary (Exhibit 9)
<b>DENSITY</b>	Figures 1.3 & NZ.2 D. Building Form, Maximum Density	3.5 FAR	3.5 FAR + 3.5 FAR Bonus	100% FAR bonus for Workforce housing per HAR §15-218-55(d)
<b>ALLOWABLE FLOOR AREA</b>	Figures 1.3 & NZ.2	Site Area x 3.5 FAR + 100% FAR bonus = Total Allowed Floor Area	76,194 SF x 7.0 FAR = 533,358 SF Project's total floor area = 530,764 SF	See Project Plans Sheet 2; Project Summary (Exhibit 9)
<b>MAXIMUM HEIGHT Residential Tower</b>	Figures 1.3 & NZ.2 D. Building Form	400 FT (Tower) Necessary utilitarian features not to exceed 18 FT above height limit	395 FT (Tower) with 15.5 FT (Roof-top)	Conforms to Maximum Height
<b>Parking Structure</b>		65 FT Maximum Height	102 FT (Parking Structure)	Per HAR §15-218-55(e), Workforce Housing Modification Permitted
<b>BUILDING TYPE</b>	Figures 1.3 & NZ.2 A. Building Types, and BT-10 Podium High Rise	Podium High Rise Urban Block "Lei" Building Courtyard	High Rise with detached parking structure	N/A
<b>FRONTAGE TYPES</b>	Figures 1.3 & NZ.2 B. Frontage Types	Stoop Dooryard Forecourt Shop Front Terrace Front	Residential Units & Recreation Room	N/A
<b>FRONTAGE OCCUPANCY</b>	Figure 1.3 C. Building Placement Frontage Occupancy at Build to Line	75% Minimum Occupancy	South Street = 0% Occupied Kawaiahao Street = 0% Occupied	N/A
<b>BUILDING PLACEMENT South Street</b>	Figure NZ.2 Kapiolani Zone Front Yard & View	Figure NZ.2 Kapiolani Zone 50 FT Tower view	The Tower will be	Per HAR §15-218-



	Corridor §15-217-55(1)(6)	corridor above 65 FT with 15 FT building setback (Podium)	set back 43 to 51 feet along South Street from the straightened road projection at ground level and above 65 feet in height.	55(e) Workforce Housing Modification Permitted; See Exhibit(s) 3, 4; Project Plans Sheet 1
<b>Kawaiahao Street</b>	Front Yard	15 FT (Tower and Podium)  10 FT (Tower and Podium)	15 FT (Tower) 23.5 FT (Parking Garage)	Per HAR §15-218- 55(e), Workforce Housing Modification Permitted Project Plans Sheet 1
<b>Diamond Head Property Line</b>	Side/Rear Yard	0 FT	30 FT	Project Plans Sheet 1
<b>Mauka Property Line</b>	Side/Rear Yard	0 FT	21 FT	Project Plans Sheet 1
<b>TOWER FLOOR PLATE</b>	Figure BT.10 Table BT.10-1	Site Area of 76,194 SF = Floor Plate of 8,000 SF – 10,000 SF	Site Area of 76,194 SF = Floor Plate of 11,315 SF	Per HAR §15-218- 55(e) Workforce Housing Modification Permitted
	§15-217-55(1)(4)	Maximum horizontal dimension of 150 FT and maximum length of 210 FT between farthest two points.	Maximum horizontal dimension of 207 FT, and maximum length of 215 FT between farthest two points.	Per HAR §15-218- 55(e) Workforce Housing Modification Permitted
<b>OPEN SPACE</b>	Figure BT.10 Podium High Rise D. Open Space	1. Site Area of 76,194 SF x 15% = 11,429 SF of Open Space required. 2. Located at grade, on podium, roof garden, or combination. 3. Minimum 40 FT on any one side.	35,811 SF or 47% of land of Open Space provided at grade level.	Conforms to Open Space Requirement
<b>RECREATION SPACE</b>	§15-217-56 Landscape and Recreation Space	55 SF of recreation space per dwelling unit. 55 SF x 635 units = 34,925 SF. If outdoors may be used to satisfy open space requirements	6,632 SF of interior recreation space + 35,811 SF of open Space = 42,443 SF of total recreation space.	
<b>OFF-STREET PARKING</b>  <b>Workforce Housing Units</b>	Calculation based on unit size and number of units. §15-217-63(e)(1) 600 SQ FT or less = 1.00 Stall per Unit §15-217-63(e)(1) more than 600 SQ FT = 1.25 Stalls per Unit	362 Units x 0.9 Stall = 326 Stalls  273 Units x 1.25 Stalls = 341 Stalls  = 667 Stalls required	362 Stalls provided  523 Stalls provided 30 Guest Stalls Total 915 Stalls provided	

<b>LOADING Residential</b>	§15-217-63(1)(1) Loading Spaces 2 Stalls for 150,000 - 300,000 SF. 1 Stall for every 200,000 SF over 300,000 SF.	527,552 SF = 3 Loading Stalls.	3 Stalls 2 @ 12 x 35FT 1 @ 8.5 x 19 FT	12 x 35 FT stalls to have 14 FT min. height clearance. 8.5 x 19 FT stalls to have 10 FT min. height clearance.
<b>BICYCLE PARKING</b>	§15-217-63(m) Bicycle Parking	Short and long term Bicycle Parking to be provided within 400 FT of building entrance.	Yes. Approximately 6,156 SF of garage floor space is designated for bicycle parking	See Project Plans Sheets 1, 6
<b>TOWER ORIENTATION</b>	Figure 1.6B View Preservation	Mauka Makai Axis. Deviation by a maximum of 20 degrees.	No deviation from Mauka-Makai Orientation of South Street	
<b>BUILDING MASSING</b>	§15-217-55(l), Figure BT.10 G.2	Min. 65% of tower must be flush with building facade	100% of tower will be flush with South Street facade	
<b>TOWER SPACING</b>	§15-217-55(l)(4), Figure 1.6B View Preservation (Includes tower separation)	The Mauka Makai (separation) Zones for tower buildings extend 300 FT out from a tower along the tower's Mauka-Makai Axis	Project is outside of the Mauka-Makai Axis Zone of adjacent Keola Lai tower.	
<b>MID -BLOCK PEDESTRIAN PASSAGEWAY</b>	§15-217-58(d)(4) Large lot projects greater than 140,000 SF	Buildings that occupy a large lot must have mid-block pedestrian passage way	Oahu TMK No. 2-1-47:03 is 76,194 SF.	N/A
<b>LANDSCAPING</b>	§15-217-56 Landscape and Recreation Space  Figure 1.7 Street Tree Plan	Provide Automatic irrigation system with rain or moisture sensor. Street trees: South Street – Queen's White Shower Tree Kawaiahao – Tulipwood	Automatic irrigation system with rain sensor control.  Street trees: South Street– Queen's White Shower Tree Kawaiahao – Tulipwood	See Landscape Plan, Description (Exhibit 6)  See Landscape Plan, Drawing
<b>DEDICATION OF PUBLIC FACILITIES</b>	§ 15-217-65 Public Facility Dedication	3% Commercial FA 4% Residential FA	None Required	Workforce housing is exempt per §15-218-55(f)
<b>REQUIREMENT OF PROVIDING RESERVED HOUSING UNITS</b>	§15-218-17 Requirement for Reserved Housing	20% of the Total Residential Floor Area as Reserved Housing	None Required	Workforce housing is exempt per §15-218-55(f).
<b>GREEN BUILDING STANDARDS</b>	§15-217-59 Requirement for Green Building standards	Qualify for base LEED rating, document achievement of LEED points	Use of energy saving measures	Per HAR §15-218-55(e), Workforce Housing Modification Permitted
<b>PARKING PLACEMENT</b>	Figure 1.10B Parking Placement	Parking garage setback to be 40'	At the ground floor, parking garage will	Per HAR §15-218-55(e), Workforce

		from the parcel line for the first 21' of building height	have a recreation room 11'6" in height and will be 23'4" from the Kawaiahao Street parcel line	Housing Modification Permitted
<b>PARKING ACCESS</b>	§15-217-63(c)(3)	Curb cuts shall be set back a minimum of 22' from adjacent properties	Location of vehicular access to the parking structure and the necessary curb cut will be adjacent to the adjoining property line on Kawaiahao Street	Per HAR §15-218-55(e), Workforce Housing Modification Permitted
<b>STREET FURNITURE</b>		Provide a hardscaped plaza with street furniture in the setback area along South Street	The setback area along South Street will be a fully landscaped area	Per HAR §15-218-55(e), Workforce Housing Modification Permitted

## MODIFICATIONS TO MAUKA AREA RULES FOR WORKFORCE HOUSING.

HAR §15-218-55 authorizes HCDA to modify application of the Mauka Area Rules where necessary to facilitate the development of a Workforce Housing Project. Downtown Capital LLC seeks modifications for the following rules and standards:

### **1. BUILDING PLACEMENT – VIEW CORRIDOR**

**Rule -** HAR §15-217-54(d) and §15-217-55(l)(6) provide that the area of buildings above 65 feet fronting view corridor streets shall be set back by at least 50 feet from the lot line. Figure 1.6B designates South Street as a View Corridor used to establish a Mauka-Makai Axis.

**Modification Request -** As shown on Sheet 1 of the Project Plans, the residential high rise building will be set back between a minimum of 43 feet and a maximum of 51 feet from a line that extends along the South Street View Corridor. The variation in the set back is due to design features that result in an irregular building façade.

**Justification -** The building placement is dictated by optimizing the functional relationship of the separate parking structure with the residential high rise building in terms of accessibility for residents to both buildings, traffic flow for ingress and egress to the parking structure, the service corridor for vendors, movers and solid waste disposal, and the overall security of the Project.

As illustrated in Exhibits 3 and 4, the intrusion to the South Street View Corridor is minimized due to both the Keola La`i condominium on the Diamond Head side of South Street and the 65 feet height limitation imposed on the Ewa side of South Street by the Hawaii Capital Special District design controls. This building location will result in minimal impacts on the South Street View Corridor.

### **2. BUILDING PLACEMENT/FRONTAGE OCCUPANCY**

**Rule -** Figure 1.3 Development Standards Summary and Figure NZ.2 impose a build to line of 15 feet along South Street and 10 feet along Kawaiahao Street. Figure NZ.2 also imposes a 75% minimum occupancy requirement to both build to lines.

**Modification Request -** Downtown Capital LLC proposes to set the entire building back between 43 and 51 feet from the South Street View Corridor.

**Justification -** The Project parking structure that is along Kawaiahao Street will be setback 15 feet rather than 10 feet to provide additional open space and landscaped area between the Project and the property line. The additional setback will also provide more visibility by pedestrians of vehicle entrance to the site. The Building Placement /Build To Line modification is permitted pursuant to HAR §15-218-55(e).

This set back will result in a landscaped area fronting South Street. The residential high rise building will also be set back 15 feet from the Kawaiahao Street property line, rather than constructed to the ten feet build to line, providing

## MODIFICATIONS TO MAUKA AREA RULES FOR WORKFORCE HOUSING.

additional landscaped open space.

The parking structure is proposed to be set back 23 feet from Kawaiahao Street, rather than at the 10 feet build to line. The increased set back affords improved visibility for pedestrians and drivers exiting the parking structure.

### 3. BUILDING FORM/HEIGHT OF PARKING STRUCTURE

- Rule -** Figure NZ.2 in the Mauka Area Rules imposes a 65 feet Street Front Element Height limitation on the height of the parking podium structure.
- Modification Request -** Downtown Capital LLC intends to construct a free standing 915 stall parking structure. The height of the parking structure will be 102 feet. The modification is to permit the parking structure to exceed the Street Front Element Height.
- Justification -** The parking structure for the Project will be provided in a 102 feet separate free standing structure. Constructing a separate parking structure is much more cost effective than constructing an integrated parking podium beneath the high rise residential tower. An integrated parking structure beneath the apartment tower would have higher construction costs due to more complex and extensive structural design requirements.
- Since the Project parking structure is considered a building, the portion of the structure fronting Kawaiahao Street is subject to the Street Front Element Height restriction of 65 feet. Visual impact of the height of the parking structure will be mitigated by setting the parking structure back an additional 13 feet from Kawaiahao Street versus the required 10 feet (see Building Placement/Build to Line below) and providing screening on the building.

### 4. BUILDING FLOOR PLATE AREA

- Rule -** Figure BT.10 Table BT.10-1 provides that lots having an area between 40,000 square feet and 80,000 square feet shall have a building floor plate of between 8,000 square feet and 10,000 square feet.
- Modification Request -** Downtown Capital LLC's request that the residential high rise tower be permitted to have a floor plate of 11,315 square feet on a lot area of 76,194 square feet.
- Justification -** Downtown Capital LLC requests a modification of this requirement in order to utilize the 100% density bonus afforded by §15-218-55(d). The larger floor plate area relative to the size of the lot is required to accommodate a larger number of units plus a varying mix of unit types on each floor

Table BT.10-1 also provides that lots having an area between 80,000 square feet

## MODIFICATIONS TO MAUKA AREA RULES FOR WORKFORCE HOUSING.

and 120,000 square feet may have a building floor plate of between 10,000 square feet and 12,000 square feet. Since the lot area is nearly 80,000 square feet the requested floor plate area modification will not result in a significant increase over the maximum floor plate that is presently permitted.

### 5. BUILDING FLOOR PLATE DIMENSION

- Rule -** HAR §15-217-55(1)(3) provides that a tower floor plate shall not exceed a horizontal plan projection dimension of 150 feet on one direction and a maximum length of 210 feet between the two farthest points of the tower floor plate. The plan projection dimension measured perpendicular to the horizontal projection may exceed 150 feet provided that the maximum dimension between two farthest points on the tower foot print do not exceed 210 feet in length.
- Modification Request -** The horizontal plan projection dimension is 207 feet and the maximum length between the two farthest points on the residential high rise tower is 215 feet.
- Justification -** The Project's construction system results in a long, narrow tower foot print as the most efficient design for the residential high rise tower. The Project marginally exceeds the maximum length of the tower and the additional length of the tower has a negligible potential impact since the tower is aligned with South Street without restricting the View Corridor.

### 6. PARKING PLACEMENT

- Rule -** Figure 1.10B provides that a parking garage setback be 40 feet from the parcel line for the first 21' of building height.
- Modification Request -** Downtown Capital LLC proposes to locate the parking garage and a recreation room of 11' 6" in height, 23 feet from the Kawaiahao Street parcel line.
- Justification -** Since the parking garage includes a recreation room on the ground floor of the parking garage facing the Kawaiahao Street parcel line there is active use at street level. The objective of the rule is to provide street level setback or uses other than parking as a buffer between the parking use and pedestrians which is accomplished by the placement of the recreation room at street level.

### 7. PARKING ACCESS

- Rule -** HAR §15-217-63(c)(3) provides that curb cuts shall be set back a minimum of 22 feet from adjacent properties.
- Modification** Downtown Capital LLC proposes to locate vehicular access to the parking

## MODIFICATIONS TO MAUKA AREA RULES FOR WORKFORCE HOUSING.

- Request -** structure and the necessary curb cut adjacent to the adjoining property line on Kawaiahao Street.
- Justification -** The placement of the vehicular access point along Kawaiahao Street is dictated by optimizing the functional relationship of the separate parking structure with the residential high rise building in terms of accessibility for residents to both buildings, traffic flow for ingress and egress to the parking structure, the service corridor for vendors, movers and solid waste disposal, and the overall security of the Project.

### 8. BUILDING GREEN STANDARDS

- Rule -** HAR §15-217-59(c) (1) to (7) provide that a new project shall qualify for certain listed items and the base LEED rating system for new construction.
- Modification Request -** Downtown Capital LLC proposes to comply with the purpose of HAR §15-217-59 without satisfying the Leadership in Energy and Environmental Design (LEED) rating standards promulgated by the U.S. Green Building Council. The requested modification is pursuant to HAR §15-218-55.
- Justification -** In support of this request, Downtown Capital LLC intends to include the following energy efficient design features in 801 South Street:
- Operable windows and lanai doors for natural ventilation.
  - Split air-conditioners in each apartment unit to minimize power consumption.
  - Double pane glass exterior windows and doors to diffuse radiant heat and reduce noise.
  - Custom fixtures and fittings, and water-conscious landscaping to reduce water use.
  - Energy-efficient appliances and lighting throughout the building.
  - Innovative photovoltaic system to generate power for common areas.
  - Electric-vehicle charging stations in the parking structure.

801 South Street is designed with sustainable and energy efficient features that will reduce the cost of operations and maintenance. Monthly maintenance fees are expected to be significantly lower than neighboring condominiums, ranging from \$225 for studios to \$300 for two bedroom units.

### 9. STREET FURNITURE

**MODIFICATIONS TO MAUKA AREA RULES FOR WORKFORCE HOUSING.**

- Rule -** Provide a hardscaped plaza with street furniture in the setback area along South Street.
- Modification Request -** Downtown Capital LLC proposes to provide a fully landscaped area in the setback area along South Street.
- Justification -** The grassy lawn and street trees will comply with the Mauka Area Street Tree Plan and will provide a green open area to the community.



**Calculation of Reserved Housing Maximum Affordable Price Points**

Current Median Income (2012)	\$82,700	Standard Household Size	Adjustment for Family Size	Monthly Reserves****		Assn Dues /RPT/MIP	MIP Pricing Assumptions
Inflation Factor	1			Unit Type	Total		
Future Median Income	\$82,700	1	0.8	Studio	\$180	(\$120/\$30/\$30)	\$120,000
Annual Mortgage Rate***	3.31%	2	0.9	One Bedroom	\$498	(\$278/\$85/\$135)	\$160,000
Mortgage Term (years)	30	4	1	Two Bedroom	\$637	(\$370/\$112/\$155)	\$200,000
Downpayment (% of MAP)	10.0%	5	1.08	Three Bedroom	\$680	(\$560/\$60/\$60)	\$240,000
Housing Expense (% of Income)	33.0%	6	1.16	Four Bedroom	\$820	(\$680/\$70/\$70)	\$280,000

\*\*\* Last 6-month average less 1/2 %

\*\*\*\* Monthly Reserves: RPT: Real property Taxes (UPDATE), MIP: Mortgage Insurance Premium (UPDATE)

\*\*\*\*\* Source: Average of interest on 30 year fixed mortgage rate for major Honolulu banks in the 1st week of each preceeding 6 months.

Percent of Median Income	100%	105%	110%	115%	120%	130%	140%
Maximum Affordable Price (MAP)							
Studio	\$415,270	\$438,313	\$461,356	\$484,399	\$507,443	\$553,529	\$599,616
One Bedroom	\$392,327	\$418,250	\$444,174	\$470,098	\$496,021	\$547,868	\$599,716
Two Bedroom	\$414,725	\$443,529	\$472,333	\$501,137	\$529,941	\$587,549	\$645,158
Three Bedroom	\$449,919	\$481,028	\$512,136	\$543,245	\$574,353	\$636,570	\$698,786
Four Bedroom	\$460,543	\$493,956	\$527,369	\$560,781	\$594,194	\$661,019	\$727,845

**WORKSHEET ASSUMPTIONS**

Input Inflation Factors:	
%/Year	2.00%
# of Years	0

Input Mortgage Rates*****:	
mm/yy-mm/yy	
Month 1	4.00%
Month 2	4.13%
Month 3	3.88%
Month 4	3.75%
Month 5	3.63%
Month 6	3.50%
Average	3.81%

To: Hawaii Community Development Authority

Downtown Capital LLC confirms that 75% of the 635 residential units in 801 South St. will be sold for the 140% of median income prices and lower, as reflected in the HCDA pricing formula summary. HCDA confirms that there are no further Buyer or Tenant restrictions.



9/12/12

Date

801 South Street Price List - USES HCDA MEASUREMENTS

TOTAL UNITS	635	MAUKA	DIAMOND HEAD						EWA						MAKAI			
			2/2 Unit		1/1 Unit	Studio	2/1.5 Unit	Studio	1/1 Unit	1/1 Unit	2/1 Unit	1/1 Unit	1/1 Unit	1/1 Unit	2/2 Unit			
			01	02	03	05	07	09	11	04	06	08	10	12	13	14		
2 BR / 2 BA	183																	
2 BR / 1.5 BA	45																	
2 BR / 1 BA	46	Floor	867	867	558	411		844	423	567	579	776	542	564	577	867	867	
1 BR / 1 BA	271		46	\$508,500	\$508,500	\$385,700	\$316,700		\$494,600	\$319,900	\$388,300	\$392,000	\$464,700	\$382,900	\$388,300	\$392,000	\$506,400	\$506,400
Studios	90		45	\$507,200	\$507,200	\$384,900	\$316,100		\$493,300	\$319,300	\$387,500	\$391,100	\$463,400	\$382,000	\$387,500	\$391,100	\$505,100	\$505,100
			44	\$505,900	\$505,900	\$384,000	\$315,500		\$492,100	\$318,600	\$386,600	\$390,300	\$462,300	\$381,200	\$386,600	\$390,300	\$503,700	\$503,700
			43	\$504,600	\$504,600	\$383,200	\$314,900		\$490,800	\$318,000	\$385,800	\$389,400	\$461,100	\$380,400	\$385,800	\$389,400	\$502,400	\$502,400
			42	\$503,200	\$503,200	\$382,400	\$314,100		\$489,500	\$317,400	\$384,900	\$388,400	\$459,900	\$379,500	\$384,900	\$388,400	\$501,100	\$501,100
			41	\$501,900	\$501,900	\$381,400	\$313,500		\$488,300	\$316,700	\$384,100	\$387,600	\$458,800	\$378,700	\$384,100	\$387,600	\$499,800	\$499,800
			40	\$500,600	\$500,600	\$380,600	\$312,900		\$487,000	\$316,100	\$383,200	\$386,700	\$457,600	\$377,900	\$383,200	\$386,700	\$498,500	\$498,500
			39	\$499,300	\$499,300	\$379,700	\$312,300		\$485,700	\$315,500	\$382,400	\$385,800	\$456,400	\$377,100	\$382,400	\$385,800	\$497,100	\$497,100
			38	\$498,000	\$498,000	\$378,900	\$311,700		\$484,500	\$314,800	\$381,400	\$385,000	\$455,200	\$376,300	\$381,400	\$385,000	\$495,800	\$495,800
			37	\$496,600	\$496,600	\$378,100	\$311,100		\$483,200	\$314,100	\$380,600	\$384,100	\$454,000	\$375,400	\$380,600	\$384,100	\$494,500	\$494,500
			36	\$495,300	\$495,300	\$377,200	\$310,400		\$481,900	\$313,500	\$379,700	\$383,200	\$452,900	\$374,600	\$379,700	\$383,200	\$493,200	\$493,200
			35	\$494,000	\$494,000	\$376,400	\$309,800		\$480,700	\$312,800	\$378,900	\$382,200	\$451,700	\$373,800	\$378,900	\$382,200	\$491,900	\$491,900
			34	\$492,700	\$492,700	\$375,500	\$309,200		\$479,400	\$312,200	\$378,000	\$381,400	\$450,500	\$372,900	\$378,000	\$381,400	\$490,500	\$490,500
			33	\$491,400	\$491,400	\$374,600	\$308,600		\$478,100	\$311,600	\$377,200	\$380,500	\$449,300	\$372,100	\$377,200	\$380,500	\$489,200	\$489,200
			32	\$490,000	\$490,000	\$373,800	\$308,000		\$476,900	\$310,900	\$376,400	\$379,600	\$448,100	\$371,300	\$376,400	\$379,600	\$487,900	\$487,900
			31	\$488,700	\$488,700	\$372,900	\$307,300		\$475,600	\$310,300	\$375,400	\$378,800	\$446,900	\$370,500	\$375,400	\$378,800	\$486,600	\$486,600
			30	\$487,400	\$487,400	\$372,100	\$306,600		\$474,300	\$309,600	\$374,600	\$377,900	\$445,800	\$369,700	\$374,600	\$377,900	\$485,300	\$485,300
			29	\$486,100	\$486,100	\$371,300	\$306,000		\$473,100	\$309,000	\$373,700	\$377,000	\$444,600	\$368,900	\$373,700	\$377,000	\$484,000	\$484,000
			28	\$484,800	\$484,800	\$370,400	\$305,400		\$471,800	\$308,400	\$372,900	\$376,200	\$443,400	\$368,000	\$372,900	\$376,200	\$482,600	\$482,600
			27	\$483,400	\$483,400	\$369,600	\$304,800		\$470,500	\$307,600	\$372,000	\$375,200	\$442,200	\$367,200	\$372,000	\$375,200	\$481,300	\$481,300
			26	\$482,100	\$482,100	\$368,700	\$304,200		\$469,300	\$307,000	\$371,200	\$374,300	\$441,000	\$366,300	\$371,200	\$374,300	\$480,000	\$480,000
			25	\$480,800	\$480,800	\$367,800	\$303,600		\$468,000	\$306,400	\$370,300	\$373,500	\$439,900	\$365,500	\$370,300	\$373,500	\$478,700	\$478,700
			24	\$479,500	\$479,500	\$367,000	\$302,900		\$466,700	\$305,700	\$369,500	\$372,600	\$438,700	\$364,700	\$369,500	\$372,600	\$477,400	\$477,400
			23	\$478,200	\$478,200	\$366,100	\$302,300		\$465,500	\$305,100	\$368,500	\$371,700	\$437,500	\$363,900	\$368,500	\$371,700	\$476,000	\$476,000
			22	\$476,800	\$476,800	\$365,300	\$301,700		\$464,200	\$304,500	\$367,700	\$370,900	\$436,300	\$363,100	\$367,700	\$370,900	\$474,700	\$474,700
			21	\$475,500	\$475,500	\$364,500	\$301,000		\$462,900	\$303,800	\$366,900	\$370,000	\$435,100	\$362,300	\$366,900	\$370,000	\$473,400	\$473,400
			20	\$474,200	\$474,200	\$363,600	\$300,400		\$461,700	\$303,200	\$366,000	\$369,100	\$433,900	\$361,400	\$366,000	\$369,100	\$472,100	\$472,100
			19	\$472,900	\$472,900	\$362,800	\$299,800		\$460,400	\$302,600	\$365,200	\$368,200	\$432,800	\$360,500	\$365,200	\$368,200	\$470,800	\$470,800
			18	\$471,600	\$471,600	\$361,900	\$299,100		\$459,100	\$301,900	\$364,300	\$367,300	\$431,600	\$359,700	\$364,300	\$367,300	\$469,400	\$469,400
			17	\$470,200	\$470,200	\$361,000	\$298,500		\$457,900	\$301,300	\$363,500	\$366,400	\$430,400	\$358,900	\$363,500	\$366,400	\$468,100	\$468,100
			16	\$468,900	\$468,900	\$360,200	\$297,900		\$456,600	\$300,600	\$362,600	\$365,500	\$429,200	\$358,100	\$362,600	\$365,500	\$466,800	\$466,800
			15	\$467,600	\$467,600	\$359,400	\$297,300		\$455,300	\$299,900	\$361,700	\$364,700	\$428,000	\$357,300	\$361,700	\$364,700	\$465,500	\$465,500
			14	\$466,300	\$466,300	\$358,500	\$296,700		\$454,100	\$299,300	\$360,800	\$363,800	\$426,900	\$356,500	\$360,800	\$363,800	\$464,200	\$464,200
			13	\$465,000	\$465,000	\$357,700	\$296,100		\$452,800	\$298,700	\$360,000	\$362,900	\$425,700	\$355,700	\$360,000	\$362,900	\$462,800	\$462,800
			12	\$463,700	\$463,700	\$356,800	\$295,400		\$451,500	\$298,000	\$359,100	\$362,100	\$424,500	\$354,800	\$359,100	\$362,100	\$461,500	\$461,500
			11	\$462,300	\$462,300	\$356,000	\$294,800		\$450,300	\$297,400	\$358,300	\$361,100	\$423,400	\$353,900	\$358,300	\$361,100	\$460,200	\$460,200
			10	\$455,700	\$455,700	\$350,000	\$289,800		\$443,900	\$292,200	\$352,500	\$360,200	\$422,100	\$353,100	\$357,400	\$360,200	\$458,900	\$458,900
LEGEND:			9	\$454,400	\$454,400	\$349,200	\$289,200		\$442,700	\$291,500	\$351,900	\$359,400	\$420,900	\$352,300	\$356,600	\$359,400	\$457,600	\$457,600
			8	\$453,100	\$453,100	\$348,200	\$288,600		\$441,400	\$290,900	\$351,100	\$358,500	\$419,800	\$351,500	\$355,800	\$358,500	\$456,200	\$456,200
LBY = Lobby			7	\$451,800	\$451,800	\$347,400	\$288,000		\$440,100	\$290,300	\$350,400	\$357,600	\$418,600	\$350,700	\$354,800	\$357,600	\$454,900	\$454,900
OFc = Office			6	\$450,500	\$450,500	\$346,600	\$287,300		\$438,900	\$289,600	\$349,600	\$356,800	\$417,400	\$349,900	\$354,000	\$356,800	\$453,600	\$453,600
ELEC = Electrical Room			5	\$449,100	\$449,100	\$345,700	\$286,600		\$437,600	\$289,000	\$348,700	\$355,900	\$416,300	\$349,100	\$353,100	\$355,900	\$452,300	\$452,300
MECH = Mechanical Room			4	\$444,800	\$444,800	\$342,600	\$283,800		\$433,400	\$285,900	\$345,600	\$354,900	\$415,000	\$348,200	\$352,300	\$354,900	\$451,000	\$451,000
SEC = Security Office			3	\$443,500	\$443,500	\$341,800	\$283,200		\$432,100	\$285,300	\$344,700	\$354,100	\$413,800	\$347,300	\$351,400	\$354,100	\$449,600	\$449,600
JAN = Janitor Room			2	\$442,100	\$442,100	\$340,900	\$282,500		\$430,900	\$284,700	\$343,800	\$353,200	\$412,700	\$346,500	\$350,600	\$353,200	\$448,300	\$448,300
TRA = Trash Room			1	OFc	LBY	SEC	MAIL		TRA/ELEC	ELEC	MECH	LBY	\$412,700	\$346,500	\$350,600	LBY	\$448,300	\$448,300

Note: Second parking stall purchased will be added to apartment prices which include one parking stall.