

**801 SOUTH ST**

**BUILDING B**

**DEVELOPMENT PERMIT APPLICATION**

Developer: Downtown Capital LLC

Contact: Ryan Harada

Phone No.: 808-526-2027

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

August 12, 2013

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

Re: 801 South St (Phase 2) Development Permit Application

Dear Mr. Ching:

The overwhelming sales response to Phase 1 of the "801 South St" residential condominium development project evidenced the strong unmet demand for workforce housing in our community. We are therefore pleased to submit this development permit application for Phase 2 of 801 South St which aims to deliver additional residential condominium units priced for affordability to the workforce segment of Hawaii's population. Phase 2 involves "801 South St - Building B" (referred to as "Building B") a housing project that will be developed in accordance with the workforce housing provisions of HCDA's 2011 Mauka Area Plan and Rules.

Continuing the total project commitment of 801 South St to expand the inventory of workforce housing available to residents of our community, Phase 2 will develop 410 new residential units which, combined with the 635 units developed in Phase 1, will result in a total of 1,045 residential units offered for sale. The entire project will not require any financial assistance for construction from federal, state or county government bodies. In addition, at least 75% of all the residential units in the project will fall within the maximum size limits prescribed by Subchapter 4 of the 2011 Mauka Area Plan and Rules and will be priced for purchase by families earning 140% of median income or below. Based upon its compliance with the requirements of Subchapter 4, this workforce housing project qualifies for a 100% floor area bonus and permits HCDA to consider modifications to the Mauka Area Rules in approving the project.

In marketing Phase 1 of 801 South St it became apparent that there was strong demand for a greater number of larger units than were available for sale. To meet this need, the 410 units in Building B will be predominantly comprised of two bedroom units (182 two-bedroom two bath units and 91 two-bedroom one and a half bath units). There will be 92 one-bedroom one bath units. Responding to requests for residences that are more "family-friendly" 45 of the units will be three-bedroom two bath units.

Located on the corner of Kapiolani Boulevard and South Street of Parcel 04 is the project's commercial building that previously served as the news room for the Honolulu Advertiser ("Commercial Building"). The site plan for Phase 2 of 801 South St situates the Commercial Building on its own distinct parcel comprising approximately 12,000 square feet of land. Although the Commercial Building is not on either the federal or state listings of historic properties, we acknowledge the unique architectural design of the

three-story "red-tile roofed" structure within the Honolulu landscape. Being of 90-year old construction, however, inspections revealed the existing electrical, plumbing, and mechanical systems are unusable and will require extensive replacement. Furthermore, the building contains areas with lead paint and asbestos that will require costly remediation.

Since the Commercial Building serves no integral role with respect to the workforce housing goals of 801 South St we elected to sell the property to a third party. We are pleased to inform you that an executed letter of intent has been entered into to sell the Commercial Building to Hawaiian Dredging Construction Company, Inc ("HDCC"). In entering into this agreement, we selected HDCC because of its 100-year-old history as a distinguished corporate citizen contributing to Hawaii's economic growth. More importantly, HDCC has represented to us its intent to renovate the building and designate it as its corporate headquarters in Hawaii. HDCC has engaged its own consultants and is undertaking an independent planning process for the renovation of the Commercial Building for which it will submit its own application to HCDA for approval. This will become Phase 3 of the 801 South St development and is not part of this development permit application.

The total floor area allowable pursuant to Subchapter 4 for 801 South St-Building B and the Commercial Building" is 546,924 square feet, which includes the 100% bonus floor area for elements being developed as workforce housing units. Building B of Parcel 04 will utilize 445,153 square feet of allowable floor area. The Commercial Building will be allocated 35,000 square feet of floor area. The combined total floor area among Building B and the Commercial Building measures 480,153 square feet.

Pedestrian safety is a key consideration in our design of 801 South St. In the attached Site Plan for Parcel's 03 & 04 you will find the pedestrian walkway colored in grey that connects the lobbies of Building A and Building B with the sidewalks of the three surrounding streets and two automobile delivery points. For nighttime safety and security, we have made provisions for light pole fixtures that will illuminate the street sidewalks and pedestrian walkways to an illumination and safety level equivalent to what you would find in the heart of Waikiki along Kalakaua Avenue.

In consultation with archaeological experts, we have concluded that it is highly unlikely that any ancient burials exist. Parcel 04 is 84,432 square feet and 50% covered by buildings according to the attached ALTA survey. The column foundations and footings for the buildings extend six feet below street level and rest on a subsurface coral ledge. Building elevation and site plans also provide evidence of the extensive construction excavation for the structural columns and footings. The other 50% of the parcel (the existing surface parking lot) is situated over an alluvial channel that is 75 feet deep. We have attached a soil boring layout from the Dames & Moore engineering firm that reveal this condition which may explain why the previous owners never attempted to erect a structure on this half of the property. With half the property previously excavated six feet below the surface down to the coral ledge and the other half of the property sitting on top of a subsurface alluvial channel, our archaeological consultants have opined that this property was not conducive to use as an ancient burial ground. An archaeological assessment with this site specific evidence will be submitted to SHPD for its concurrence. As with the Phase 1 of the project, we will have an archaeologist on-site to help monitor the subsurface work for the foundation to ensure that, consistent with legal requirements, construction will stop with any finding of remains of historical significance.

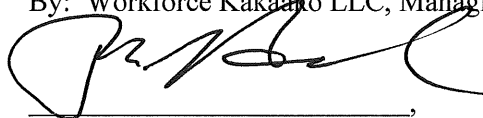
Mr. Anthony Ching  
Hawaii Community Development Authority  
August 12, 2013  
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Included with our development permit application under Subchapter 4 are the following items for your review and approval:

- a. Fact Sheet on Building B;
- b. Rendering of Building B;
- c. Workforce Housing Project Unit Size Summary;
- d. Kapiolani Boulevard Day Rendering;
- e. South Street Day Rendering;
- f. South Street Night Rendering;
- g. Night Lighting Rendering;
- h. Site Plan for Parcels 03 and 04;
- i. Density Summary of Parcel 04;
- j. Open Space Plan
- k. Energy Efficiency and Condominium Maintenance Fee Estimations;
- l. Preliminary Price List for Building B;
- m. Matrix showing conformity with Mauka Area Rules (5 pages);
- n. List of modifications requested and reasons for the request (4 pages);
- o. Picture of Sculpture to be on South Street
- p. Archeological exhibits:
  - i. Dames & Moore 1994 Soil Stratification Study with alluvial channel location map (4 pages);
  - ii. 1994 Neighborhood Building Reference Map with alluvial channel;
  - iii. Existing Advertiser Building elevation and site plan (3 pages);
- q. List of Requirements with Exhibits 1 to 6 for the development permit;
- r. Project Plans (21 sheets from Kazu Yato, AIA & Associates, Inc.), building massing, landscape plan, topography survey and ALTA survey;
- s. CD containing the project plans in REVIT, CAD and PDF formats as well as the building massing in PDF format;
- t. CD containing the development permit application as well as the landscape plan, ALTA and topography surveys;

We are excited to work with HCDA on Phase 2 of our 801 South St project that will provide additional workforce housing in Kaka'ako for Hawaii residents. Please find enclosed Downtown Capital LLC's payment in the amount of \$6,400 to cover the fee for the Development Permit Application.

Sincerely yours,  
Downtown Capital LLC  
By: Workforce Kaka'ako LLC, Managing Member



RMH Real Estate LLC, Member

Attachments

cc: William Yuen, Esq.  
South Street Towers LLC

# FACT SHEET

## 801 South St – Building B

*Affordable Urban Housing for Hawai'i Residents*

<b>Project Description</b>	Building B of 801 South St is Phase Two of a workforce housing condominium project planned for the corner of South Street and Kapiolani Boulevard. The 46-story tower will include a mix of one-bedroom, two-bedroom and three-bedroom units. The preliminary prices for the one and two bedroom units are between \$360,000 to \$575,000, with the three bedroom units below \$700,000. Building B is designed with larger sized bedrooms. Each floor will have end units with corner glass wall living rooms.
<b>Project Purpose</b>	<p>This urban high rise will be Phase Two of 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). It 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 84,432 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 the former Honolulu Advertiser building.
<b>Streetscape</b>	Building B will have a lobby entrance along the inner private road with a connecting pedestrian pathway to Kapiolani Boulevard and South Street. It will share a driveway on South Street with Building A.
<b>Sustainable Design</b>	<p>Building B of 801 South St 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 \$275 for one-bedroom to \$350 for three-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 station connectivity in the parking garage.</li></ul>
<b>Parking</b>	A 10-story parking garage will provide 788 parking stalls for residents. Monthly parking rental is also available for neighborhood business and workers.
<b>Construction</b>	Construction will commence in 2014 and be completed in 2016.
<b>Project Team</b>	<p>This phase 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, Inc.</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>



Building B

Building A

Data SOEST/UHM  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Data USGS  
Image © 2013 CyberCity3D, Inc. / 3D Travel Inc.

Google earth

Imagery Date: 12/31/2011 21°17'55.30" N 157°51'28.54" W elev 26 ft eye alt 275 ft

**SIZE OF NEW CONDOMINIUM DETERMINES  
HAWAII RESIDENT OCCUPANCY**

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<b>801 SOUTH ST:</b>	<b>BUILDING A</b>	<b>BUILDING B</b>
	<u><b>Queen Sized Bedrooms</b></u>	<u><b>King Sized Bedrooms</b></u>
<b>Studios</b>	<b>90</b> <b>411 to 427 Sq. Ft.</b>	<b>0</b> <b>N/A</b>
<b>1-Bedroom/1 Bath</b>	<b>271</b> <b>542 to 577 Sq. Ft.</b>	<b>92</b> <b>640 Sq. Ft. *</b>
<b>2-Bedrooms/1 Bath</b>	<b>46</b> <b>776 Sq. Ft.</b>	<b>1</b> <b>872 Sq. Ft. *</b>
<b>2-Bedrooms/1.5 Bath</b>	<b>45</b> <b>844 Sq. Ft.</b>	<b>90</b> <b>895 Sq. Ft.</b>
<b>2-Bedrooms/2 Baths</b>	<b>183</b> <b>867 Sq. Ft.</b>	<b>182</b> <b>938 to 947 Sq. Ft. **</b>
<b>3-Bedrooms/2 Baths</b>	<b>0</b> <b>N/A</b>	<b>45</b> <b>1,331 Sq. Ft.</b>
<b>Total</b>	<b>635 Units</b>	<b>410 Units</b>

\* = Four first floor units do not have typical unit sizes as shown above.

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**HCDA Maximum Workforce Housing Size:**

<b>Studios</b>	<b>500 Sq. Ft.</b>
<b>1-Bedroom/1 Bath</b>	<b>650 Sq. Ft.</b>
<b>2-Bedrooms/1 Bath</b>	<b>800 Sq. Ft.</b>
<b>2-Bedrooms/1.5 Bath</b>	<b>900 Sq. Ft.</b>
<b>2-Bedrooms/2 Baths</b>	<b>1,000 Sq. Ft.</b>
<b>3-Bedrooms/2 Baths</b>	<b>1,200 Sq. Ft.</b>





Kapiolani Boulevard Day Rendering





South Street Day Rendering





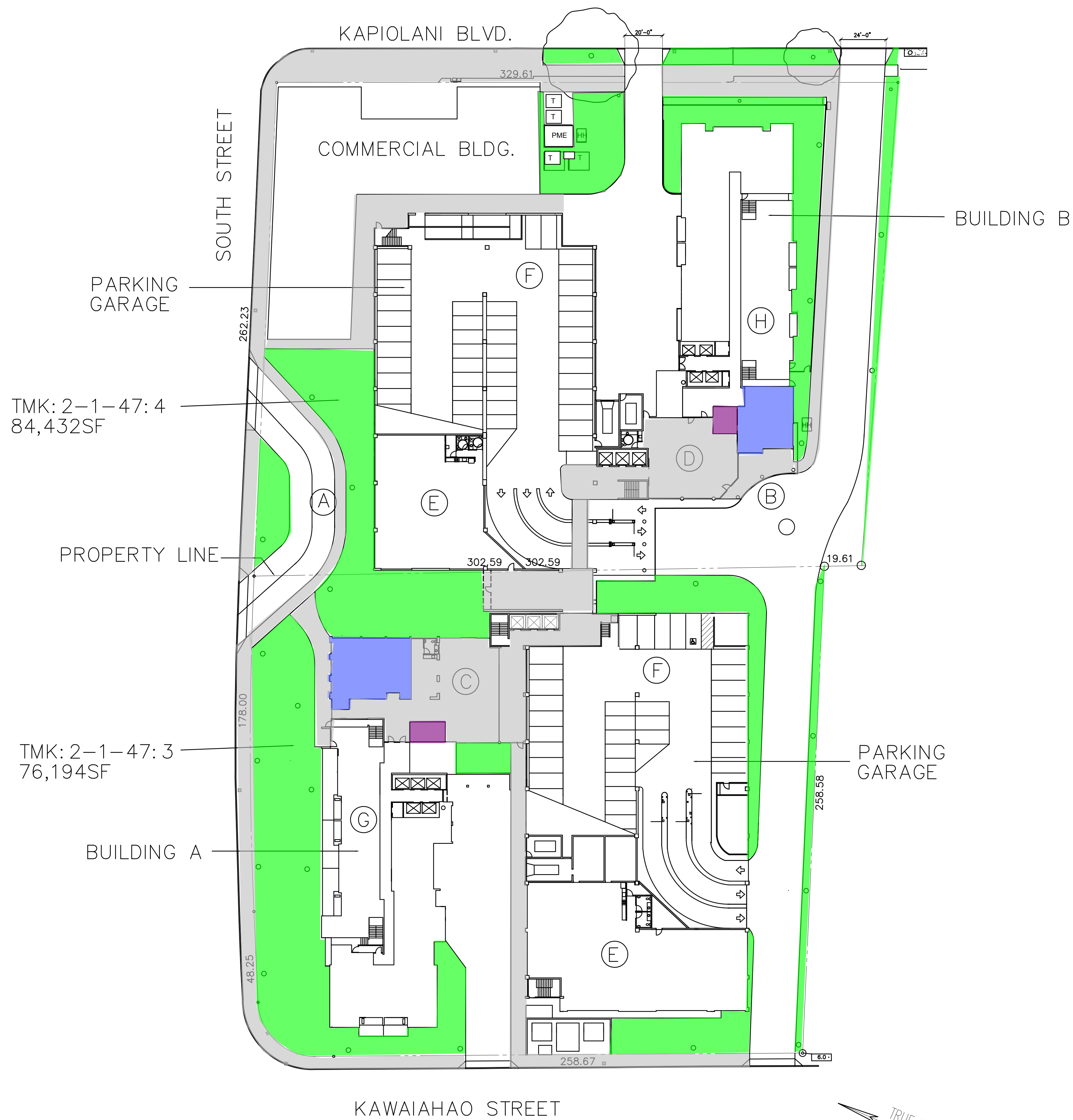
South Street

South Street Night Rendering





Night Lighting Rendering



### LEGEND

GREY: PEDESTRIAN PATHWAY  
GREEN: GREEN SPACE  
BLUE: MANAGEMENT OFFICES  
PURPLE: SECURITY OFFICES

- (A) SOUTH STREET AUTO STOP
- (B) INTERIOR AUTO STOP
- (C) BLDG. A LOBBY
- (D) BLDG. B LOBBY
- (E) MEETING ROOMS WITH KITCHENS AND BATHROOMS
- (F) VISITOR PARKING ON FIRST FLOOR OF BOTH GARAGES
- (G) 2 RESIDENT/ASSISTANT MANAGER RESIDENCES FOR BLDG. A
- (H) 2 ASSISTANT MANAGER RESIDENCES FOR BLDG. B

### BLDG. LOBBIES INCLUDE:

- a. WI-FI INTERNET CONNECTIVITY
- b. COFFEE SINK COUNTER
- c. VENDING MACHINES
- d. CARD ACCESS BATHROOM
- e. FLAT SCREEN TELEVISION
- f. FURNITURE FOR CONVERSATIONS
- g. NATURAL OR A/C VENTILATION

**SITE PLAN FOR PARCELS 03 & 04**  
1"=30' 8/10/13

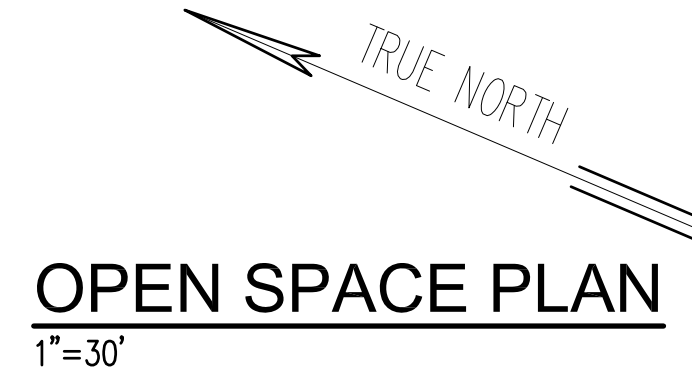
DATE		NO.		DATE		NO.		HQA COMMENTS		REVISIONS	
8/10/13				8/10/13							
<p>THIS PROJECT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.</p> <p>KAZU YATO, AIA &amp; ASSOCIATES, INC. LICENSED PROFESSIONAL ARCHITECT No. 3271 HAWAII, U.S.A. Expiration Date: 4/30/2014</p>											
<p><b>KAKAOKO WORKFORCE HOUSING</b> SUBCHAPTER 4 OF 2011 MAUKA PLAN AND RULES 801B SOUTH ST HONOLULU, HAWAII SITE PLAN FOR PARCELS 03 &amp; 04</p>											
<p>KAZU YATO, AIA &amp; ASSOCIATES, INC. 2033 BOUNTY TERRACE HONOLULU, HI 96822 TEL: (808) 945-0040 FAX: (808) 945-0041</p>											
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# Density Summary of Parcel 04

			Subchapter 4 Workforce Housing 7FAR	Total Available FA
	Land Area	3.5 FAR		
<b>Development Phasing Allowed</b>				
2-1-047: 004 (Phase 2 - Building B)	71,832	251,412	502,824	502,824
2-1-047: 004 (Phase 3 - Commercial)	12,600	44,100	N/A	44,100
<b>Total Floor Area Allowed</b>				<b>546,924 SF</b>
<b>Development Phasing Use</b>				
Workforce Housing Floor Area (Phase 2 - Building B)				445,153
Commercial Building Entitlement (Phase 3 - Commerical)				35,000
<b>Total Floor Area Use</b>				<b>480,153 SF</b>

Note: TMK 2-1-047:004 is 84,432 square feet, but will be subdivided by condominium ownership.



REQUIRED = 15%

[illegible]

# ENERGY EFFICIENCY

## Energy Savings

- Inset lanai doors for natural air ventilation.
- Double pane exterior windows and door for sound reduction.
- Awning windows for all bedrooms.
- Plumbing fixtures meeting new government standards.
- Appliances meeting new government energy efficiencies.
- Electrical fixtures with energy efficiencies.

## CONCLUSION

• Laws for lower or alternative energy have not been passed to upgrade buildings over 20 years in age. It is estimated that on Oahu at least 80% of all buildings are 20 years and older. However, because of new technologies, new buildings can use much less energy than older buildings.

## Maintenance Fees for New Buildings

### • 1BR Maintenance Fee Comparison

#### Luxury Projects

<u>Building</u>	<u>Maint Fee</u>
Moana Pacific	\$460
Keola Lai	\$489
Pacifica Honolulu	\$400
909 Kapiolani	\$400

#### Workforce Projects

<u>Building</u>	<u>Maint Fee</u>
1133 Waimanu	\$275
215 North King St.	\$265
Country Club Village 6	\$226
Proposed Project	\$250

### • 2BR Maintenance Fee Comparison

#### Luxury Projects

<u>Building</u>	<u>Maint Fee</u>
Moana Pacific	\$600 - \$700
Keola Lai	\$565 - \$760
Pacifica Honolulu	\$570 - \$670
909 Kapiolani	\$635 - \$835

#### Workforce Projects

<u>Building</u>	<u>Maint Fee</u>
1133 Waimanu	\$375
215 North King St.	\$308
Country Club Village 6	\$291
Proposed Project	\$300

### • 3BR Maintenance Fee Comparison

#### Luxury Projects

<u>Building</u>	<u>Maint Fee</u>
Moana Pacific	\$850
Keola Lai	\$1,000
Pacifica Honolulu	\$980

#### Workforce Projects

<u>Building</u>	<u>Maint Fee</u>
Proposed Project	\$360

## CONCLUSION

• Luxury buildings are developed with special amenities that are built for that particular market and therefore require higher consumption for central air-conditioning, pools, fitness rooms, etc. Further, the energy use for cooling is subject to the entire apartment unit and/or even the entire building.

• 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 cooling system on hot days. It also allows for cooling by individual rooms and can be turned off when not occupied.

# PRELIMINARY PRICE LIST - CONFIDENTIAL

801 South St B Price List USES HCDA MEASUREMENTS

TOTAL UNITS	410		MAUKA		DIAMOND HEAD			EWA			MAKAI	
3 BR/ 2 BA	45		2/2 Unit		2/1.5 Unit	1/1 Unit	2/1.5 Unit	1/1 Unit	3/2 Unit		2/2 Unit	
2 BR/ 2 BA	182		07	09	08	06	04	05	03		01	02
2 BR / 1.5 BA	90	Floor 9+	937.85	946.9	895.45	640.53	896.14	641.61	1331.05		937.85	946.9
2BR/ 1BA	1	46	\$550,100	\$555,800	\$519,900	\$416,900	\$509,700	\$424,500	\$692,300		\$534,400	\$550,100
1 BR / 1 BA	92	45	\$548,800	\$554,300	\$519,100	\$416,000	\$508,900	\$423,500	\$690,100		\$533,000	\$548,800
		44	\$547,300	\$552,800	\$518,200	\$415,000	\$508,000	\$422,600	\$688,000		\$531,600	\$547,300
		43	\$545,900	\$551,500	\$517,200	\$414,100	\$507,100	\$421,700	\$685,900		\$530,300	\$545,900
		42	\$544,500	\$550,000	\$516,300	\$413,200	\$506,200	\$420,800	\$683,800		\$528,900	\$544,500
		41	\$543,200	\$548,700	\$515,500	\$412,300	\$505,400	\$419,800	\$681,600		\$527,500	\$543,200
		40	\$541,700	\$547,100	\$514,600	\$411,400	\$504,500	\$418,900	\$679,500		\$526,100	\$541,700
		39	\$540,400	\$545,800	\$513,800	\$410,400	\$503,700	\$418,000	\$677,400		\$524,800	\$540,400
		38	\$538,900	\$544,400	\$513,000	\$409,500	\$502,900	\$417,100	\$675,200		\$523,500	\$538,900
		37	\$537,500	\$542,900	\$511,900	\$408,700	\$501,900	\$416,200	\$673,100		\$522,000	\$537,500
		36	\$536,100	\$541,500	\$511,100	\$407,800	\$501,100	\$415,200	\$671,000		\$520,700	\$536,100
		35	\$534,800	\$540,100	\$510,200	\$406,900	\$500,200	\$414,300	\$668,900		\$519,300	\$534,800
		34	\$533,300	\$538,700	\$509,400	\$406,000	\$499,400	\$413,300	\$666,700		\$518,000	\$533,300
		33	\$531,900	\$537,300	\$508,500	\$405,000	\$498,500	\$412,400	\$664,600		\$516,600	\$531,900
		32	\$530,500	\$535,800	\$507,700	\$404,100	\$497,700	\$411,500	\$662,600		\$515,200	\$530,500
		31	\$529,200	\$534,500	\$506,600	\$403,200	\$496,700	\$410,600	\$660,500		\$513,900	\$529,200
		30	\$527,600	\$533,000	\$505,800	\$402,300	\$495,900	\$409,700	\$658,300		\$512,400	\$527,600
		29	\$526,200	\$531,500	\$504,900	\$401,400	\$495,000	\$408,800	\$656,200		\$511,100	\$526,200
		28	\$524,900	\$530,100	\$504,100	\$400,500	\$494,200	\$407,800	\$654,100		\$509,700	\$524,900
		27	\$523,500	\$528,700	\$503,200	\$399,500	\$493,300	\$406,900	\$652,000		\$508,400	\$523,500
		26	\$522,100	\$527,300	\$502,400	\$398,700	\$492,500	\$406,000	\$649,800		\$507,000	\$522,100
		25	\$520,600	\$525,800	\$501,300	\$397,800	\$491,500	\$405,000	\$647,700		\$505,600	\$520,600
		24	\$519,300	\$524,500	\$500,500	\$396,900	\$490,700	\$404,100	\$645,600		\$504,300	\$519,300
		23	\$517,900	\$523,000	\$499,600	\$396,000	\$489,800	\$403,200	\$643,400		\$502,900	\$517,900
		22	\$516,500	\$521,600	\$498,800	\$395,000	\$489,000	\$402,200	\$641,300		\$501,500	\$516,500
		21	\$515,000	\$520,200	\$498,000	\$394,100	\$488,200	\$401,300	\$639,200		\$500,200	\$515,000
		20	\$513,700	\$518,800	\$497,000	\$393,200	\$487,300	\$400,500	\$637,100		\$498,800	\$513,700
		19	\$512,200	\$517,300	\$496,100	\$392,300	\$486,400	\$399,500	\$634,900		\$497,500	\$512,200
		18	\$510,900	\$515,900	\$495,200	\$391,400	\$485,500	\$398,600	\$632,800		\$496,000	\$510,900
		17	\$509,400	\$514,500	\$494,400	\$390,500	\$484,700	\$397,600	\$630,700		\$494,700	\$509,400
		16	\$508,100	\$513,100	\$493,500	\$389,500	\$483,800	\$396,700	\$628,500		\$493,400	\$508,100
		15	\$506,600	\$511,600	\$492,700	\$388,700	\$483,000	\$395,800	\$626,400		\$491,900	\$506,600
		14	\$505,300	\$510,200	\$491,700	\$387,800	\$482,100	\$394,800	\$624,300		\$490,600	\$505,300
		13	\$503,900	\$508,800	\$490,800	\$386,900	\$481,200	\$393,900	\$622,200		\$489,200	\$503,900
		12	\$502,400	\$507,300	\$489,900	\$386,000	\$480,300	\$393,000	\$620,000		\$487,900	\$502,400
		11	\$501,000	\$505,900	\$489,100	\$385,100	\$479,500	\$392,100	\$617,900		\$486,400	\$501,000
		10	\$499,600	\$504,500	\$488,200	\$384,100	\$470,500	\$385,900	\$605,600		\$477,500	\$472,800
LEGEND:		9	\$498,300	\$503,200	\$487,400	\$383,200	\$465,600	\$381,800	\$598,900		\$472,600	\$467,900
----- = View Change		8	\$496,800	\$501,700	\$485,800	\$382,200	\$461,100	\$378,200	\$593,300		\$468,000	\$463,300
REC = Recreation Room		7	\$495,500	\$500,400	\$485,000	\$381,300	\$456,700	\$374,500	\$587,700		\$463,400	\$458,700
OFC = Office		6	\$494,100	\$499,000	\$484,200	\$380,400	\$455,600	\$373,600	\$585,400		\$461,900	\$457,200
ELEC = Electrical Room		5	\$492,800	\$497,700	\$483,300	\$379,400	\$454,600	\$372,600	\$583,200		\$460,300	\$455,600
MECH = Mechanical Room		4	\$460,300	\$455,600	\$474,100	\$373,300	\$453,600	\$371,500	\$580,900		\$458,800	\$454,100
104 = 1 BR/1BA (665.75F)		3	\$458,800	\$454,100	\$469,500	\$369,800	\$452,600	\$370,500	\$578,700		\$457,300	\$452,600
107 = 2BR/2BA (1007.44SF)		2	\$457,300	\$452,600	\$464,900	\$366,200	\$451,600	\$369,500	\$576,500		\$455,700	\$451,000
108 = 2BR/1BA (872.55SF)		1	\$489,900	\$484,800	\$448,400	\$366,200	\$329,400					
109 = 2BR/2BA (1017.77SF)		Floor 1-8	937.71	947.03	895.45	640.53	895.45	641.61	1331.79		938.88	947.03

Note: Second parking stall purchased will be added to apartment prices which include one parking stall. Second parking stalls will be sold for \$20k per stall.

See Above Legend for 1st Floor Square Footages



801 SOUTH ST  
Development Permit Requirements

801 South St Conformance Matrix to Mauka Area Plan & Rules:

CATEGORY	MAUKA AREA RULES CRITERIA	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
<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. 2-1-47:04, 84,432 SF	See Project Plans Sheet 1
<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  (71,832 SF x 7.0 FAR) + (12,600 x 3.5 FAR) = 546,924 SF	Building B = 445,153 SF Commercial = 35,000 SF Project's total floor area = 480,153 SF	See Project Plans Sheet 1
<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
<b>Parking Structure</b>		65 FT Maximum Height	107' FT (Parking Structure)	Per HAR §15-218-55(e), Workforce Housing Modification Requested
<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  Terrace frontage on Kapiolani Boulevard	See Kapiolani Boulevard Daytime Street View Rendering

	FT.8 B4	3 Foot High Hedge / Fence along Kapiolani Blvd.	6 Foot high fence and plant hedge for security of ground floor residential units	Per HAR § 15-218-55, Workforce Housing Modification Requested
<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 Corridor §15-217-55(1)(6)	Figure NZ.2 Kapiolani Zone 50 FT Tower view corridor	The new building will be set back over 58 feet along South Street	Conforms
<b>Kapiolani Boulevard</b>	Front Yard	5 to 10 FT (Tower and Podium)	22 FT (Tower)	Per HAR §15-218-55(e), Workforce Housing Modification Requested
<b>Diamond Head Property Line</b>	Side/Rear Yard	0 FT	39 FT	Conforms
<b>Makai Property Line</b>	Side/Rear Yard	0 FT	0 FT	Conforms
<b>TOWER FLOOR PLATE</b>	Figure BT.10 Table BT.10-1	Lot Size of 80,000 SF – 120,000 SF = Floor Plate of 10,000/SF to 12,000/SF or less	Site Area of 84,432 SF = Floor Plate of 9,511 SF	Conforms
	§15-217-55(1)(4)	Maximum horizontal dimension may exceed 150 FT provided maximum length between farthest two points is less than 210 FT.	Maximum horizontal dimension is 173 FT, and the maximum length is 188 FT between farthest two points.	Conforms
<b>OPEN SPACE</b>	Figure BT.10 Podium High Rise D. Open Space	1. Site Area of 84,432 SF x 15% = 12,665 SF of Open Space required. 2. Located at grade, on podium, roof garden, or combination. 3. Minimum 40 FT on any one side.	16,603 SF or 19.6% of land of Open Space provided at grade level.	Conforms
<b>RECREATION SPACE</b>	§15-217-56 Landscape and Recreation Space	55 SF of recreation space per dwelling unit. 55 SF x 410 units = 22,550 SF. If outdoors may be used to satisfy open space requirements	6,531 SF of interior recreation space + 16,603 SF of Open Space = 23,134 SF of total recreation space.	Conforms

<b>OFF-STREET PARKING</b>	Calculation based on unit size and number of units.			Conforms
<b>Workforce Housing Units</b>	§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	410 Units x 1.25 Stalls = 513 Stalls required	688 Stalls provided for residential units	
<b>Commercial</b>	100 Stalls for Commercial Building	35,000 SQ FT Building Density Entitlement	100 Stalls provided	Conforms
<b>LOADING</b>	§15-217-63(1)(1) Loading Spaces			
<b>Residential</b>	2 Stalls for 150,000 - 300,000 SF. 1 Stall for every 200,000 SF over 300,000 SF.	435,325 SF = 3 Loading Stalls.	3 Stalls 1 @ 12 x 35FT  2 @ 8.5 x 19FT	Per HAR §15-218-55, Workforce Housing Modification. Requested
<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 2,520 SF of garage floor space is designated for bicycle parking	See Project Plans Sheets 6, 7
<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	Conforms
<b>BUILDING MASSING</b>	§15-217-55(l), Figure BT.10 G.2	Min. 65% of tower must be flush with building façade or street front	100% of tower will be flush with South St. facade  On Kapiolani Blvd, the street front would be podium. In lieu of podium the tower is consistent with and establishes street front elements.	Conforms
<b>TOWER SPACING</b>	§15-217-55(l)(5),	No tower shall be less than eighty feet from another tower	158 Feet between Building A and B; 169 Feet between Bldg. B and Royal Capital Plaza	Conforms See Project Plans Sheet 1C
<b>LANDSCAPING</b>	§15-217-56 Landscape and Recreation Space	Provide Automatic irrigation system with rain or moisture sensor.	Automatic irrigation system with rain sensor control.	See Landscape Plan, Description (Exhibit 6)

	Figure 1.7 Street Tree Plan  § 15-217-56 (b) Kapiolani Blvd. Monkey Pod Trees	Street trees: South Street – Queen's White Shower Tree.	Large Monkey Pod Tree along South St.  Construct 20 foot wide service road driveway off Kapiolani Blvd. with a no left turn exit sign.	Conforms  HCDA's protection of Kapiolani Blvd. Monkey Pod Trees.
<b>STREET FURNITURE</b>	15-217-39(a) Figure PZ.2	Provide a hardscaped plaza with street furniture in the setback area along South Street	The setback area along South Street will be a landscaped area with an auto pickup driveway	Conforms
<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, Workforce Housing Modification Requested
<b>PARKING PLACEMENT</b>	Figure 1.10B Parking Placement	Parking garage setback to be 40' from the parcel line for the first 21' of building height	Parking garage building setback approximately 58 feet on South St.	Conforms
<b>PEDESTRIAN ZONE FEATURES</b>	15-217-39(a) Figure PZ.2	Kapiolani (KA) Zone Boulevards Street Trees, Planting Strips, Street Lights, Pedestrian Lights, Street Furniture, Public Art, Sign Poles, Fire Hydrants, Signal & Electrical Cabinets, Bike Racks	Well lit, tree lined, landscaped area	Conforms



		Avenues Street Trees, Planting Strips, Street Lights, Pedestrian Lights, Street Furniture, Public Art, Sign Poles, Fire Hydrants, Signal & Electrical Cabinets, Bike Racks, Special Pavement, Outdoor Seating	Well lit, tree lined, landscaped area	Conforms
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<b>PARKING ACCESS</b>	§15-217-63(e)	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 6'3" away from the adjoining property line on Kapiolani Blvd.	Per HAR §15-218- 55, Workforce Housing Modification Requested
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## MODIFICATIONS TO MAUKA AREA RULES FOR WORKFORCE HOUSING.

HAR §15-218-55 authorized 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 FORM/HEIGHT OF PARKING STRUCTURE**

Rule -	Figure NZ.2 in 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 788 stall parking structure. The height of the parking structure will be 107' 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 107' 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.

### 2. **Frontage Types**

Rule -	Fences, walls and hedges maybe constructed or installed to a height of three feet in any portion of a front yard.
Modification Request -	Permission to extend the height of the aluminum fence/hedge from three feet to six feet for terrace frontage along Kapiolani Boulevard. The area will be lined with landscaping, trees and hedges providing security for the residential units on the ground floor. An additional sidewalk will be added on the project's private land to improve the pedestrian experience.
Justification -	The monkey pod trees on Kapiolani Blvd. are special. The existing sidewalks are not level because of the roots. This additional sidewalk and new hedge/fence height are necessary, and would enhance the green look on Kapiolani Blvd.

### 3. **BUILD TO LINE / KAPIOLANI BLVD. DRIVEWAY**

Rule -	Figure 1.3 Development Standards Summary and Figure NZ.2 impose a build to line of 5 feet to 10 feet along Kapiolani Boulevard from the property line.
Modification Request -	Downtown Capital LLC proposes to set the entire building back approximately 22 feet along Kapiolani Boulevard.
Justification -	The residential tower along Kapiolani Boulevard will be setback 22 feet to provide additional open space and landscaped area between the Project and the property line. The additional setback will enhance the pedestrian experience and provide more visibility by pedestrians of the vehicle entrance along Kapiolani Boulevard.

### 4. **LOADING SPACE / KAPIOLANI BLVD. DRIVEWAY**

A.	
Rule -	HAR §15-217-63(L)(5) Loading Spaces requires three spaces for residential and one for commercial. When more than two spaces, half should be larger size loading spaces.
Modification Request -	One large space (12 x 35 ft.) and two smaller spaces (8.5 x 19 ft.).
Justification -	<p>The loading space will allow one larger vehicle and two smaller vehicles into the loading area with prior notice. The service driveway will be access secured by driveway bollards. The residential building management will control usage of the loading spaces by phone.</p> <p>For future planning, the loading space will also be used by the commercial building.</p>

## 5. **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.
- Electrical-vehicle charging station 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 \$275 for one-bedrooms to \$375 for three bedroom units.

## 6. **PARKING ACCESS / KAPIOLANI BLVD. DRIVEWAY**

Rule - HAR§ 15-217-63(c)(3) provides that curb cuts shall be set back a minimum of 22 feet from adjacent properties.

Modification Request - Downtown Capital LLC proposes to locate vehicular access to the parking structure and the necessary curb cut adjacent to the adjoining property line on Kapiolani Blvd at a distance of 6'3".

Justification - The placement of the vehicular access point along Kapiolani Blvd. is dictated by optimizing the functional relationship of two parking structures with two residential high rise buildings in terms of accessibility for residents to both buildings, traffic flow for ingress and egress to the parking structures, the service corridor for vendors, movers and solid waste disposal, and the overall security of the Project.





Sculpture to be on South Street





## DAMES & MOORE

1050 QUEEN STREET, SUITE 204, HONOLULU, HAWAII 96814  
(808) 593-1116 FAX: (808) 593-1198

February 25, 1994

Mr. Donald R. Botsai, AIA  
AM Partners Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Consultation regarding Soil Stratification  
Proposed Master Plan for Hawaii Newspaper Agency  
605 Kapiolani Boulevard  
Honolulu, Oahu, Hawaii  
Job Number 28086-002-011

Dear Mr. Botsai:

This letter summarizes the results of our consultation regarding the soil condition below the site of the Hawaii Newspaper Agency at 650 Kapiolani Boulevard, in Honolulu, Oahu, Hawaii. The purpose of our consultation was to observe the boring logs from previously performed investigation in order to make a prognostication of the soil condition below the site. The results of this study would be used in a master plan study for the Hawaii Newspaper Agency site.

### BACKGROUND INFORMATION

The subsurface condition was obtained from:

- 1) Kakaako Community Development Plan Project - Phases I and II Soils and Geologist Reports dated May 2, 1979 and July 26, 1979
- 2) Royal Capitol Plaza Building and Garage
- 3) Royal Court Plaza Parking Garage
- 4) Proposed Queen Emmalani Towers
- 5) Kawaiahao Plaza
- 6) Hawaii Newspaper Agency Press Building Addition
- 7) Notes from the foundation plan of the Advertiser Building

The approximate location of the closest borings are shown on the attached Tax Map 2-1-47.

(105:28086-002-011)



AM Partners Inc.  
February 25, 1994

Geologically the site is located on the fringing area of the island of Oahu. The majority of the site is underlain by a reef formation. This reef was cut by a meandering stream that flowed in the area where Kapiolani Street is located. One of the bends in the meander appears to traverse a portion of the Advertiser parking lot. The side slopes of the stream channel were very steep. The stream channel and the top of the coral formation was covered with layer of volcanic cinder sand probably from the eruptions of Punchbowl and round top. Alluvium and fill covers the cinder sand.

Our best guess of the edge of the stream channel is that it is located in the existing parking lot as shown on the tax map. Based on our studies, the Advertiser and the press and mailroom buildings are over the shallow coral which was found from 5 to 13 feet below the surface. These buildings are supported on foundation bearing on the coral formation.

The coral formation slopes down at a steep angle at the interface of the stream channel. We have observed conditions where the depth to coral varied from 13 feet to 75 feet within relatively short lateral distances.

### PRELIMINARY RECOMMENDATION

#### Proposed Building in Parking Lot

It is our understanding that one of the possibilities is that a new building would be constructed in the existing parking lot fronting Kapiolani Boulevard. Based on our previous work, we would recommend that this building be supported on pile foundations driven to the upper coral ledge in the shallow coral area or to the deeper coral ledge in the stream channel. For estimating purposes, we would recommend assuming 16½-inch octagonal piles design for a load of 80 tons and driven to a depth of 100 feet in the channel area. In the upper coral ledge area, the pile length would be in the order of 35 feet. Predrilling of the upper coral ledge to a depth of 20 feet would be required to socket the pile into the coral formation. A more detail foundation drilling investigation would be required to locate the exact demarkation line and determine the depth and capacities of the piles.



AM Partners Inc.  
February 25, 1994

#### Proposed Advertiser Renovation

One of the possible alternatives is to renovate the existing building and to extend the third story over the entire length of the building. Based on the old drawing the existing Advertiser Building is supposed to be supported on the coral formation below the site. However, proving this fact would be a very difficult task, we would recommend that the structural engineer review the design and calculate the bearing pressure which is being imposed on the footings by the existing third story area at this time. We would recommend that any new loads on the older building, if it is refurbished, should not exceed the bearing pressure which is now imposed by the existing third story.

#### Press and Mailroom Building Area

If new buildings or presses are installed in this area we would recommend that the structures be supported on the coral formation encountered on an average of 10 feet below the surface. The foundation can be tentatively designed for a bearing pressure of 10,000 pounds per square foot. Alternative foundations such as high capacity drilled shaft or mini pin piles can be considered as options. Additional geotechnical should be done in this area prior to the final design.

If there are any questions concerning this letter please feel free to contact us.

Yours very truly,

DAMES & MOORE

A handwritten signature in cursive script that reads "Michael A. Yamasaki".

Michael A. Yamasaki, P.E.  
Associate

MAY/an  
(6 copies submitted)

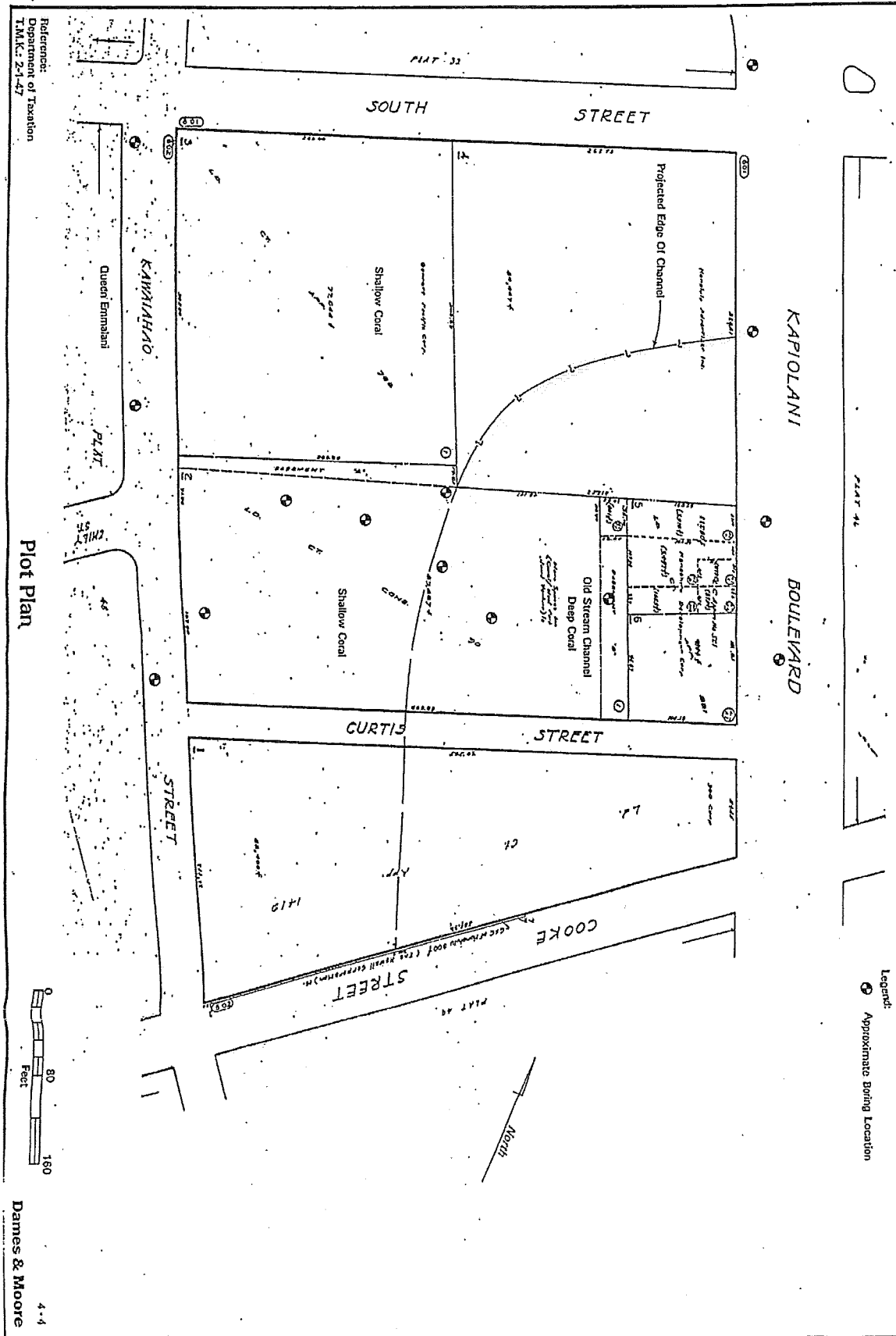
Attachment: Tax Map

cc: Martin Bravo Inc.  
Mr. Brian Ide

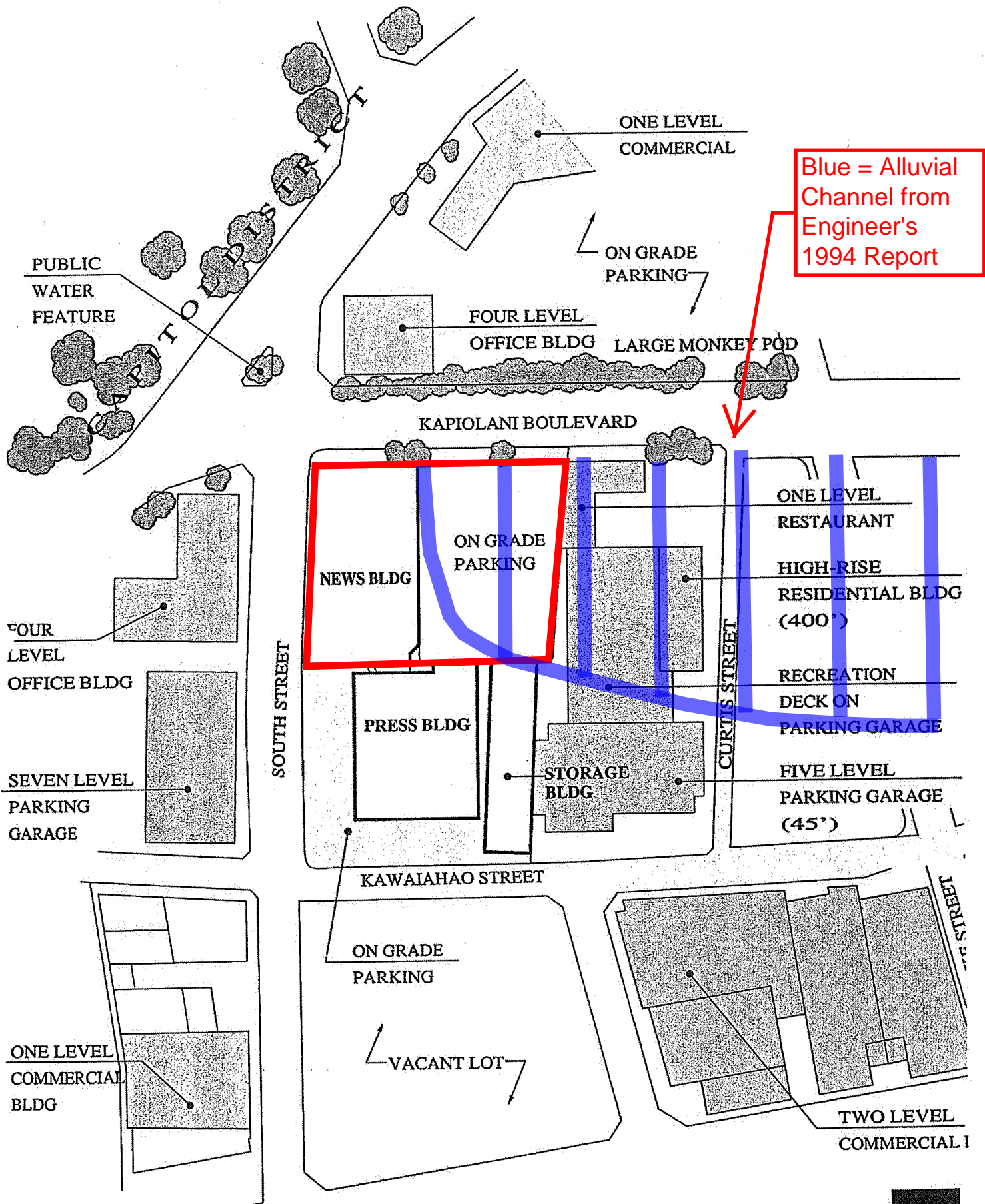
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 BY JDS DATE 2/24/64  
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 BY DATE  
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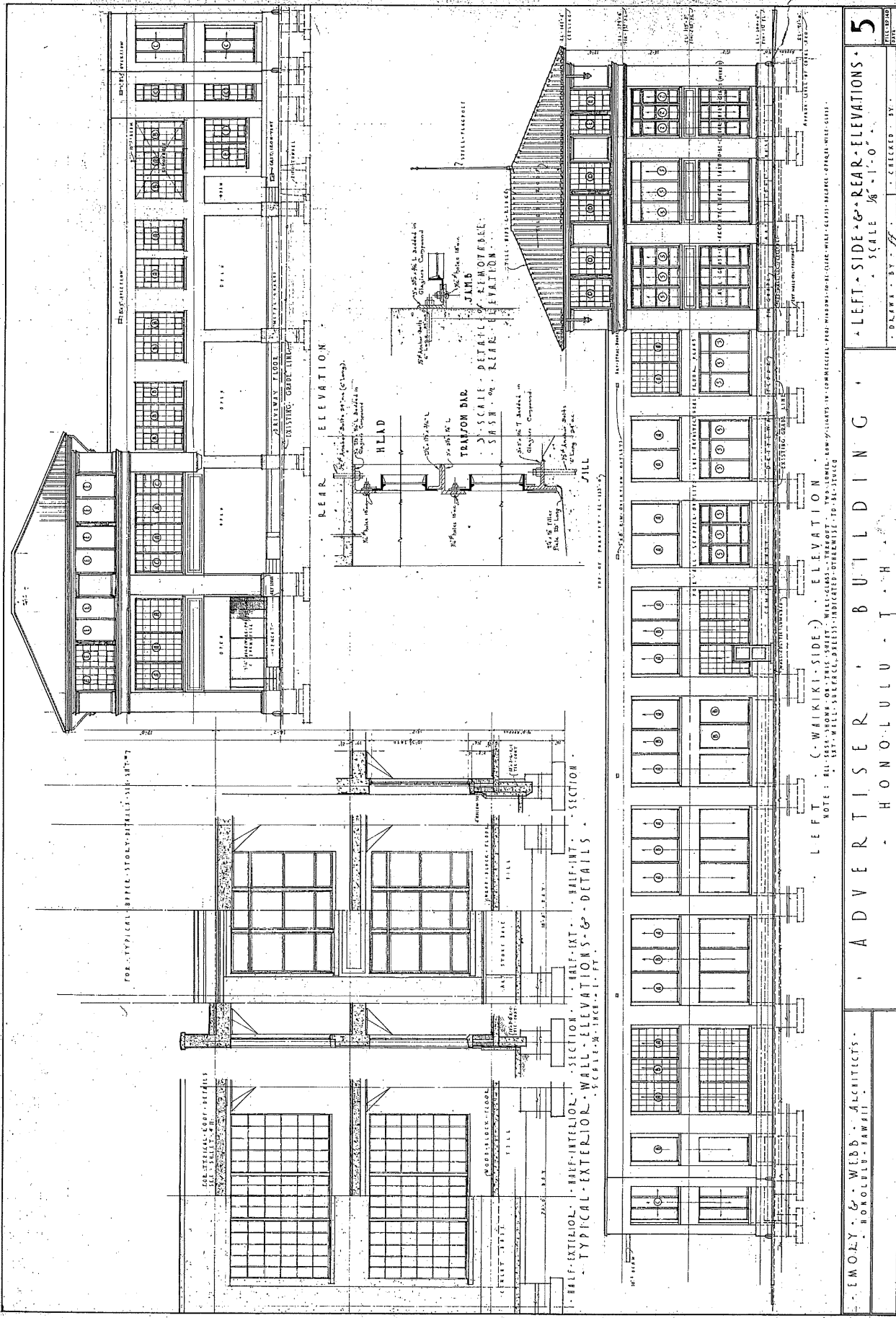


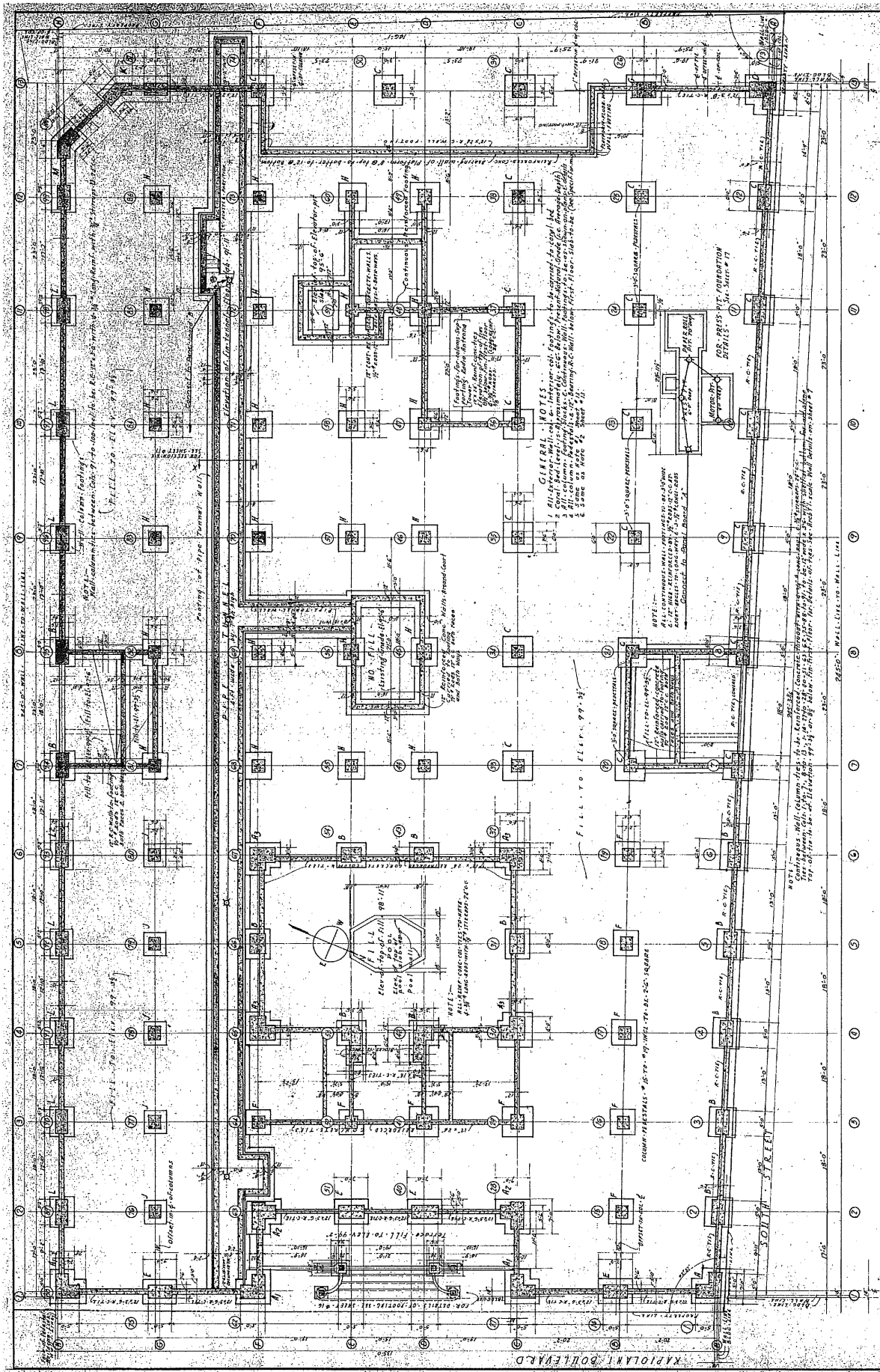
Blue = Alluvial Channel from Engineer's 1994 Report

# EXISTING STRUCTURES

SCALE: 1:160'







## 801 SOUTH ST – BUILDING B

### Requirements for Development Permit Submission:

#	Requirements		Comments
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.	Included	See Cover Letter Fact sheet
B	Development Permit Application	Exhibit 1	
C	Authorization from the landowner.	Exhibit 2	
D	Project Plans drawn to scale.		
D-1	Location Map, including the Project site in relation to the surrounding land uses.	Project Plans Sheet 1	
D-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	
	• Parking and loading stall layout. Provide information on total number of stalls required and provided.	Project Plans Sheet(s) 1, 5, thru 8	
	• An analysis of the pedestrian, bicycle and vehicular circulation, access and accommodations.	Project Plans Sheet 1A	
D-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
D-4	Floor plans and floor area calculations, including any proposed floor area transfers.	Project Plans Sheet(s) 1 thru 4	No floor area transfers
D-5	Exterior elevations and sections, including:		
	• All building heights and envelopes measured from ground elevation.	Project Plans Sheet(s) 10 thru 17	
	• Specification of texture, materials and color for all exterior finishes.	Project Plans Sheet 12; Exhibit 3	Tower Color Scheme
D-6	Plot plan which identifies tower location and	Project Plans	

### 801 SOUTH ST – BUILDING B

	compliance with tower footprint and spacing between towers.	Sheet 1 and 1C	
D-7	Street furniture and pedestrian zone plan, if applicable.	Site Plan for Parcels 03 & 04	Pedestrian and Auto Project Plan
D-8	Information on landscape, recreation and street trees, including the following:		
•	The location of required on-site recreational space.	Project Plans Sheet 1	Meeting 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 4	Landscape Plan
D-9	Location and size of required open space.	Project Plans Sheet 1B	19.6% Open Space
E-1	Documentation of the Project's compliance with Green Building Standards.	Item k of cover letter	Energy Efficiency and Maintenance Fees
E-2	Information on the fulfillment of the public facilities dedication requirements.	N/A	Subchapter 4.F
E-3	Information on the fulfillment of the reserved housing requirements	N/A	Subchapter 4
E-4	Relocation analysis, including number of people and businesses to be displaced, and the relocation assistance to be provided.	N/A	
E-5	Information on development schedule and phasing.	Exhibit 5	Project Timeline
E-6	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.
E-7	Digital site plan for all new buildings in CAD format.	CAD file on CD	CD submitted under separate cover.
E-8	Electronic copy of the Development Permit application and drawings in PDF format.	PDF file on CD	CD submitted under separate cover.
E-9	140% Median Income Maximum Pricing Calculations	Exhibit 6	Subchapter 4





**PROJECT AUTHORIZATION**  
**Mauka & Makai Areas**



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

**PROPERTY INFORMATION:**

Site Address: 801 South Street, Building B  
Honolulu, Hawaii 96813

Tax Map Key: 2-1-47:04

Lot Size: 84,432 square feet

Neighborhood Zone: Mauka Area - Kapiolani (KA)

Present Use of Property and/or Buildings: Office Building and Parking Lot formerly used by the  
Honolulu Advertiser.

**LANDOWNER:**

Name: Downtown Capital LLC Attn: Ryan M. Harada

Mailing Address: 215 North 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

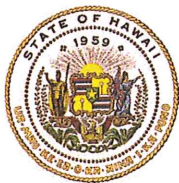
Telephone: 808-524-1800 Email: wyuen@ahfi.com

**SIGNATURE:**

Landowner   
Applicant \_\_\_\_\_

Date 8/12/13  
Date \_\_\_\_\_





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 North King Street Suite 1000  
 Telephone No. 808-526-2027  
 Project Site Address 801 South Street, Bldg B Honolulu  
 Land Owner Downtown Capital LLC  
 Address 215 North King Street, Suite 1000  
 Description of Work to be Done 410 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) 2-1-47-04  
 Neighborhood Zone: Kapiolani

### PROJECT INFORMATION

#### Existing Use and Floor Area (s.f.)

- ☐ Commercial \_\_\_\_\_  
☐ Industrial \_\_\_\_\_  
☐ Residential 445,153  
☐ Other \_\_\_\_\_  
 TOTAL 445,153

#### Nature of Work

- ☐ New Building \* ☐ Repair  
☐ Addition \* ☐ Electrical  
☐ Demolition ☐ Plumbing  
☐ Alteration  
☐ Other \_\_\_\_\_

#### Proposed Use and Floor Area (s.f.)

- ☐ Commercial \_\_\_\_\_  
☐ Industrial \_\_\_\_\_  
☐ Residential \_\_\_\_\_  
☐ Other \_\_\_\_\_  
 TOTAL \_\_\_\_\_

#### Notes: \_\_\_\_\_

### NOTE TO APPLICANT

- 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.
- 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)
- 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):  Date: 8/12/13  
 Print name: Ryan M. Harada Telephone No.: 808-526-2027 x2

### FOR HCDA USE ONLY:

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

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

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

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

HCDA Approved

# TOWER COLOR SCHEME



BODY OF BUILDING	WINDOWS	PARAPET TRIM
<i>Light Green / Light Tan</i>	<i>Light Blue Glass</i>	<i>Yellow-Orange</i>
BODY TRIM AND LANAI SOFFIT	RAILINGS	PARAPET
<i>Dark Blue</i>	<i>Opaque Blue Glass</i>	<i>Dark Brown</i>

## **Randal Fujimoto, Landscape Architect**

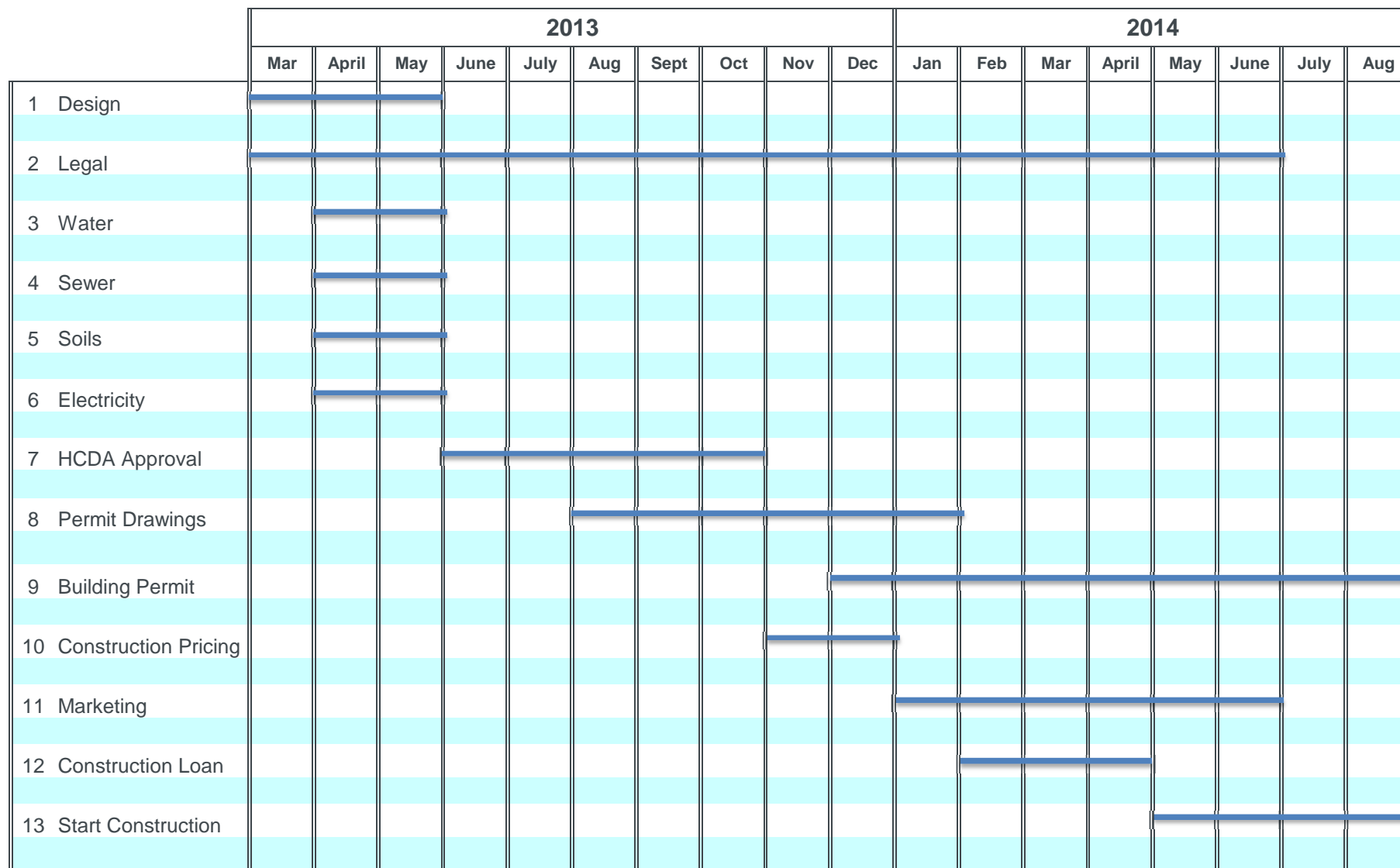
### LANDSCAPE PLAN

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. One monkeypod tree modification is being requested for South Street. All other 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.

## PREDEVELOPMENT SCHEDULE / CONSTRUCTION READY BY MAY 2014



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

Current Median Income (2013)	\$84,600	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	\$84,600	1	0.8	Studio	\$367	(\$185/\$82/\$100)	\$120,000
Annual Mortgage Rate***	2.90%	2	0.9	One Bedroom	<b>\$477</b>	(\$250/\$106/\$121)	\$160,000
Mortgage Term (years)	30	4	1	Two Bedroom	<b>\$577</b>	(\$305/\$128/\$144)	\$200,000
Downpayment (% of MAP)	10.0%	5	1.08	Three Bedroom	\$667	N/A	N/A
Housing Expense (% of Income)	33.0%	6	1.16	Four Bedroom	N/A	N/A	N/A

\*\*\* 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	\$398,743	\$423,577	\$448,411	\$473,245	\$498,079	\$547,747	\$597,415
One Bedroom	\$431,474	\$459,412	\$487,350	\$515,288	\$543,227	\$599,103	\$654,980
Two Bedroom	\$466,873	\$497,915	\$528,958	\$560,000	\$591,043	\$653,128	\$715,213
Three Bedroom	\$492,523	\$526,049	\$559,575	\$593,101	\$626,627	\$693,679	\$760,731
Four Bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**WORKSHEET ASSUMPTIONS**

Input Inflation Factors:

%/Year	2.00%
# of Years	0

Input Mortgage Rates\*\*\*\*:

mm/yy-mm/yy	
Month 1	3.50%
Month 2	3.25%
Month 3	3.50%
Month 4	3.29%
Month 5	3.38%
Month 6	3.50%
Average	3.40%