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DEVELOPMENT PERMIT SUBMISSION

TO THE

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

FOR

KEAUHOU LANE, LOT A-1-2

TMK: 21030001

December 18, 2013

(select sheets revised January 3, 2014)

January 8, 2014

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

RE: Application for Planned Development Permit ("PDP") for the to-be subdivided parcel known as Lot A-1-2, a portion of Land Block A in the Kaiaulu 'O Kaka'ako Master Plan ("KKMP").

Dear Mr. Ching,
Applicant GE Hawaii Block A2, LLC, a subsidiary of GEDI, Inc., with the business name Gerding Edlen ("GED") is pleased to submit this PDP application for a new mixed-use project including 209 residential units and approximately 31,880SF of ground floor commercial space for the Lot A-1-2 parcel ("Project"). Lot A-1-2 is a 68,249SF parcel located on the SE portion of Land Block A which fronts Keawe Street and Pohukaina Street and is more particularly described in Exhibit D-1.1.

The PDP application for Lot A-1-2 is being submitted simultaneous with the Keauhou Lane, LP ("KLLP") PDP application for Lot A-1-1, whereby both projects will be treated as one 'Lot' for the purposes of HCDA land use compliance review. In addition the parties envision the construction and delivery of Lot A-1-1 and Lot A-1-2 to occur in tandem and as such GED, KLLP and the Kamehameha Schools ("KS") have executed a Joint Development Memorandum of Understanding which outlines the general terms for coordination of the projects. KS is the real property owner of Land Block A, and KS intends to acquire an approximate 50% ownership interest in applicant GE Hawaii Block A2, LLC.

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I. BACKGROUND

On September 2, 2009 a Master Plan Permit for KKMP was approved by the Hawaii Community Development Authority ("HCDA") pursuant to Hawaii Administrative Rules ("HAR") §15-22-203 of the entitled "Mauka Area Rules" in effect on September 2, 2009 ("Vested Rules"). The Master Plan Permit for KKMP was subsequently amended on August 8, 2012 (collectively, the "Master Plan Permit").

HCDA and KS also entered into a Master Plan Development Agreement on October 9, 2009 for implementation of the KKMP. HCDA and KS amended the Master Plan Development Agreement on June 20, 2011 (collectively, the "Development Agreement"). The Vested Rules, the Master Plan Permit for KKMP and the Development Agreement are applicable to all of the Land Blocks within KKMP, including Land Block A.

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The above noted documents contemplate the build-out of KKMP to occur in a phased manner over time, with each Land Block applying for PDP approval in a form substantially consistent with the overall massing and program as noted in the KKMP. Land Block A adheres to this criteria, as Lot A-1-1 and Lot A-1-2 are both in general conformance with the KKMP guidelines and the Vested Rules. Slight deviations are allowed per the Vested Rules, with such requests occurring at the time of PDP application review.

To that end, GED is requesting the following additional approval in conjunction with

the Lot A-1-2 PDP application, as such is necessary to maintain the Project's overall design aesthetic and feel.

- A Modification to increase the Platform Height, from 45' to 65', thereby allowing approximately 20% of the ground floor to be used as public open space. In addition, the 65' building height will be consistent with Lot A-1-1 and proposed surrounding projects, and will provide the necessary floor-to-ceiling clear heights for the ground floor restaurant/retail space and the residential units.

The Height Modification will improve the Project's pedestrian experience and sense of place, both of which are key components of GED's Principles of Place and the KKMP guidelines as discussed below in Section III Urban Design & Sustainability Strategy.

As noted earlier, the parties envision the construction and delivery of Lot A-1-1 and Lot A-1-2 to occur in tandem. In the event the Lot A-1-1 Project does not proceed as planned, then the Lot A-1-2 Project will also include the following improvements as depicted in Exhibit D-3.

- 280 surface parking stalls on Lot A-1-1
- Complete the woonerf on Lot A-1-1
- Complete the Pohukaina Street loading dock

II. OVERVIEW

The Project will be located on the SE portion of Land Block A which fronts Keawe Street and Pohukaina Street and is more particularly described in Exhibit D-1.1. The 1.57 acre site is currently used as a surface parking lot by KS employees. Tenant relocation is not required since ample replacement parking is and will be available within KKMP and Standard Parking (the current parking operator) will be provided no less than 60 days' notice of cancelation of their management agreement.

The Project is designed as a six (6) story building, with ground floor restaurant/retail space and five (5) floors of residential units sitting atop. As noted above, approximately 20% of the site is dedicated to public open space, with a large pedestrian concourse traversing the property to provide an enhanced streetscape experience and also provide for a future direct connection to the Honolulu Authority for Rapid Transportation's ("HART") new light rail Civic Center station on Lot A-1-3.

In detail, the program for the Lot A-1-2 Project will include approximately:

- 179,181SF of total floor area
  - 140,036SF of residential use
  - 31,880SF of commercial area
  - 7,265SF of auxiliary space
- 209 total residential units, with a balanced mix of studios, one-bedroom and two-bedroom units
  - 100% of the units as Reserved Housing
- 13,675 SF of open space at the ground level
- 11,498 SF of recreation space
- A podium height of 65'
- A parking code requirement of 280 stalls
  - exclusive use stalls for Lot A-1-2 to be provided in the adjacent Lot A-1-1 podium garage
  - or as depicted in Exhibit D-3 (surface parking on Lot A-1-1)

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- A targeted LEED for Homes Gold certification

In addition the Project's Park-on-Parking requirement will be satisfied via a combination of on-site public use areas and PFD credits/cash in-lieu of fees as approved by the HCDA Board on January 8, 2014.

III. URBAN DESIGN & SUSTAINABILITY STRATEGY

This Project is designed to adhere to GED's Principles of Place and also meets the following key metrics of the KKMP.

1. Create a vibrant, sustainable and inspiring place for people to work, learn and live.
2. Activate the street and deliver a mix of uses, including neighborhood serving retail
3. Develop quality housing that is sustainably built and affordable to local residents.
4. Craft the outdoor public space/streetscape and enhance the pedestrian experience
5. Provide and encourage alternative modes of transportation
6. Utilize local art and artists in helping create a sense of place for the Project

The Project is designed to create an inviting pedestrian experience with a variety of restaurant and retail tenants all anchored off of the pedestrian concourse. The Lot A-1-1 and Lot A-1-2 residential lobbies also connect to this public space and will further support its activity. GED also views this public realm as an opportunity to incorporate local art and artists' work, helping connect this new Project to the larger Kaka'ako community.

An abundance of bicycle parking is accessed from the pedestrian concourse as well, which in tandem with HART's new proposed light rail Civic Center station on Lot A-1-3 will provide convenient alternative modes of transportation for this project. At this time no written agreements or agreed to concept plans are in place. HART is organizing a design charette between the parties to be held in in the first quarter of 2014, focusing upon the following design concepts agreed to by all parties:

- The Civic Center station is to be an integral part of Land Block A- adjacent uses will complement one another; architectural style, textures, colors, and materials will flow from one element to another with no clear visual or sensual boundaries between uses.
- The Civic Center station will be a key point-of-entry into KKMP, with the primary station entry/exit be located at the head of Lot A-1-2's pedestrian concourse, with passengers coming to/from the Makai and Diamond Head directions and using the pedestrian concourse to access the station entrance.
- The Civic Center station's public plaza will be designed to incorporate the woonerf located on Lots A-1-1 and A-1-2 as an extension of the public plaza since the woonerf is to be primarily pedestrian in nature, with limited use by service vehicles at designated times.

The landscape design throughout this project has been crafted to meet the KKMP design guidelines, providing a pedestrian buffer along Keawe and Pohukaina Street as well as soften the feel of the pedestrian concourse. All plantings envisioned for this Project will be native species suitable for the microclimate, with such vegetation also incorporated into the Project's overall stormwater management system.

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The five floors of residential units sitting atop the ground floor commercial space are designed to meet a variety of potential renter profiles, with a balanced mix of studios, one-bedroom and two-bedroom units distributed throughout. In addition the second floor podium deck provides an opportunity for recreational space and community gathering areas as well as planting areas that similar to the ground floor, contribute to the Project's stormwater management system.

In connection with the above, GED is committed to making this Project energy and water efficient, and will look to incorporate sustainable strategies that advance this objective. The Project will target LEED for Homes Gold certification which aligns with both GED's approach to development and the KKMP guidelines. A preliminary LEED for Homes checklist is attached hereto this PDP application as Exhibit E-4.2.

IV. TIMELINE

Following PDP approval, GED will continue the design development and documentation phase for this Project, targeting a late 2014 submittal for a building permit application. Once building permits are obtained, the construction duration for Lot A-1-2 is approximately eighteen (18) months, resulting in a target delivery date of mid-2016 for the Project.

We thank you for your consideration, and please notify me once our PDP application has been deemed complete and the subsequent public hearings have been scheduled. If you should require additional information or wish to discuss any item herein, please contact me directly at brent.gaulke@gerdingedlen.com or (415) 829-4287.

Brent Gaulke
Gerding Edlen

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FAR ALLOCATION SUMMARY

	Block A-2	
Land Area (ac)		1.57
Land Area (sf)		68,249
Allowed FAR		3.0
Allowed FAR: Commercial		1.20
Allowed Gross Building Area (sf)		204,747
Allowed Commercial Floor Area (sf)		81,899
Proposed Gross Building Area (sf)	(approx.)	179,181
Proposed Residential Floor Area (sf)	(approx.)	140,036
Proposed Commercial Retail Floor Area (sf)	(approx.)	31,880
Proposed Community Ammenity (sf)	(approx.)	7,265
Proposed Total Commercial Floor Area (sf)	(approx.)	39,145
Proposed FAR:		2.6
Proposed Commercial FAR		0.57

BUILDING SUMMARY

(Based upon Conceptual Design)

1. Ground Floor Retail

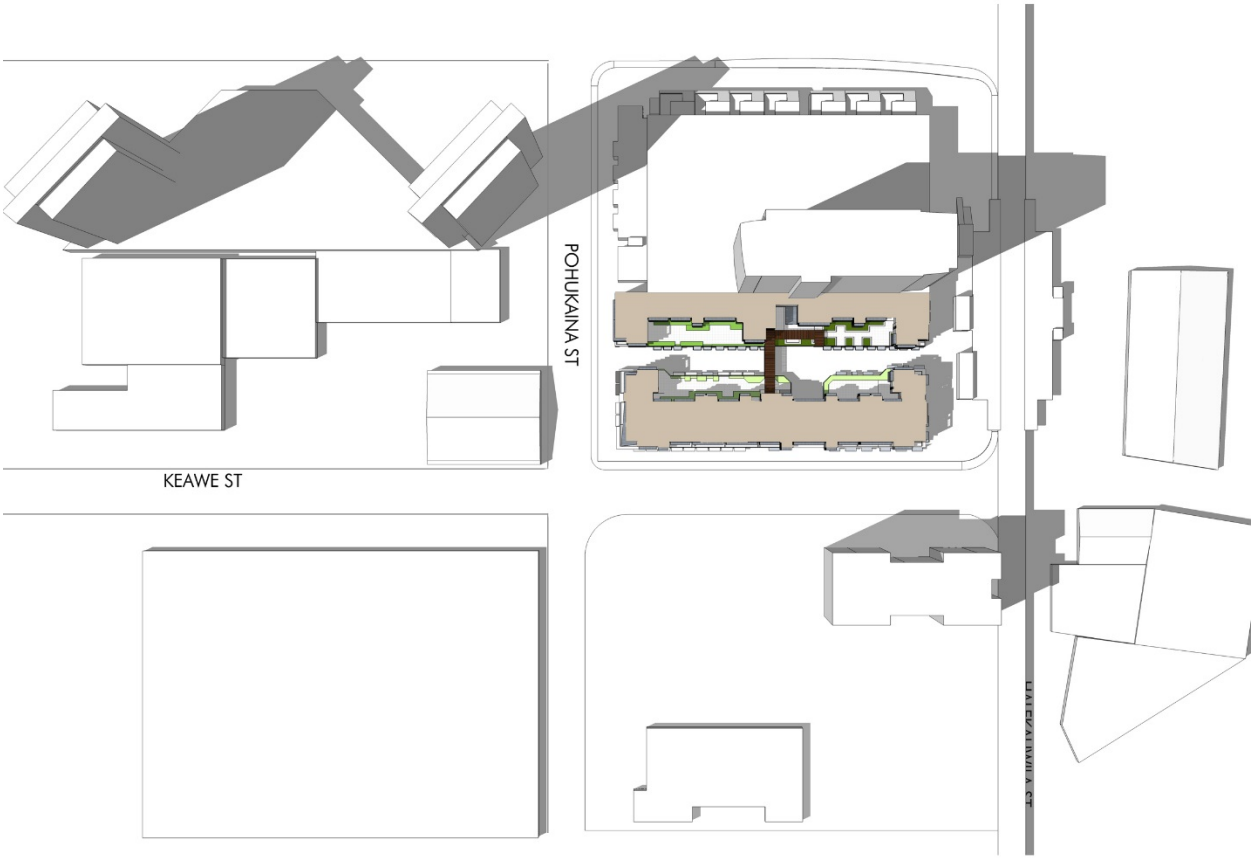
Level	Residential Use	Commercial Use	Utility and Storage	Vertical Circulation	Total
1	-	(approx.) 31,880	(approx.) 6,089	(approx.) 1,176	39,145
Total	-	(approx.) 31,880	(approx.) 6,089	(approx.) 1,176	39,145

2. Residential Levels (Levels 2-6)

Level	Residential Use	Commercial Use	Ancilary Uses	Vertical Circulation	Total
2	(approx.)19,529	-	7,603	1,176	28,308
3	(approx.)20,161	-	6,595	1,176	27,932
4	(approx.)20,161	-	6,595	1,176	27,932
5	(approx.)20,161	-	6,595	1,176	27,932
6	(approx.)20,161	-	6,595	1,176	27,932
Total	100,173	-	33,983	5,880	140,036

Gross Floor Area: 179,181 sf

PROJECT RELATIONSHIPS TO SURROUNDING AREAS



1. Residences above commercial
2. Amenity Deck(s) above commercial
3. Pedestrian Concourse
4. A-1 Mixed Use Tower Development
5. High Capacity Rail Station (proposed)
6. One Waterfront Tower
7. Public Library Lss
8. Mother Waldron Park

Plan View

Lot A-1-2 proposed development is in coordination with lot A-1-1 proposed development, and is submitted concurrently to this application. Lot A-1-2 is a portion of the podium base for the proposed Lot A-1-1 tower. The two projects have a joint development agreement to address parking (see Exhibit C-2 for details).

Aerial View

AERIAL PHOTOGRAPH

Keauhou Lane – Lot A-1-2 is a portion of the entire Keauhou Lane development as indicated below.

Keauhou Lane
Proposed Development

Keauhou Lane - Lot A-1-2
Project Site

CONCEPTUAL RENDERING: STREETVIEW

B-6

DATE: DECEMBER 18, 2013

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KEAUHOU LANE-MIXED USE-LOT A-1-2

HCDA Planned Project Development Submittal

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IF DRAWING IS ON SHEET SMALLER THAN 22X34 USE GRAPHIC SCALE

CONCEPTUAL RENDERING: PEDESTRIAN PASSAGE

B-6

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CONCEPTUAL RENDERING: MAUKA VIEW

B-6

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DEVELOPMENT TIMETABLE AND PROJECT NARRATIVE

1. DEVELOPMENT TIMETABLE

Following PDP approval, GED will continue the design development and construction documentation phase for this Project, targeting a late 2014 submittal date for plan check review/building permit application. Once building permits are obtained, the construction duration for Block A-2 is approximately eighteen (18) months, resulting in a target delivery date of mid-2016 for the Project.

2. PROJECT NARRATIVE

The Project will be located on the SW portion of Land Block A which fronts Keawe Street and Pohukaina Street. The 1.57 acre site is currently used as a surface parking lot by KS employees and other businesses in the surrounding area.

The Project is designed as a six (6) story building, with ground floor restaurant/retail space and five (5) floors of residential units sitting atop. As noted above, approximately 20% of the site is dedicated to public open space, with a large pedestrian concourse traversing the property to provide an enhanced streetscape experience and also direct connect to the Honolulu Authority for Rapid Transportation's ("HART") new light rail Civic Center station on Lot A-1-3.

3. URBAN DESIGN & SUSTAINABILITY STRATEGY

This Project is designed to adhere to GED's Principles of Place and also meets the following key metrics of the KKMP.

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5. Provide and encourage alternative modes of transportation.
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CONFORMANCE TO MAUKA AREA PLANS + RULES

Description	Mauka Rules Requirements	Proposed Development	Remarks
Lot Area		Block A-1-2: 68,249 sf	
§15-22-30; §15-22-33 Land Use Zone	Mixed Use Zone – Residential Emphasis (MUZ-R)	Mixed Use Zone – Residential Emphasis (MUZ-R)	
§15-22-9 Method of Development	Base Zone Development or Planned Development	Planned Development	
§15-22-113 Floor Area for Commercial Use	No more than 1.2 FAR	31,880 sf retail + 7,265sf auxiliary= 39,145 sf proposed commercial floor area, 81,899 sf allowable	
Floor Area for Residential Use		140,036 sf	
Total Dwelling Units		209	
§15-22-115 Reserved Housing Units	At least 20% of the total number of units	100% Reserved Housing	
§15-22-116 Building Height	300 ft	65 ft	See Platform Height below
§15-22-116 Land Block FAR	3.0	179,181 sf proposed, 204,825 sf allowable	
§15-22-120 Platform Height	Platform height may be modified to exceed 45 ft	65 ft	Request Modification (1)
§15-22-63.1, §15-22-117 Front Yard	15 ft	15 ft	
§15-22-63.2 Side and Rear Yard	Not required for structures without fenestrations. 10 ft for structures with openings	• 10 ft side yard • Rear abuts tower (no fenestration)	

Description	Mauka Rules Requirements	Proposed Development	Remarks
§15-22-144 Landscaping	Pohukaina – Madagascar Olive 40 ft on center	Street tree landscaping to be provided consistent with HCDA guidelines, based on draft landscape plans included and subject to further design.	
§15-22-64, Open Space **(KKMP §5-12)**	Lower of: 10% of the lot area or 25% of the lot area less required yard areas. **(12.49% of lot area)**	13,675 sf proposed; 6,828 sf required at 10% or 15,022 sf required at 25% less yards **(8,524 sf required at 12.49%)**	
§15-22-65 Recreation Space	55 sf per dwelling unit	11,498 sf proposed; 11,495 sf required	
§15-22-67 Off-Street Parking	Multi-family dwellings: 600 sf or less 0.9 per unit 600 - 800 sf 1.13 per unit 800 sf and over 1.35 per unit up to 50% compact Commercial: 1 per 444 sf Restaurants: 0.9 per 300 sf of eating or drinking area + 1 per 444 sf of kitchen and accessory	<u>Residential:</u> 0.9 x 145 = 131 spaces 1.13 x 64 = 72 spaces Compact: 50% of 203 101 spaces <u>Commercial:</u> 17,590 sf / 444 sf = 40 spaces <u>Restaurant:</u> 7,145 sf dining = 21 spaces 7,145 sf kitchen = 16 spaces <u>Total Required:</u> 280 spaces Standard: 179 spaces Compact: 101 spaces <u>Total Provided:</u> 280 spaces Standard: 179 spaces Compact: 101 spaces	All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and other applicable policies regarding parking. Parking is provided in a joint-development agreement with Lot A-1-2 adjacent to the property (refer to C-4)

Description	Mauka Rules Requirements	Proposed Development	Remarks
§15-22-68 Off-Street Loading	Residential Use: 150,001-300,000= 2 ea +200,000= 1(x2) 140,036 sf (A2)+509,465 sf (A1)= 649,501 sf total *TOTAL 4 Stalls required* Commercial Use: 20,001 to 40,000 sf= 3 stalls required 31,880 sf (A2)+2,854 sf (A1)= 34,734 sf total *TOTAL 3 Stalls required* §15-22-68(e):After adjustment of up to 50% for two or more uses, **4 stalls are required** (50% of 7req'd) At least 2 stalls shall be 12 ft W x 35 ft L x 14 ft H Balance may be 8.5 ft W x 19 ft L x 10 ft H	Provided: (2) 12' W x 35' L x 14' H (2) Smaller Stalls at property Line of Pohukaina Street	
§15-22-73 Dedication of Public Facilities	3% commercial floor areas 4% of residential floor areas Exempted for Reserved Housing	3% of 39,145 sf sf = 956 sf Total Required: 1,174 sf	All residences are proposed to be reserved housing & would then be exempted from the calculation. Required dedication to be addressed by Kamehameha Schools as part of their Master Plan.
§15-22-82 Flood Hazard District	Follow Honolulu Land Use Ordinance Article 7	Will comply	
§15-22-115 Reserved Housing	For planned development containing at least 20,000 sf of multi-family dwellings shall provide at least 20% of the total number of dwellings for sale or rental to qualified persons as determined by Authority.	100% Reserved Housing	

MODIFICATIONS TO MAUKA AREA PLANS + RULES

1. MODIFICATION TO PLATFORM HEIGHT

Increase the maximum Platform height from 45 feet to 65 feet.

2. CONDITIONS FOR MODIFICATION

a. With regards to §15-22-22, (a) (1): Allowing a higher platform height results in a development that is practically and aesthetically superior. The increase allows for ground floor commercial to be located under five floors of apartment residences, resulting in a small building footprint that accommodates a mid-block pedestrian passage and an activated pedestrian environment. This pedestrian passage opens to the future H.A.R.T. rail station enhancing the pedestrian experience for both residents, patrons, visitors, and rail users.

b. With regards to §15-22-22, (a) (2): Allowing a higher platform height does not adversely affect adjacent developments.
   1. Mauka: H.A.R.T. Civic Center Station – no adverse impact to planned rail station.
   2. DH: a) Standford Carr's Halekauwila Place – no adverse impact, and b) HCDA's 690 Pohukaina – no adverse impact
   3. Makai: a) KSBE Block B – consistent with plans for this project
   4. Ewa: SCD A-1-1 Condominium Tower – consistent with plans for this project. The proposed lot A-1-2 development is in coordination with Lot A-1-1's proposed development (submitted concurrently to this application) and is an extension of the podium base for A-1-1's proposed tower.
      The higher platform height is consistent with the A-1-1 platform height screening the parking structure from the surrounding streets consistent with the intent of the Mauka rules §15-22-67 (c) (5) and (c) (6) (B).

c. With regards to §15-22-22, (a) (3): Allowing a higher platform height enables a mix of residential and commercial uses, and an activated pedestrian passage, consistent with the intent of the Mauka Area Rules.

d. With regards to §15-22-120, (7) (A), Subsurface Construction: Commercial and Residential uses are not feasible below grade due to the shallow water table in the Kakaako area; subsurface construction would breach the water table creating unnecessary negative effects on the environment.

   While no specific excavations, to the team's knowledge, have occurred on the A-1-2 lot, increased subsurface construction increases the risk of disturbing cultural remains.

e. With regards to §15-22-120, (7) (B), Design Requirements for Ceiling Height Clearances: The higher platform results in appealing and versatile high-volume commercial spaces at the ground floor along the street frontages and the pedestrian passage.

f. With regards to §15-22-120, (7) (C), Industrial, Commercial, Residential or Community service uses: With ground floor retail and five stories of residential apartments above the podium is substantially composed of the desired uses, especially along fronting streets. A smaller footprint provides for the pedestrian passage lined with commercial and restaurant uses.

a. With regards to §15-22-120, (7) (D), Significant public facilities or pedestrian features are provided at the street level: A smaller footprint facilitates a mid-block pedestrian passage lined with commercial spaces. Please refer to the following figure 'Volumetric Study' illustrating the relationship between the ground floor volume being allocated to pedestrian activity and how this proportional volume is proposed as an additional floor of the podium. The result is an enhanced pedestrian streetscape.

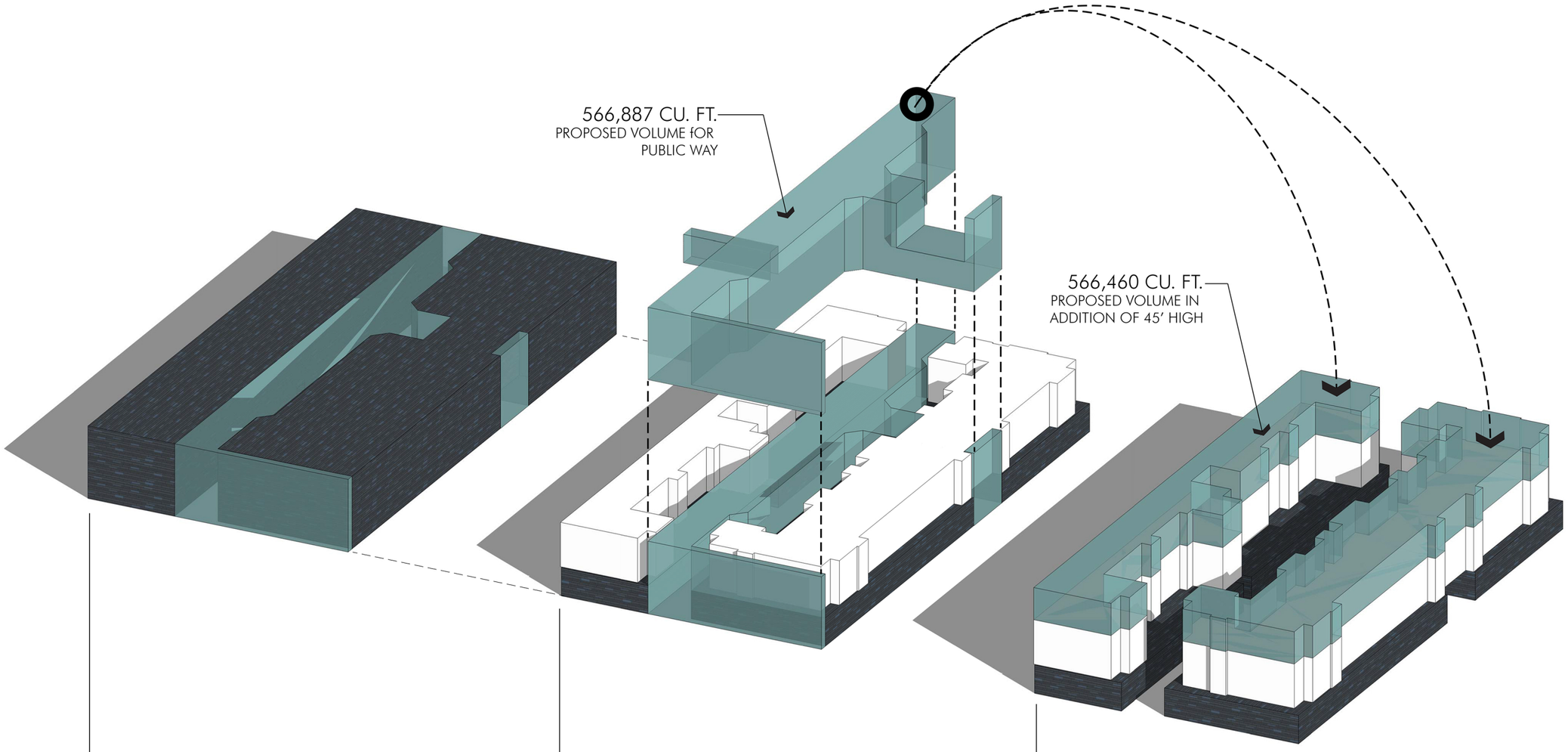
20% of the lot area is being proposed as open space in comparison with the 12.49% requirement. This additional open space represents a significant pedestrian amenity.

3. BENEFITS

a. Pedestrian experience is emphasized and enhanced. A unique project that truly provides a mixed-use project for Kakaako allowing a public passage lined with commercial spaces. The proposed mid-block connection from Keawe Street allows pedestrian access while the mauka - makai pedestrian passage provides additional retail frontage and a connection with the adjacent transit rail station which disembarks at the entrance to the pedestrian passage; thus transit users and the general public can experience an open and inviting mid-block passage.

b. Residential quality is enhanced. Two of the challenges of living in an urban district full of commercial activities are noise and privacy. By increasing the platform height, the residential floors will be placed at a higher elevation from street level noises. The higher platform provides a needed buffer distance between street noise and residential floors.

c. Rapid Transit impact is mitigated. This project is adjacent to the planned rapid transit guideway. Although the elevated transit rail does not necessarily produce more noise than the existing commercial activities, it elevates the noise contours higher by several floors. A higher platform will help buffer adjacent properties from transit noise.



45'H VOLUME ALLOWABLE BY
2005 MAUKA AREA GUIDELINES WITH
VOLUME FOR PUBLIC

PLANNED DEVELOPMENT AT 45'
HEIGHT LIMIT

PLANNED DEVELOPMENT AT 65' HEIGHT
LIMIT WITH A PORTION OF PUBLIC VOLUME
UTILIZED ABOVE 45' HEIGHT LINE

VOLUMETRIC STUDY

C-4

DATE: DECEMBER 18, 2013

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PARKING + LOADING SUMMARY

REQUIRED PARKING		
Residential	Standard	102 spaces
	Compact	101 spaces
	Total	203 spaces
Commercial	Standard	40 spaces
	Total	40 spaces
Restaurant	Standard	37 spaces
	Total	37 spaces
Total Required		280 spaces

PROVIDED PARKING		
	Standard	179 spaces
	Compact	101 spaces
	Total	280 spaces

PARKING CALCULATION		
MAUKA AREA RULE	PROPOSED AREA OR COUNT	REQUIRED PARKING SPACES
Multi-Family		
Units 600 sf or less: 0.9 stalls per unit	145 units	131 spaces
Units 600 – 800 sf: 1.13 stalls per unit	64 units	72 spaces
Up to 50% stalls as compact		101 spaces
Commercial		
1 stall per 444 sf	17,590 sf	40 spaces
Restaurant		
0.9 stalls per 300 sf of eating or drinking area	7,145 sf	21 spaces
1 stall per 444 sf of kitchen and accessory	7,145 sf	16 spaces

PARKING NARRATIVE

Parking requirements for the proposed Lot A-1-2 development are fulfilled on the proposed Lot A-1-1 development (submitted concurrently with this application) through a Joint Development Agreement (MOU included here in).

PEDESTRIAN AND VEHICULAR CIRCULATION ANALYSIS

1. PEDESTRIAN CIRCULATION

A unique project that truly provides a mixed-use project for Kakaako allowing a public passage lined with commercial spaces. The proposed mid-block connection from Keawe Street allows pedestrian access while the mauka - makai pedestrian mall provides additional retail frontage and a connection with the adjacent transit rail station which disembarks at the entrance to the pedestrian passage; thus transit users and the general public can experience an open and inviting mid-block passage.

2. BICYCLE & MOPED CIRCULATION

A bicycle storage and repair station is provided along Pohukaina Street providing ready access from the street to the storage station. A multi-modal service corridor along Lot A-1-3 provides a Ewa-Diamondhead cross block connection while the Keawe Street pedestrian concourse proposes to incorporate a crosswalk to the Diamond head block offering additional circulation routes.

3. VEHICULAR CIRCULATION

Lot A-1-2 is vehicle free with the exception of a loading zone off Pohukaina Street and service parking stalls along the service corridor. Residents, customers, employees, and visitors will utilize the joint parking structure with access from Pohukaina Street. Centralizing the loading access and parking structure access off Pohukaina reduces vehicular crossings of the sidewalks allowing safer and more efficient circulation for vehicles, bicycles, and pedestrians.

NOISE IMPACT SUMMARY

1. SUMMARY

Lot LOT A-1-1-2, Keauhou Lane, is a proposed mixed-use rental apartment and ground floor commercial space project located between Keawe, Pohukaina and Halekauwila streets. An amenity deck is located atop a portion of the commercial spaces at the center of the project. A pedestrian space moves through the center of the project providing intra-block circulation to additional retail offerings and connectivity to the future high capacity rail station along Halekauwila Street.

2. PROJECT DESCRIPTION

Six story mixed use development includes one floor of commercial space with five floors of rental apartments above. Development is in conjunction with the mixed use tower occupying the remainder of the block.

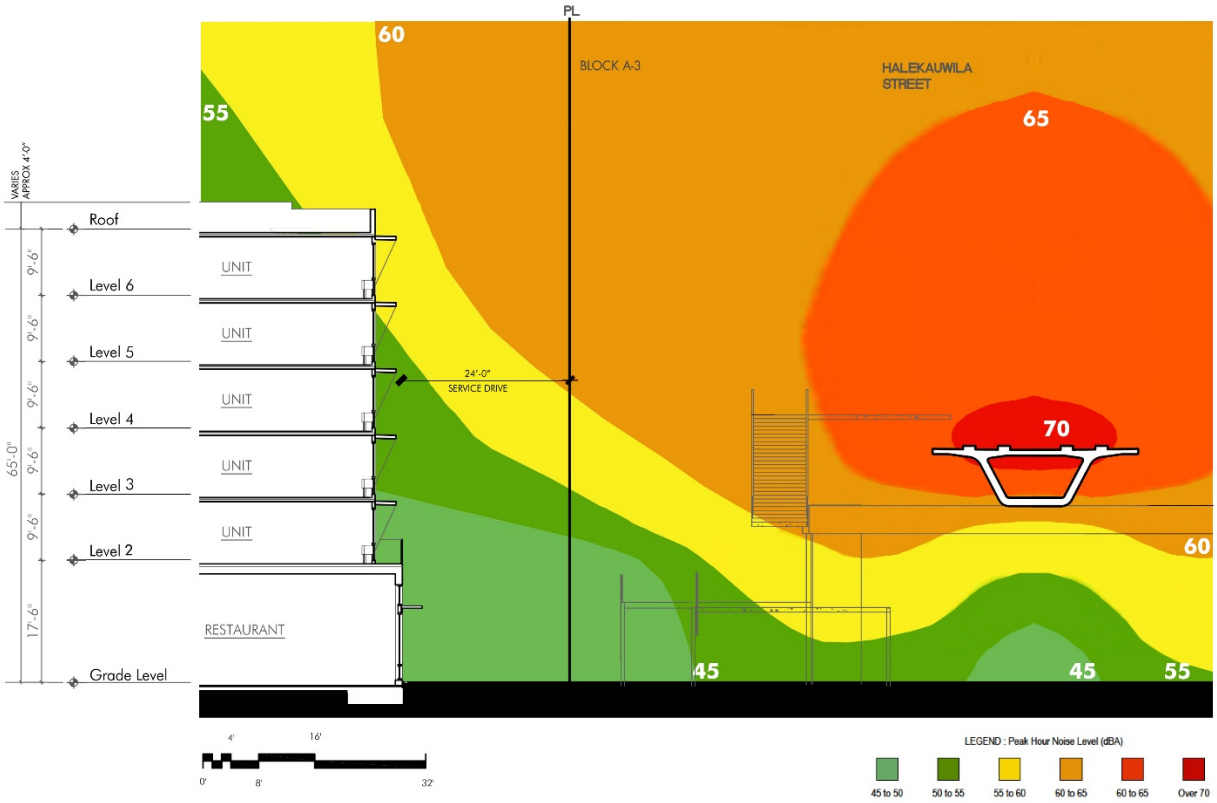
3. POTENTIAL NOISE IMPACTS

a. High-Capacity Transit

The proposed Civic Center station of the high-capacity transit project is planned to the north of the project along Halekauwila street. Below is the existing and projected noise levels per Addendum 1 Appendix A:

Location	Existing Noise Level (dBA)		Rail Noise Level w/ Current Design (dBA)		Rail Noise Level w/ Wheel Skirts (dBA)	
Floor Level	1- 3	4-7	1- 3	4-7	1- 3	4-7
610 Cooke St	67	75	60-62	64	57-59	61
Mother Waldron Park	58	-	56	-	53	-
860 Halekauwila	67	75	58-60	63-70	55-57	60-67

Noise levels between 67 - 71dBA are considered by the report to be a Moderate Impact. Noise levels above 71 dBA are considered to be a Severe Impact.



Section at Elevated Rail Line, Halekauwila Street
[Transit Noise Levels per Addendum 1 Figure 3-1]

The report suggests that the operation of the high-capacity transit line does not cause higher noise levels than presently exist, as shown in the table above. The peak noise impact is projected by the report to be between the fifth and ninth floor levels. This project proposes residences between floors two to six which will require mitigation of the adjacent rail station.

b. Roadways

The adjacent Keawe and Pohukaina street traffic is minimal in comparison to other roadways in the neighborhood due to their non-connection to major arterials. Therefore we anticipate minimal noise impact from the roadways to the project.

4. POTENTIAL NOISE SOURCES

a. Commercial Spaces

Public realm engaging commercial spaces occupy the ground floor of the project along Keawe, Pohukaina, and Halekauwila streets and the internal pedestrian walk. Much of this commercial space is envisioned to be restaurant spaces that may spill seating out onto the walkways. This commercial/ restaurant activity will generate some noise but is anticipated to be below the ambient noise level of the project.

b. Parking Structure

The adjacent project, Lot A-1-1, includes a parking structure for the residences and commercial tenants of both projects. The parking structure is to be wrapped with residences on the both the Lot A-1-1 and A-1-2 properties effectively insulating parking generated noise from leaving the property.

c. Miscellaneous Noise Generators

Mechanical equipment (fans, pumps, air handling equipment) will generate some noise and its impact will be evaluated as the design develops and may include appropriate noise mitigating treatments for the upper floor residences as well as managing noise transmission beyond the property. All stationary equipment will comply with the State Noise Limits.

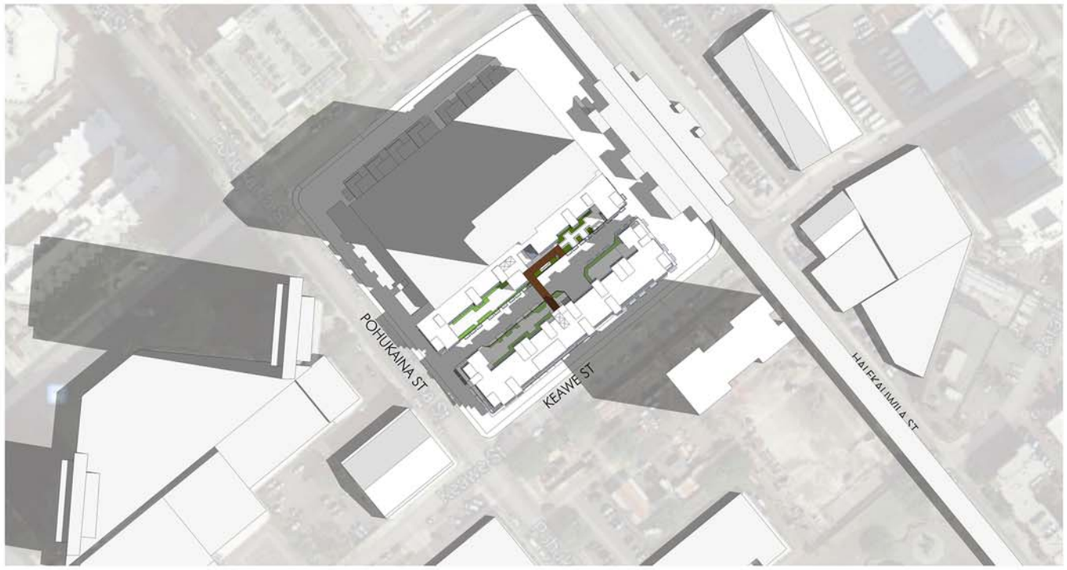
Management of trash pickup times, deliveries, and commercial tenant hours of operation will help to address potential noise to daytime and waking hours.

5. NOISE MITIGATION

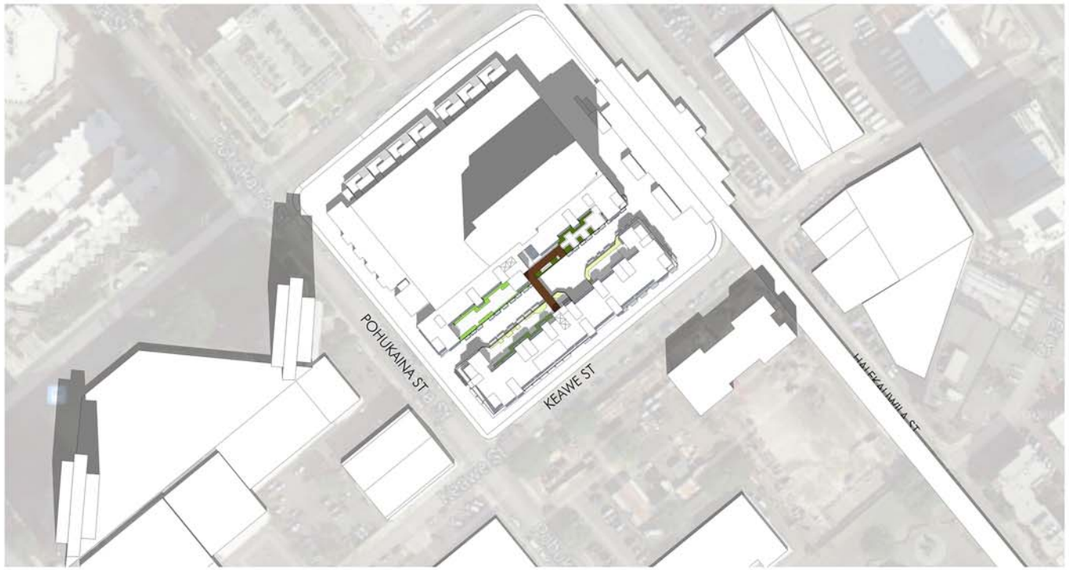
Noise mitigation will be considered throughout the design phase and construction documents. As detailed above the project's noise impact to itself or adjacent properties will be minimal or non-existent given the ambient noise already present.

The project will consider pursuing: a) minimizing noise generation sources, b) appropriately locating noise generating sources, and c) utilizing mitigating design practices and materials.

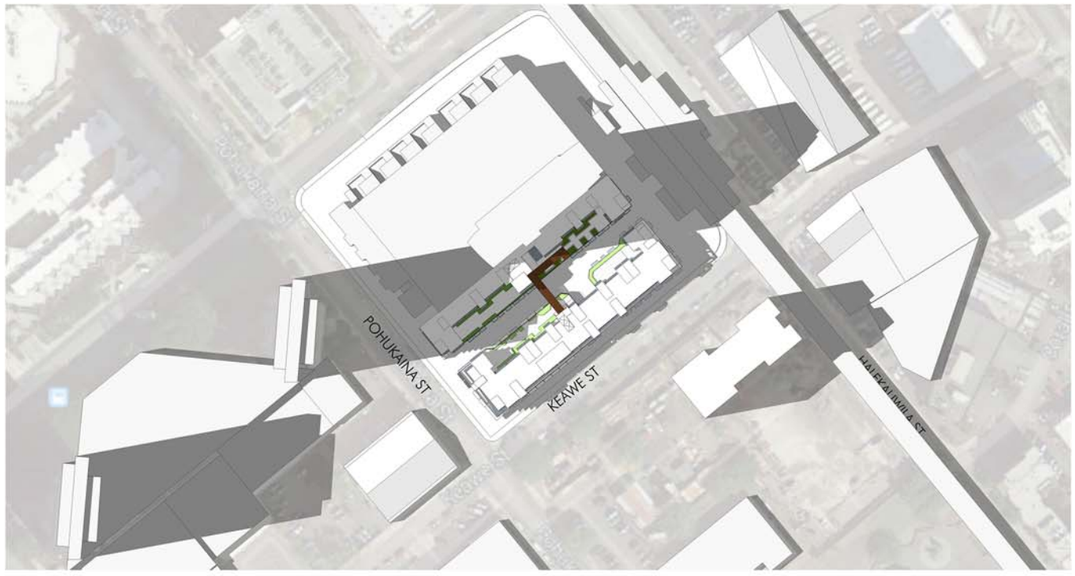
Of more particular note to the project is appropriate noise mitigation for the residents and commercial spaces from the ambient and transit noises. Appropriate design practices and window/ wall assemblies will aim to mitigate moderate and severe noise impacts to the residences and commercial spaces.



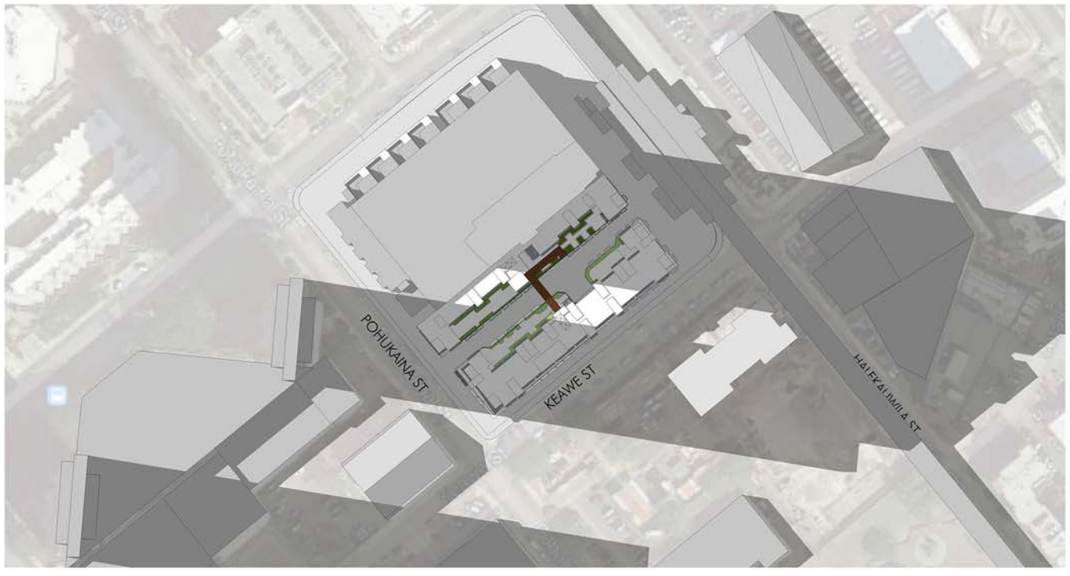
JUNE 21ST, 9AM



JUNE 21ST, NOON



JUNE 21ST, 3PM



JUNE 21ST, 5PM

GERDINGEDLEN
PEOPLE+PLANET+PROSPERITY

SHADE AND SHADOW STUDY (JUNE)

E-3.1

DATE: DECEMBER 18, 2013

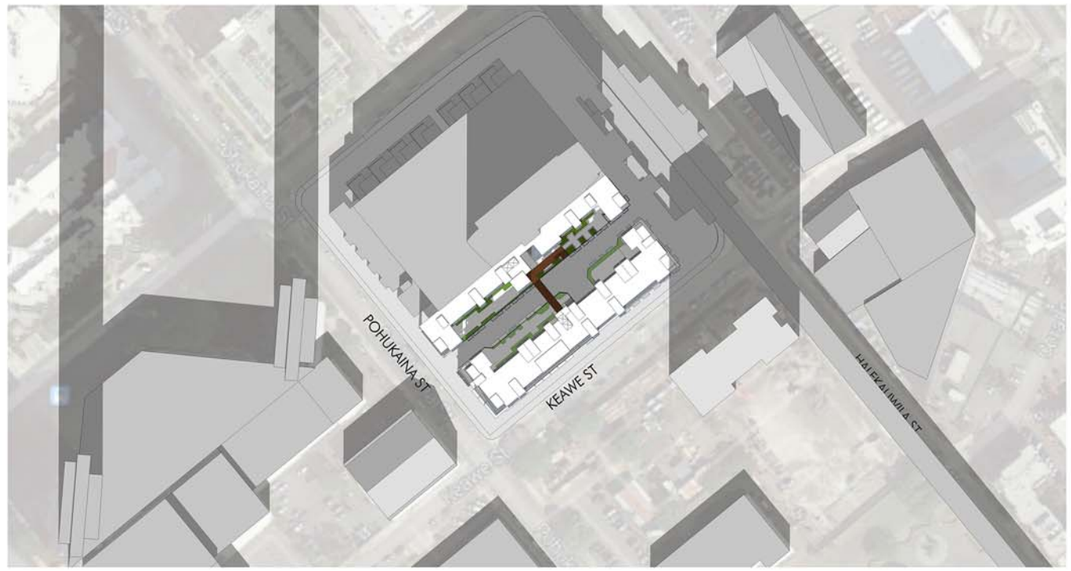
KEAUHOU LANE-MIXED USE-LOT A-1-2

HCDA Planned Project Development Submittal

Hawaii Architecture LLP
ARCHITECTURE + PLANNING
348 PUUHALE RD HONOLULU, HI 96819
808.721.3411 WWW.HAWAII-ARCHITECTURE.COM

IF DRAWING IS ON SHEET SMALLER THAN 22X34 USE GRAPHIC SCALE

DECEMBER 21ST, 9AM



DECEMBER 21ST, NOON

DECEMBER 21ST, 3PM

GERDINGEDLEN
PEOPLE+PLANET+PROSPERITY

SHADE AND SHADOW STUDY (DECEMBER)

E-3.2

DATE: DECEMBER 18, 2013

KEAUHOU LANE-MIXED USE-LOT A-1-2

HCDA Planned Project Development Submittal

Hawaii Architecture LLP
ARCHITECTURE + PLANNING
348 PUUHALE RD HONOLULU, HI 96819
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IF DRAWING IS ON SHEET SMALLER THAN 22X34 USE GRAPHIC SCALE

SUSTAINABILITY APPROACH

1. OVERALL APPROACH

GED has a long and successful track record of delivering sustainable buildings, with 58 LEED registered/certified projects in our portfolio, including 12 developments that have or will achieve Platinum designation. And while each project is different including the location, construction type and programmatic use, all of our projects maintain an overarching focus on energy and water conservation.

2. LEED CATEGORY APPROACHES

The Lot A-1-2 development will be designed and constructed with this objective in mind, target LEED for Homes Gold Certification. Below are some of the sustainable approaches the project is proposing to employ, where feasible, to maximize value and resource management. Below are some of the sustainable approaches the project is proposing to employ, where feasible, to maximize value and resource management.

a. Location + Linkages
    a. Access to alternate transportation
b. Sustainable Sites
    a. Stormwater Management
        i. Vegetation buffers to reduce runoff pollutants from impervious surfaces
c. Energy + Atmosphere
    a. Filtrate and/or capture rainwater
    b. Each residential unit will have individual energy efficient air conditioning to provide resident environmental control. Individual responsibility for energy management by residents promotes awareness and responsibility.
    c. Utilize energy efficient lighting
        i. LED and Fluorescent lights to be used in common and recreation areas where feasible.
        ii. Motion sensor light switches in public facilities where appropriate.
    d. Energy Star or similar energy efficient appliances in residential units.
    e. Tinted glazing to reduce solar heat gain and maintain comfort levels for residents
    f. High performance envelope with operable windows
    g. Sun shades to reduce solar heat gain
d. Water Efficiency
    a. Native plant species soiled for microclimate
    b. Utilize high efficiency irrigation systems.
        i. High efficiency sprinkler heads to be utilized where feasible.
        ii. Drip irrigation at recreation deck(s).
        iii. Pressure regulating devices to maintain optimal pressure where feasible
    c. Utilize high efficiency indoor fixtures
        i. Low flow shower heads in residential units
        ii. Low flow toilets in residential units
e. Indoor Environmental Quality
    a. Low toxicity finishes and base building materials
f. Material + Resources
    a. Provide convenient recycling and composting bins in refuse area.
g. Innovation + Design
    a. Property management can provide an orientation on the energy efficient features of residences and tenant spaces to promote awareness and conservation.
    b. Real time web based energy and water monitoring for the project
    c. Green housekeeping program (complimentary to residents)

LEED for Homes Mid-rise Pilot Simplified Project Checklist

for Homes

Builder Name:	*Gerding Edlen*
Project Team Leader (if different):	*Renee Loveland, Gerding Edlen*
Home Address (Street/City/State):	*567 South King Street, Honolulu, Hawaii*

Project Description:

Building type: ***Mid-rise multi-family*** # of stories: ***6***

# of units: ***209*** Avg. Home Size Adjustment: ***-10***

Adjusted Certification Thresholds

Certified: ***35.0*** Gold: ***65.0***

Silver: ***50.0*** Platinum: ***80.0***

Project Point Total

Prelim: *69 + 35 maybe pts* Final: *0*

Certification Level

Prelim: *Gold* Final: *Not Certified*

Final Credit Category Total Points

ID: 0 *SS: 0* *EA: 0* *EQ: 0*

LL: 0 *WE: 0* *MR: 0* *AE: 0*

Minimum Point Thresholds Not Met for Final Rating

date last updated :

last updated by :

					Max Pts	Project Points Preliminary Y/Pts	Maybe	No	Final Y/Pts
Innovation and Design Process (ID)			(No Minimum Points Required)		Max				
1. Integrated Project Planning		1.1	Preliminary Rating		Prereq	Y			
		1.2	Energy Expertise for MID-RISE		Prereq	Y			
		1.3	Professional Credentialed with Respect to LEED for Homes		1	1	0		0
		1.4	Design Charrette		1	1	0		0
		1.5	Building Orientation for Solar Design		1	0	1		0
		1.6	Trades Training for MID-RISE		1	1	0		0
2. Durability Management Process		2.1	Durability Planning		Prereq	Y			
		2.2	Durability Management		Prereq	Y			
		2.3	Third-Party Durability Management Verification		3	3	0		0
3.Innovative or Regional Design	@	3.1	Innovation #1 _____		1	1	0		0
	@	3.2	Innovation #2 _____		1	1	0		0
	@	3.3	Innovation #3 _____		1	0	1		0
	@	3.4	Innovation #4		1	0	1		0
				Sub-Total for ID Category:	**11**	*8*	*3*		**0**
Location and Linkages (LL)			(No Minimum Points Required)	*OR*	Max				
1. LEED ND		1	LEED for Neighborhood Development	**LL2-6**	10	0	0		0
2. Site Selection	@	2	Site Selection		2	2	0		0
3. Preferred Locations		3.1	Edge Development		1	0	0		0
		3.2	Infill	**LL 3.1**	2	2	0		0
		3.3	Brownfield Redevelopment for MID-RISE		1	0	1		0
4. Infrastructure		4	Existing Infrastructure		1	1	0		0
5. Community Resources/ Transit		5.1	Basic Community Resources for MID-RISE		1	1	0		0
		5.2	Extensive Community Resources for MID-RISE	**LL 5.1, 5.3**	2	0	2		0
		5.3	Outstanding Community Resources for MID-RISE	**LL 5.1, 5.2**	3	0	3		0
6. Access to Open Space		6	Access to Open Space		1	0	1		0
				Sub-Total for LL Category:	**10**	*6*	*5*		**0**
Sustainable Sites (SS)			(Minimum of 5 SS Points Required)	*OR*	Max				
1. Site Stewardship		1.1	Erosion Controls During Construction		Prerequisite	Y			
		1.2	Minimize Disturbed Area of Site for MID-RISE		1	1	0		0
2. Landscaping	@	2.1	No Invasive Plants		Prerequisite	Y			
	@	2.2	Basic Landscape Design		1	1	0		0
	@	2.3	Limit Conventional Turf for MID-RISE	**SS 2.4**	2	2	0		0
	@	2.4	Drought Tolerant Plants for MID-RISE	**SS 2.4**	1	0	1		0
	@	2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE		3	0	3		0
3. Local Heat Island Effects	@	3.1	Reduce Site Heat Island Effects for MID-RISE		1	1	0		0
	@	3.2	Reduce Roof Heat Island Effects for MID-RISE		1	1	0		0
4. Surface Water Management	@	4.1	Permeable Lot for MID-RISE		2	0	0	N	0
		4.2	Permanent Erosion Controls		1	0	0		0
	@	4.3	Stormwater Quality Control for MID-RISE		2	0	2	N	0
5. Nontoxic Pest Control		5	Pest Control Alternatives		2	2	0		0
6. Compact Development		6.1	Moderate Density for MID-RISE		2	0	0		0
		6.2	High Density for MID-RISE	**SS 6.1, 6.3**	3	0	0		0
		6.3	Very High Density for MID-RISE	**SS 6.1, 6.2**	4	4	0		0
7. Alternative Transportation		7.1	Public Transit for MID-RISE		2	1	1		0
		7.2	Bicycle Storage for MID-RISE		1	1	0		0
		7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE		1	0	1		0
				Sub-Total for SS Category:	**22**	*14*	*7*		**0**

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

					Max Pts	Project Points Preliminary			Final
Water Efficiency (WE)			(Minimum of 3 WE Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
1. Water Reuse	@	1	Water Reuse for MID-RISE		5	0	0		0
2. Irrigation System	@	2.1	High Efficiency Irrigation System for MID-RISE	**WE 2.2**	2	2	0		0
	@	2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE		2	0	2		0
3. Indoor Water Use		3.1	High-Efficiency Fixtures and Fittings		3	0	0		0
		3.2	Very High Efficiency Fixtures and Fittings		6	6	0		0
		3.3	Water Efficient Appliances for MID-RISE		2	2	0		0
			Sub-Total for WE Category:		**15**	10	2		0
Energy and Atmosphere (EA)			(Minimum of 0 EA Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
1. Optimize Energy Performance		1.1	Minimum Energy Performance for MID-RISE		Prereq	Y			
		1.2	Testing and Verification for MID-RISE		Prereq	Y			
		1.3	Optimize Energy Performance for MID-RISE		34	7	7		0
7. Water Heating	@	7.1	Efficient Hot Water Distribution		2	0	0	N	0
		7.2	Pipe Insulation		1	0	1		0
11. Residential Refrigerant		11.1	Refrigerant Charge Test		Prereq	Y			
Management		11.2	Appropriate HVAC Refrigerants		1	1	0		0
			Sub-Total for EA Category:		**38**	8	8		0
Materials and Resources (MR)			(Minimum of 2 MR Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
1. Material-Efficient Framing		1.1	Framing Order Waste Factor Limit		Prereq	Y			
		1.2	Detailed Framing Documents	**MR 1.5**	1	1	0		0
		1.3	Detailed Cut List and Lumber Order	**MR 1.5**	1	0	1		0
		1.4	Framing Efficiencies	**MR 1.5**	3	0	1		0
		1.5	Off-site Fabrication		4	0	0		0
2. Environmentally Preferable	@	2.1	FSC Certified Tropical Wood		Prereq	Y			
Products	@	2.2	Environmentally Preferable Products		8	6	2		0
3. Waste Management		3.1	Construction Waste Management Planning		Prereq	Y			
		3.2	Construction Waste Reduction		3	2	1		0
			Sub-Total for MR Category:		**16**	9	5		0
Indoor Environmental Quality (EQ)			(Minimum of 6 EQ Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
2. Combustion Venting		2	Basic Combustion Venting Measures		Prereq	Y			
3. Moisture Control		3	Moisture Load Control		1	0	1		0
4. Outdoor Air Ventilation	@	4.1	Basic Outdoor Air Ventilation for MID-RISE		Prereq	Y	M		
		4.2	Enhanced Outdoor Air Ventilation for MID-RISE		2	0	0		0
		4.3	Third-Party Performance Testing for MID-RISE		1	1	0		0
5. Local Exhaust	@	5.1	Basic Local Exhaust		Prerequisite	Y			
		5.2	Enhanced Local Exhaust		1	1	0		0
		5.3	Third-Party Performance Testing		1	1	0		0
6. Distribution of Space	@	6.1	Room-by-Room Load Calculations		Prereq	Y			
Heating and Cooling		6.2	Return Air Flow / Room by Room Controls		1	0	1		0
		6.3	Third-Party Performance Test / Multiple Zones		2	0	0		0
7. Air Filtering		7.1	Good Filters		Prereq				
		7.2	Better Filters	**EQ 7.3**	1	0	0		0
		7.3	Best Filters		2	2	0		0
8. Contaminant Control	@	8.1	Indoor Contaminant Control during Construction		1	1	0		0
		8.2	Indoor Contaminant Control for MID-RISE		2	1	1		0
	@	8.3	Preoccupancy Flush		1	0	1		0
9. Radon Protection	@	9.1	Radon-Resistant Construction in High-Risk Areas		Prereq				
	@	9.2	Radon-Resistant Construction in Moderate-Risk Areas		1	0	0		0
10. Garage Pollutant Protection		10.1	No HVAC in Garage for MID-RISE		Prereq				
		10.2	Minimize Pollutants from Garage for MID-RISE	**EQ 10.3**	2	0	0		0
		10.3	Detached Garage or No Garage for MID-RISE		3	3	0		0
11. ETS Control		11	Environnmental Tobacco Smoke Reduction for MID-RISE		1	1	0		0
12. Compartmentalization		12.1	Compartmentalization of Units		Prereq				
of Units		12.2	Enhanced Compartmentalization of Units		1	0	1		0
			Sub-Total for EQ Category:		**21**	11	5		0
Awareness and Education (AE)			(Minimum of 0 AE Points Required)		Max	Y/Pts	Maybe	No	Y/Pts
1. Education of the	@	1.1	Basic Operations Training		Prereq	Y			
Homeowner or Tenant	@	1.2	Enhanced Training		1	1	0		0
		1.3	Public Awareness		1	1	0		0
2. Education of Building Manager	@	2	Education of Building Manager		1	1	0		0
			Sub-Total for AE Category:		**3**	3	0		0

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WIND & SOLAR ANALYSIS

E-5

Scale: 1/64" = 1'-0"

DATE: DECEMBER 18, 2013

KEAUHOU LANE-MIXED USE-LOT A-1-2

HCDA Planned Project Development Submittal

Hawaii Architecture LLP
ARCHITECTURE + PLANNING
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IF DRAWING IS ON SHEET SMALLER THAN 22X34 USE GRAPHIC SCALE

DUE DILIGENCE REPORT

WATER

The Honolulu Board of Water Supply (BWS) provides domestic water and fire protection for the City and County of Honolulu. BWS has a minimum of 8-inch mains on all streets surrounding the property. These streets are South Street, Halekauwila Street, Keawe Street and Pohukaina Street. BWS has been contacted regarding the availability of water for the subject project. The BWS request as well as response are contained in Appendix A. Appendix A also has an exhibit showing the BWS mains in adjacent streets.

BWS has confirmed that water is available for both domestic and fire protection. As a part of standard BWS policy the Board reserves final decision on the availability until such time as Building Permits are applied for.

Coordination on fire protection has been deferred to the Fire Department. Fire Department coordination will involve fire hydrant spacing, fire access lanes and wet and dry standpipe requirements. The Fire Department will want the rear of any building to be within 450 feet of a fire hydrant and have a 20 foot paved access route with turn-a-round at the fire hydrant. The 450 foot requirement is based on “sprinkled” buildings.

SEWER

A Sewer Connection Application (SCA) has been made for the property (see Appendix B). The project has received an approval and projected Wastewater Service Facility Charge (WSFC) has been identified. The SCA approval is for 633 units and 37,350 square feet of commercial space. The WSFC is estimated at $2,682,970.50.

The SCA is good for a period of two years from issuance and is renewable upon re-application before the expiration date has been reached.

DRAINAGE

The project site is completely developed with hardscapes. Redevelopment will not produce additional hardscape surfaces and drainage runoff resulting from redevelopment will be equal to or slightly less than under current development conditions. Slightly less runoff will occur due to redevelopment landscaping requirements providing a “greener” site. In addition the project will be required to retain the on-site Water Quality Flow on property and dispose of using subsurface techniques. The Water Quality Flow is a recent requirement of the newly adopted City and County of Honolulu Drainage Standards.

No off-site drainage improvements are anticipated. Drain connection applications (processed with the City and County) are anticipated to allow onsite runoff to connect to the

City drainage systems in Kapiolani Boulevard, South Street and Kawaihao Streets. A Drainage exhibit is appended (See Appendix C). On-site runoff will be generated by the building roof systems, paved areas and hardscape areas.

FLOOD HAZARD

Current Flood Insurance Rate Mapping (FIRM) for the project site shows that the property is in Zone X which is defined as areas outside the 0.2% annual chance floodplain. Therefore, the property has no extraordinary flood insurance requirements. It should be noted that the current FIRM became effective January 19, 2011. A current FIRM is contained in Appendix D.

EXHIBITS

APPENDIX A

BWS WATER AVAILABILITY

David Bills

From: David Bills
Sent: Saturday, November 23, 2013 6:52 AM
To: 'ROBERT CHUN'
Subject: BWS Water Availability Request (Keauhou Lane TMK 2-1-30: 1 and 2)
Attachments: KEAUHOU LANE WATER AVAILABILITY REQUEST EXHIBITS.pdf

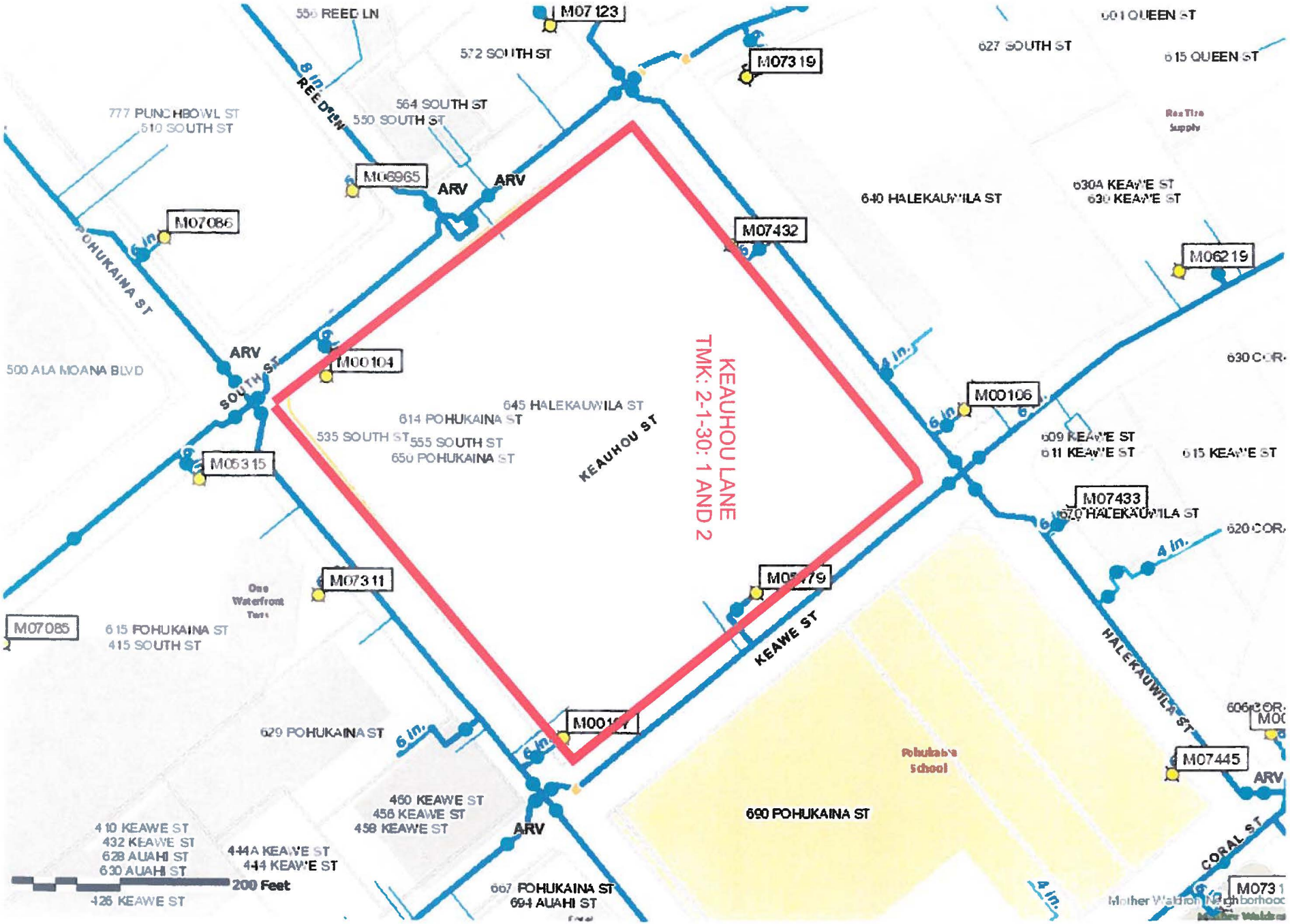
Robert

I have put together the attached Exhibits showing a proposed development in Kakaako at on South Street. The project is called Keauhou Lane. The attached exhibits locate the project on one of your BWS Distribution Maps and provides BWS projected flows. We would like to get a letter on water availability for both domestic supply as well as fire flow for this project.

If you could also give us an approximate fire flow and residual pressure at the surrounding property line, that would also be appreciated.

I really appreciate your help on this matter. Thanks!!

David B. Bills
Bills Engineering Inc.
1124 Fort Street Mall
Suite 200
Honolulu, HI 96813-2715
Phone: 808.792.2022
FAX: 808.792.2033
Cell: 808.781.1660
Email: dbills@BillsEngineering.com
www.BillsEngineering.com


KEAUHOU LANE
TMK: 2-1-30: 1 AND 2
M07123
M07319
M06965
M07086
M07432
M06219
M00104
M00106
M05315
M07311
M07085
M07433
M07445
ARV
8 in.
6 in.
4 in.
REED LN
POHUKAINA ST
SOUTH ST
KEAUHOU ST
KEAWE ST
HALEKAUWILA ST
CORAL ST
572 SOUTH ST
564 SOUTH ST
550 SOUTH ST
777 PUNCHBOWL ST
510 SOUTH ST
500 ALA MOANA BLVD
627 SOUTH ST
615 QUEEN ST
640 HALEKAUWILA ST
630A KEAWE ST
630 KEAWE ST
645 HALEKAUWILA ST
614 POHUKAINA ST
535 SOUTH ST
555 SOUTH ST
650 POHUKAINA ST
609 KEAWE ST
611 KEAWE ST
615 KEAWE ST
670 HALEKAUWILA ST
615 POHUKAINA ST
415 SOUTH ST
629 POHUKAINA ST
460 KEAWE ST
456 KEAWE ST
458 KEAWE ST
690 POHUKAINA ST
410 KEAWE ST
432 KEAWE ST
628 AUAHI ST
630 AUAHI ST
444A KEAWE ST
444 KEAWE ST
426 KEAWE ST
667 POHUKAINA ST
694 AUAHI ST
200 Feet
Pohukaina School
Ola Waterfront Town
Mother Waldron Neighborhood

Keauhou Place - BWS information
TMK (1) 2-1-030-001 and (1) 2-1-030-002

Lot	Lot Area	SF units	MF units	Commercial sf
A-1 (Condos)	93,003	0	423	0
A-2 (Mixed Use)	69,387	0	209	31,880
A-3 (Transit)	21,247	0	0	0
Combined	**183,637**	**0**	**632**	**31,880**

BWS Domestic Water Requirement:

632 MF (High Rise) Units X 300 GPD = 189,600 GPD

31,880 Commercial Square Feet X 120 GPD/1000 Square Feet = 3825.6 GPD

TOTAL = 193, 425 GPD

Required Fire Flow:

2000 GPM for 2 Hours

APPENDIX B

SEWER CONNECTION (SCA) APPROVAL

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8209 * Fax: (808) 768-4210

SEWER CONNECTION APPLICATION

APPLICATION NO.: **2013/SCA-0391** STATUS: **Approved with conditions**

DATE RECEIVED: **05/23/2013** IWDP APP. NO.:

PROJECT NAME: **2013/SCA-0391 Block A Mixed Use Develpoment**

$2,682,970.50
Estimated Wastewater System Facility Charge*

LOCATION:

Zone	Section	Plat	Parcel
2	1	030	001

178,312 Sq. Ft.

Zone	Section	Plat	Parcel
2	1	030	043

5,191 Sq. Ft.

SPECIFIC LOCATION: **Full City Block Boardered by South, Halekauwila, Keawe, anc Pohukaina Streets**

APPLICANT: **Alakea Design Group**
808-547-2273
1100 Alakea St. 1500
Honolulu, HI 96813

DEVELOPMENT TYPE: **Dwelling, Multi-family** SEWER CONNECTION WORK DESIRED:

OTHER USES: **Commercial Space: 37,350 SF**

NON-RESIDENTIAL AREA: s.f. APPROXIMATE DATE OF CONNECTION: **08/01/2017**

PROPOSED UNITS	EXISTING UNITS	UNITS TO BE DEMOLISHED
No. of New Units: **633**	No. of Existing Units: **0**	No. of Units to be Demolished: **0**
Studios:	Studios:	Studios:
1-Bedroom:	1-Bedroom:	1-Bedroom:
2-Bedroom:	2-Bedroom:	2-Bedroom:
3-Bedroom:	3-Bedroom:	3-Bedroom:
4-Bedroom:	4-Bedroom:	4-Bedroom:
5-Bedroom:	5-Bedroom:	5-Bedroom:
6-Bedroom:	6-Bedroom:	6-Bedroom:

REMARKS **Approval is conditional. Capacity is available for proposed project in 12-inch sewer line on Halekauwila Street or in 36-inch sewer line on South Street. Owner is to abandon the existing inadequate 8-inch sewer line connecting to Halekauwila Street and construct new lateral connection. Submit lateral construction plans for review and approval.**

APPROVAL DATE: **07/10/2013**

EXPIRATION DATE: **07/10/2015**

Valid 2-years after approval date. Construction plans shall be completed and approved within this 2-year period. Construction shall commence within 1-year after approval of plans.
** Applicable WSFC shall be collected at the prevailing rate in accordance with ROH 1990, Chapter 14, Sections 14-10.3, 14-10.4, 14-10.5 and Appendix 14-D.*

REVIEWED BY: ***Tessa Ching***

Site Development Division, Wastewater Branch

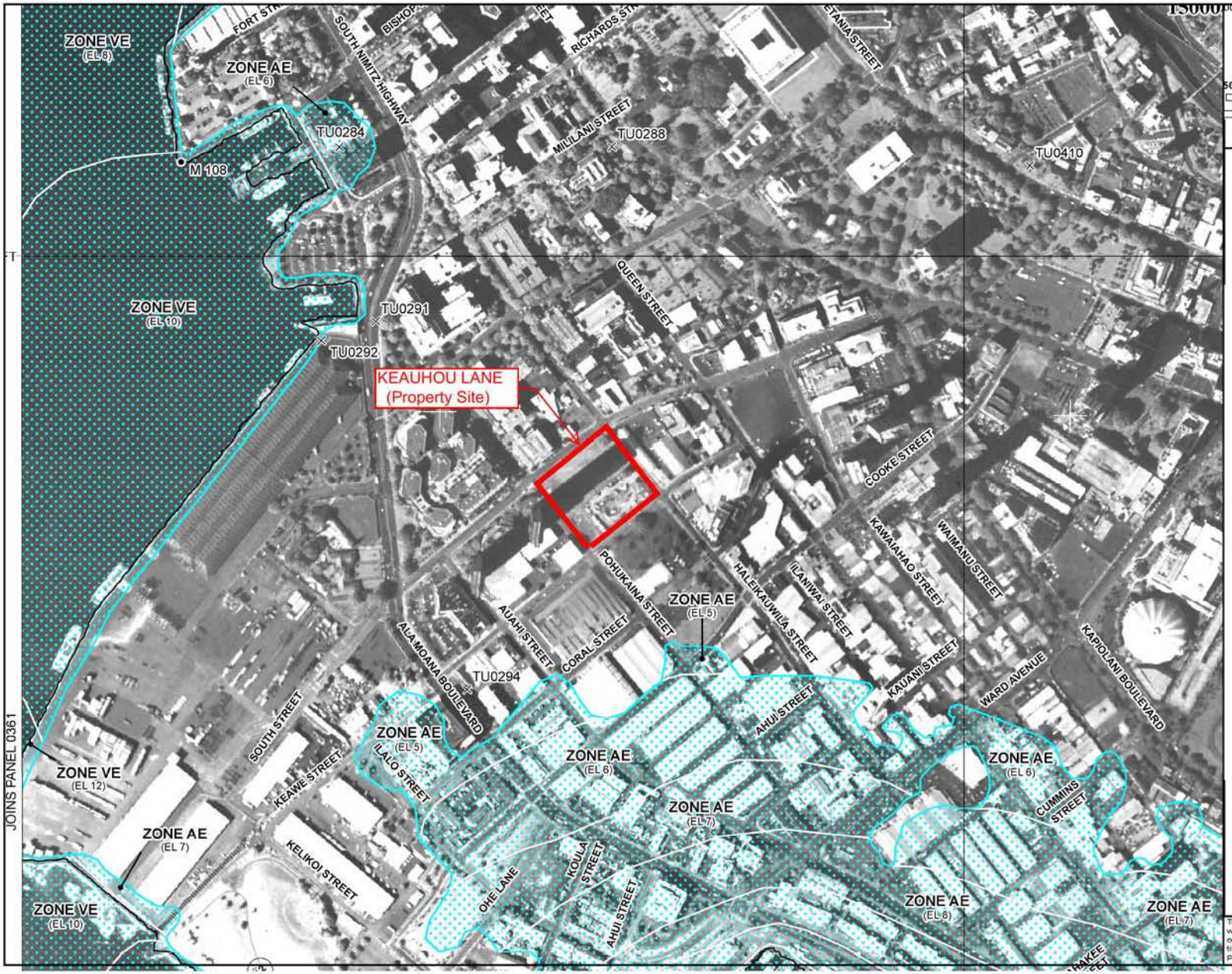
ExternalID: **049570433-001** JobId: **49570433**

APPENDIX C

DRAINAGE EXHIBIT


KEAUHOU LANE
PROJECT LIMITS
KAWAIAHAO CHURCH
QUEEN ST.
ALAKEA ST.
RICHARDS ST.
MILILANI ST.
PUNCHBOWL STREET
SOUTH STREET
MISSION LANE
MISSION ST.
MARMION ST.
EMILY ST.
CURTIS ST.
ILANIWAI
HALEKAUWILA STREET
NIMITZ HWY.
ALA MOANA
KAKAAKO STREET
REED LANE
QUINN LANE
POHUKAINA STREET (FORMERLY "SECOND ST")
KEAUHOU STREET
KEAWE ST.
CORAL ST.
COOKE ST.
LANA LANE (PRIVATE)
OHE ST.
AUAHI ST. (FORMERLY "FIRST ST.")
PIER 4
PIER 2
BUSINESS DISTRICT
TAX OFFICE
POHUKAINA SCHOOL
PLAYGROUND
PARK
Land Court Application 685
File No. 2-1-2-1
Ld. Ct. App. 254
Ld. Ct. App. 28
Ld. Ct. App. 230
Ld. Ct. App. 562
Ld. Ct. App. 721
Ld. Ct. App. 482
Ld. Ct. App. 414
Ld. Ct. App. 560
Ld. Ct. App. 500
Ld. Ct. App. 1179
Ld. Ct. App. 1101
Ld. Ct. App. 362
Lot A Land Court Application 345
Lot B Ld. Ct. App. 345
INSET
B.M. (U.S.G.S.) Directly across the court from the King St entrance (Main Ent.) and in the floor of the peristyle. A standard disk stamped "No 12 1925" Elev = 12.618
B.M. (Standard City Bench Mark) Located on the pediment of a pilaster at the left side of the main entrance. An unmarked point. Elev = 16.54 (Tidal 2, U.S.G.S. dtd 10/16/56).
B.M. #1 C&C Datum West corner of Judiciary Bldg on Mililani St. El. = 13.45
B.M. # 23 C & C datum West corner of H.E.Co power plant at Alakea and Halekauwila St. Elev = 9.63
B.M. (U.S.G.S.) Standard disk marked "No 11 1925" imbedded in face of conc. foundation of H.E.Co power plant. Elev = 5.535
See "Honolulu - Pearl Harbor Rd Halekauwila - Ala Moana Sec." F.A.U. Project No. U44(6) File No 12-14-1-35 (Div. of Eng.)
NOTE: Azimuths and distances on monument lines from Mililani St to Alakea St. and Queen St. to Ala Moana are indicated by the year in parenthesis in which the different surveys were taken. Imp. Dist No 9 created in 1921.
Adjusted azimuths and distances in the Kakaako district recorded in Field Book No. 1728 (Highway Section - Div. of Eng.) and Field Book No. 19 (Div. of Land Surveys and Acquisitions). Surveys made in 1960 for East Kakaako Imp. Dist.
IMPROVEMENT DISTRICT No. 9
File No. 1-7-2-2
All elevations given in parenthesis with the year indicated were established by the field survey crews of the Division of Engineering. References are from known U.S.G.S. elevations.
Elevations are recorded in Field Book No. 1791, pages 26, and filed with J. Lin of the Field Survey Division of Engineering.

APPENDIX D
FIRM EXHIBIT



15000

tional Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

50 0 500 1000

FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0362G

FIRM

FLOOD INSURANCE RATE MAP

CITY AND COUNTY OF HONOLULU, HAWAII

PANEL 362 OF 395

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HONOLULU, CITY AND COUNTY OF	150001	0362	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
15003C0362G

MAP REVISED
JANUARY 19, 2011

Federal Emergency Management Agency