



# **Planned Development Permit Application**

to the

**Hawaii Community Development Authority**

461 Cooke Street, Honolulu, Hawaii 96813

for

**400 KEAWE STREET**

**HONOLULU, HAWAII 96813**

**TMK: (1) 2-1-054:025**

**“LOT B-1”, A PORTION OF KKMP BLOCK B**



**Castle & Cooke Homes Hawaii, Inc.**

680 Iwilei Road, Suite 510, Honolulu, Hawaii 96817

**January 31, 2014**

**(resubmitted February 20, 2014)**



January 31, 2014

**Revised February 20, 2014**

**HAND DELIVERED**

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

**SUBJECT: Application of Castle & Cooke Homes Hawaii, Inc. for a Development Permit for 400 Keawe Street, Parcel B-1 a Portion of the Joint Development of Land Block B, Kaka'ako, Honolulu, Hawaii**

Dear Mr. Ching:

Castle & Cooke Homes Hawaii, Inc. ("CCHHI") is pleased to submit to the Hawaii Community Development Authority ("HCDA" or "**Authority**") our application for a Planned Development Permit for 400 Keawe Street, located on Land Block B of the Kaiaulu 'O Kaka'ako Master Plan ("**KKMP**"). 400 Keawe Street is a six-floor, 95-unit for sale apartment building, with ground floor commercial (the "**Project**"). The Project site is located on Kamehameha Schools' owned land on the mauka-Ewa (northwest) corner of Auahi and Keawe Streets, adjacent to the One Waterfront Tower condominium property located along South Street (TMK [1] 2-1-054:025).

**A. Background**

On September 9, 2009, the HCDA issued those certain Findings of Fact, Conclusions of Law and Decision and Order (the "**D&O**") and pursuant thereto, issued to Kamehameha Schools ("**KS**") the permit identified as "PL MASP 13.2.8" for the KKMP as amended by order dated August 8, 2012 (the "**Master Plan Permit**"). HCDA and KS entered into the Master Plan Development Agreement effective as of October 6, 2009 (the "**Master Plan Development Agreement**"), a memorandum of which was recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2010-012596, and Supplement No. 1 to Master Plan Development Agreement dated June 20, 2011, as supplemented by the amendment to the Master Plan Permit. The development rules (Chapter 22, Title 15, Hawaii Administrative Rules) in effect on September 2, 2009 ("**Rules**"), are applicable to the Development.

**B. Project Site Overview**

**Location**

Land Block B, as identified in the KKMP, consists of the lands bound by Auahi, Keawe and Pohukaina Streets, and the adjacent One Waterfront Tower condominium.. The land block is located on the mauka-Ewa (northwest) corner of the intersection of Auahi and Keawe Streets. The Project

is located toward the western edge of the Kaka‘ako Community Development District. Sheets A-0.2 and A-0.3 show the location of the project in relation to the surrounding area.

#### **Project Site**

The Project site is located on land currently owned by Kamehameha Schools on the mauka-Ewa (northwest) corner of Auahi and Keawe Streets, adjacent to the One Waterfront Tower condominium property located along South Street (TMK [1] 2-1-054:025) (“**Lot B-1**”). The approximately 66,110 square foot site is currently improved with two commercial buildings and parking areas.

#### **Development Permit**

The enclosed application for Planned Development Permit will permit development of approximately 133,005 gross square feet of floor area on Lot B-1 which is a portion of Land Block B. The Project will include 95 for sale housing units, 9,680 square feet of ground floor commercial, and a 150 parking stalls (5 stalls will be located on adjacent Lot B-2).

#### **Joint Development**

The Project is being simultaneously submitted for development permit along with Kamehameha Schools for a separate project for 440 Keawe Street, a four floor, 88-unit apartment building over a three level, parking structure proposed for the adjacent KS owned land on Land Block B located on the makai-Ewa (southwest) corner of Keawe and Pohukaina Streets (TMK [1] 2-1-054:27 and 32) (“**Lot B-2**”). KS and CCHHI have entered into a Joint Development Memorandum of Understanding which outlines the general agreement for joint development of the projects along with the retention of 458 Keawe Street, an existing 2-story commercial building owned by KS and also located on the block (TMK [1] 2-1-054:028) (“**Lot B-3**”). Sheet A-1.0 details the land areas associated with Lots B-1, B-2, and B-3, respectively.

#### **C. Kaiāulu ‘O Kaka‘ako Master Plan**

On September 9, 2009, the HCDA issued permit “PL MASP 13.2.8” for the Kaiāulu ‘O Kaka‘ako Master Plan. The development rules in effect at the time (Chapter 22, Title 15, Hawaii Administrative Rules) along with the KKMP Development Agreement govern the development.

#### **Land Block B**

Land Block B as referenced in the KKMP is approximately 2.81 acres and will contain as much as 229,382 square feet of future development. This application requests a development permit be issued subject to a Joint Development Agreement, allowing the block to be considered as one development lot under §15-22-80 of the Hawaii Administrative Rules.

#### **Density**

At the time of the approval of the KKMP in September 2009, a floor area of 196,110 square feet, representing a Floor Area Ratio (“**FAR**”) of 1.60, was contemplated for Block B, with 232,881 square feet of the allowable 3.50 FAR being transferred to other blocks within the KKMP area. With this application, we propose a floor area of 222,841 square feet (FAR = 1.82) for Block B and 206,150 square feet of the allowable floor area transferred to other blocks.

#### **Platform Height Increase**

While HRS 15-22-116 entitles 400-foot high-rise towers and a Floor Area Ratio (“FAR”) of 3.5 on the 122,579 square foot block, we have opted to pursue a much lower density project that consists of low-rise buildings and a FAR of only 1.82. This approach voluntarily abandons the entitled “tower” building form described in the rules, leaving only a “Platform” building form to assess the proposed

project against for compliance to the rules. Under the provisions HRS §15-22-120, the Authority must approve a Platform height that exceeds 45 feet. Authority approval for a 65-foot Platform height is requested in accordance with HRS §15-22-120(7). Justification for the request conforms to the criteria set out in the cited rule, and in part is required to accommodate approximately 28,000 square feet of publicly accessible open areas at the street level, including a plaza and mid-block pedestrian passage.

**D. Project Description**

The Project will include approximately 133,005 square feet of floor area and generally coincide with the following:

- Approximately 3,345 square feet of open space (1,934 square feet of which is located on adjacent Lot B-2).
- Approximately 5,225 square feet of recreation space located on adjacent Lot B-2.
- A 65-foot tall building consisting of 5 floors of residential units over ground floor commercial.
- A unit mix of approximately 95 for sale residential units which will include an estimated 20 one bedroom units, 55 two-bedroom units and 20 three bedroom units.
- 150 on-site parking stalls (5 stalls will be located on adjacent Lot B-2)

**E. Reserved Housing Provision**

20 units within the Project (20% of 95 residential units) will be designated as reserved housing units, reserved to qualified individuals with adjusted household incomes of no more than 140% of the area median income.

**F. Recreation & Open Space**

Approximately 23 percent or 28,000 square feet of the 122,579 square foot Land Block B is dedicated to open area accessible to public use - approximately 7,900 square feet of ground-level recreation space, approximately 8,800 square feet of open space, and approximately 11,300 square feet of enhanced front yard set-backs. These areas will be programmed as activated streetscape, a mid-block pedestrian passage, and a courtyard park, all of which will be made accessible to the general public. The areas will be activated with features such as an interactive water feature, a doggy way station, benches, tables and chairs, and movable kiosks. These open areas will be finished with specialty paving, native landscaping, and shaded by a generous amount of canopy trees.

As contemplated by the Joint Development Agreement contemplated by this application, the 3,472 square feet of open space that is on Lot B-3 will be improved concurrently with the re-development of Lot B-2.

**G. Dedication of Public Facilities**

As provided for under §15-22-73 of the Hawaii Administrative Rules, the Public Facilities Dedication (“*PFD*”) requirement for this project is 4,367 square feet. This requirement will be satisfied by the application of PFD credits earned by KS by the dedication land for the creation of Mother Waldron and Kaka’ako Makai Parks.

In addition, public access will be provided to the approximately 28,000 square feet of ground level recreation and open spaces provided on the block so that the public may enjoy their use as they visit



retail and restaurant businesses on the block and transit the block from KS's SALT project across Auahi Street to the H.A.R.T. transit station on Halekauwila Street.

#### **H. Infrastructure Assessment**

An assessment of utility services and surrounding infrastructure was completed by Park Engineering in consultation with state and county agencies and utility companies. A copy of their assessment is included with this application.

1. Flood Zone - the project site is outside the 500-year flood plain
2. Drainage – the existing site is nearly 100% impervious, redevelopment will improve drainage by adding landscaped area
3. Water – the site is serviced by existing 8-inch mains in Auahi and Pohukaina Streets. The BWS has determined that adequate capacity exists in the system for the proposed project.
4. Sewer – the site is serviced by 5 existing laterals off an 8-in main in Keawe Street and a 10-inch main in Pohukaina Street. WWB has determined that adequate capacity exists in the system for the proposed project.
5. Gas – no requirement
6. Electric – HECO has determined that the project will be serviced from the existing underground 12.47 kV on Keawe and Auahi Streets.
7. Telephone and Cable TV – HTCO and OTWC both state that fiber optic is available to the site.

#### **I. Traffic Impact Assessment**

Wilson Okamoto Corporation has been engaged to complete a Traffic Impact Assessment Report for Land Block B. Their report will be submitted under separate cover when completed. Based upon a discussion of preliminary findings, proposed development is not expected to have a significant impact on traffic operations in the vicinity. It is further anticipated that the following recommendations will be made:

- Maintain sufficient sight distance for motorists to safely enter and exit all project driveways.
- Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.
- Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways.
- Provide sufficient turning radii at all project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.
- If access at the entrances to the parking garaged are controlled, provide sufficient storage for entering vehicles at the parking garage access control (i.e., automatic gate, etc.) to ensure that queues do not extend onto the adjacent public roadway.

The community and the project will also benefit from being able to access and utilize the planned Honolulu Area Rapid Transit system's Civic Center Station to be constructed one block mauka of the project at Halekauwila Street. A direct pedestrian linkage is planned to the station from the courtyard park via an inter-block pedestrian passage that starts at the courtyard park and continues through the adjacent Block A planned development.

#### **J. Historic, Cultural, and Archeological Resources**

KS completed a historic building inventory of the KKMP area in February 2012 and identified the 458 Keawe building on Lot B-3 of Land Block B as being eligible for the National Register of

Historic Buildings. Subsequently, KS decided to retain the 458 Keawe building. The balance of existing buildings on the block was judged to be ineligible for registry and not to be of any historic significance. The balance of buildings on the Block will be demolished as part of this Project and the adjacent KS 440 Keawe Street project.

An Archeological Inventory Survey for the block was completed and submitted on October 2, 2013, to the State Historic Preservation Division for review.

**K. Tenant Relocation Plan**

The existing buildings on site provide 57,334 square feet of lease space which is 72 percent occupied by a total of 11 tenants, of which 7 are on month-to-month leases. The remaining 4 tenants have leases that expire between June and October 2014, prior to the anticipated start of construction. KS has already notified these tenants of the proposed re-development and is actively working with each tenant to relocate them to other suitable KS property.

**L. Description of Urban Design**

The site plan strives to provide an outstanding pedestrian environment by integrating new retail and restaurant spaces along Auahi and Keawe Streets with the existing 458 Keawe commercial building and by dedicating over 23 percent of the site for pedestrian use.

**M. Sustainability Strategy**

We are committed to incorporate sustainable building design and best management practices into the operation of the project.

1. Alternative Transportation:
  - a. Bus stops are within walking distance of our project
  - b. Secure bicycle storage will be located on the ground floor within the parking structure.
  - c. The H.A.R.T. Civic Center rail station will be located one block mauka of the site
  - d. A direct pedestrian link will be established between the rail station and the project, through the pedestrian passage to be built on the Keauhou Lane project across Pohukaina Street.
  - e. Use of hardscape and landscape to promote pedestrian walkability:
2. Recreational features to encourage a healthy life style.
3. Recycling bins will be provided
4. Water Conservation:
  - a. Drought tolerant plant species where applicable
  - b. Organic and/or inorganic cover mulch
  - c. Drip irrigation or other low volume, high efficiency application methods
  - d. Water management irrigation controller with water budgeting capabilities
  - e. Automatic rain shut-off sensor
  - f. All shower heads will be low flow
  - g. All Toilets shall be low flow
5. Storm Water Management
  - a. Utilization of vegetation buffers to remove runoff from impervious surfaces
  - b. Minimize impervious areas
6. Energy Efficiency:
  - a. Energy efficient lights - LED and Fluorescent where feasible.
  - b. Appliances shall be Energy Star rated
  - c. Ceiling fans in bedrooms and living rooms
  - d. Energy efficient packaged terminal air conditioning units
  - e. Operable windows in Living Room and Bedrooms

- f. Tinted insulated glass with low SHGC
  - g. Sunshade fins and roof and lanai overhangs
- 7. Indoor Environment Quality.
  - 8. Low emitting materials including adhesives sealants, paints, coatings, and flooring
  - 9. Green planter walls on the parking structure

**N. Development Timeline**

Following development permit approval, CCHHI will complete design development and construction documentation, targeting a 2014 Q3 submittal for building permit and a 2014 Q4 construction start. It is estimated that construction will take eighteen months, with completion and occupancy anticipated by 2016 Q2.

**O. ALL OTHER DESIGN ELEMENTS ARE DESCRIBED IN EXHIBITS ATTACHED TO APPLICATION FOR DEVELOPMENT PERMIT**

All other design elements are in the process of refinement and schematic drawings and numerical data is more particularly described in the exhibits submitted along with this letter. Significant efforts have been made to present current architectural drawings at the schematic stage of drawing preparation. Design refinements are likely to occur based on market conditions, constructability issues, coordination with city and state agencies, and overall design progression.

CCHHI will reimburse HCDA for all reasonable costs and expenses incurred in connection with the publication of any required hearing notice by HCDA.

We hereby request that HCDA (a) review the proposed application for Development Permit for the Project, including joint development along with KS's 440 Keawe Street project, as more particularly set forth and summarized above and in the application and its supporting documentation, and advise us as soon as possible if the application is complete, (b) then proceed with the necessary and required HCDA staff review of the application for Development Permit, and (c) thereafter schedule any necessary public hearing and Authority meeting(s) on the matter set forth herein in order to obtain a final determination and approval by HCDA on the proposed Development Permit, including the joint development.

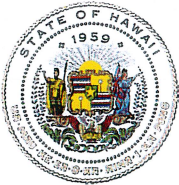
If you have any questions or require further information or documentation regarding any of the issues raised by this letter, please do not hesitate to contact Andrew Furuta, Senior Project Manager, at 808-548-3758 or [afuruta@castlecooke.com](mailto:afuruta@castlecooke.com).

Sincerely,

**Castle & Cooke Homes Hawaii, Inc.**



Bruce Barrett  
Executive Vice-President



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

## PERMIT APPLICATION



### APPLICANT INFORMATION

Applicant Castle & Cooke Homes Hawaii, Inc.  
Mailing Address 680 Iwilei Road, Suite 510  
Honolulu, HI 96817  
Telephone No. (808) 548-3758  
Project Site Address 400 Keawe St., Honolulu, HI 96813  
Land Owner Kamehameha Schools  
Address 567 S. King St., Honolulu, HI 96813-3036  
Description of Work to be Done \_\_\_\_\_  
A low-rise, mixed-use building with 5 floors of residential condominiums  
over a commercial ground floor and associated parking and site  
improvements.

### 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: 2-1-54:025  
Neighborhood Zone: MUZ-R

### PROJECT INFORMATION

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

- ☒ Commercial 57,334 sf  
☐ Industrial \_\_\_\_\_  
☐ Residential \_\_\_\_\_  
☐ Other \_\_\_\_\_  
TOTAL \_\_\_\_\_

#### Nature of Work

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

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

- ☒ Commercial 9,680 sf (approx.)  
☐ Industrial \_\_\_\_\_  
☒ Residential 123,325 sf (approx.)  
☐ Other \_\_\_\_\_  
TOTAL 133,005 sf (approx.)

#### 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): *Andrew B. Furuta* Date: 1/31/14 - resubmitted on 2/20/14  
Print name: Andrew B. Furuta Telephone No.: 808-548-3758

### FOR HCDA USE ONLY:

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

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

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

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

HCDA Approved



## PROJECT AUTHORIZATION

### Mauka & Makai Areas



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

#### PROPERTY INFORMATION:

Site Address: 400 Keawe Street, Honolulu

("Lot B-1")

Tax Map Key: (1) 2-1-054:025

Lot Size: 66,110 s.f.

Neighborhood Zone: MUZ-R

Present Use of Property and/or Buildings: commercial

#### LANDOWNER:

Name: Kamehameha Schools

Mailing Address: 567 S. King Street, Suite 200

Honolulu, HI 96813

Telephone: 808-534-8114

Email: lecranme@ksbe.edu

#### APPLICANT:

Name: Castle & Cooke Homes Hawaii, Inc.

Mailing Address: 680 Iwilei Road, Suite 510

Honolulu, HI 96817

Telephone: 808-548-3758

Email: afuruta@castlecooke.com

#### AGENT:

Name: Castle & Cooke Homes Hawaii, Inc.

Mailing Address: 680 Iwilei Road, Suite 510


Honolulu, HI 96817

Telephone: 808-548-3758

Email: afuruta@castlecooke.com

#### SIGNATURE:

  
Landowner

  
Applicant

JAN 31 2014

Date

JAN 31 2014

Date



## **JOINT DEVELOPMENT MEMORANDUM OF UNDERSTANDING**

THIS JOINT DEVELOPMENT MEMORANDUM OF UNDERSTANDING ("**MOU**") made this 29<sup>th</sup> day of January, 2014, by and between KAMEHAMEHA SCHOOLS ("**KS**") whose principal place of business and post office address is 567 South King Street, Honolulu, Hawaii 96813 and CASTLE & COOKE HOMES HAWAII, INC. ("**CCHHI**") whose principal place of business and post office address is 650 Iwilei Road, Honolulu, Hawaii 96817.

### **BACKGROUND**

1. Pursuant to a Findings of Fact, Conclusions of Law, and Decision and Order dated September 2, 2009 ("**D&O**"), the Hawaii Community Development Authority, a body corporate and a public instrumentality of the State of Hawaii (the "**HCDA**") approved KS's Kaiaulu 'O Kaka'ako Master Plan (KKMP) Permit Application dated November 26, 2008.
2. Pursuant to the D&O and Hawaii Administrative Rules ("**HAR**") §15-22-203, Chapter 22 of Title 15, HAR, entitled "**Mauka Area Rules**" in effect on September 2, 2009 (the "**Vested Rules**"), is applicable to the development of all Parcels in KKMP including Land Block B.
3. KS is the real property owner of Land Block B. CCHHI intends to acquire and develop a portion of Land Block B identified as tax map key (1) 2-1-054:025 ("**Lot B-1**"), as more particularly described in Exhibit A-1. KS intends to retain and develop a portion of Land Block B identified as the tax map keys (1) 2-1-054:027 and 032 ("**Lot B-2**"), as more particularly described in Exhibit A-2, and retain and renovate a portion of Land Block B identified as tax map key (1) 2-1-054-028 ("**Lot B-3**"), as more particularly described in Exhibit A-3.
4. The individual parcels of Land Block B are intended to be developed independently while they are treated as one "Lot" under the applicable provisions of the Vested Rules. Applicants KS and CCHHI intend to simultaneously submit Planned Development Permit ("**PDP**") packages for HCDA consideration of developments on Lot B-1 ("**CCHHI Project**") and the combined Lot B-2 / Lot B-3 ("**KS Project**"), respectively.
5. This MOU is intended to memorialize the relationship between the CCHHI Project and the KS Project as it relates to review and approval of the respective PDP packages by HCDA.

### **TERMS**

Now therefore in consideration of the foregoing, KS and CCHHI express their general intent as follows as it pertains to Land Block B.

1. Review and approval of the PDP applications for the CCHHI Project and the KS Project shall be separate but done in conjunction and shall be considered and treated as one "Lot" under the Vested Rules, including analysis of the zoning rules related to the overall floor area ratio ("FAR"), parking ratios and other use requirements.
2. Lot B-1 shall have a floor area of no more than 137,800SF, Lot B-2 shall have a floor area of no more than 67,400SF, and Lot B-3 shall have a floor area of no more than 24,400SF, for an overall Land Block B floor area of 229,600SF and overall FAR of 1.87.
3. Lot B-1, Lot B-2, and Lot B-3 shall be considered and treated as one "Lot" under the Vested Rules for purposes of calculating Park on Parking and Open Space requirements.
4. The required Open and Recreation Space for Lot B-1 ("**Lot B-1 Open & Rec Space Requirement**") shall be provided on both Lot B-1 and B-2. It is anticipated that Lot B-1 will provide 1,411SF of Open Space and 0SF of Recreation Space, while Lot B-2 will provide 1,934SF of Open Space and 5,225SF of Recreation Space to satisfy the Lot B-1 Open & Rec Space Requirement.
  - a. Lot B-1 shall have a non-exclusive use of the Lot B-1 Open & Rec Space Requirement located on Lot B-2.
  - b. Lot B-1 shall pay its pro-rata share of operational expenses for the Lot B-1 Open & Rec Space Requirement located on Lot B-2.
  - c. KS and CCHHI shall enter into a mutually acceptable binding Agreement which shall establish the terms for payment, construction, delivery, use, and ongoing maintenance of the Lot B-1 Open & Rec Space Requirement located on Lot B-2.
5. The commercial space on Lot B-1 is estimated to require 26 parking stalls by code. CCHHI will provide 21 parking stalls dedicated to the Lot B-1 commercial space on Lot B-1. KS will provide 5 parking stalls in the parking garage to be built on Lot B-2 for the non-exclusive use by customers of the Lot B-1 commercial space. In addition, KS will provide 70 parking stalls in the parking garage to be built on Lot B-2 for the non-exclusive use by customers of the Lot B-3 commercial space.
  - a. Lot B-1 shall have a non-exclusive use of the five (5) Lot B-1 commercial parking stalls located on Lot B-2.
  - b. Lot B-3 shall have a non-exclusive use of the seventy (70) Lot B-3 commercial parking stalls located on Lot B-2.
6. In conjunction with the joint development of Land Block B, the following cross property use and reciprocal easement rights shall be established:
  - a. On Lot B-2, for the benefit of Lot B-1 and B-3 (use of open and recreational space, and wet trash facility)
  - b. On Lot B-2, for the benefit of Lot B-3 (use of Woonerf for utility, loading, and pedestrian access)
  - c. On Lot B-2, for the benefit of Lot B-3 (use of parking structure for seventy (70) parking stalls, a trash room, and electrical equipment)
  - d. On Lot B-3, for the benefit of Lot B-2 (use of open space for utility, loading, and pedestrian access)

- e. Reciprocal cross-property access between Lot B-1 and Lot B-2 (parking access, loading access, pedestrian access, and maintenance access)
  - f. Access over Lot B-2 and Lot B-3 in connection with the use and easement rights described in Sections 6.a, 6.b, 6.c and 6.d.
7. Following PDP approval, KS and CCHHI shall each enter into a recorded agreement with HCDA as may be required by such approval reflecting the terms and conditions of approval for the CCHHI Project and the KS Project, respectively.
8. Following PDP approval, KS and CCHHI shall each submit at their own expense building permit applications for the CCHHI Project and the KS Project, respectively, and regulatory approval of each building permit shall not be conditioned or tied to regulatory approval of the other party's application.

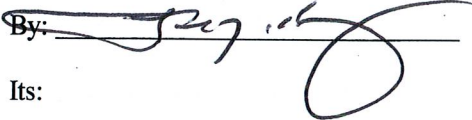
[Signature page to follow]

This MOU is intended solely as a preliminary expression of general intentions only. The parties intend that no contractual obligations with respect to the matters referred herein shall arise unless and until definitive agreements have been fully executed and delivered by the parties.

This MOU has been executed by or on behalf of the Trustees of the Estate of Bernice Pauahi Bishop in their fiduciary capacities as said Trustees, and not in their individual capacities. No personal liability or obligation under this instrument shall be imposed or assessed against said Trustees in their individual capacities.

IN WITNESS WHEREOF, the parties hereto agree to the terms of this MOU as of the date and year first above written.

KAMEHAMEHA SCHOOLS

By:   
Its:

CASTLE & COOKE HOMES HAWAII, INC.  
a Hawaii corporation

By:   
W. Bruce Barrett  
Its: Executive Vice President

By:   
Troy T. Fukuhara  
Its: Vice President & Assistant Secretary

## **EXHIBIT A-1 - LEGAL DESCRIPTION**

### **LAND BLOCK B (Lot B-1)**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, No. 1 to M. Kekuanaoa no V. Kamamalu) situate, lying and being Kaakaukukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 1, Block 5, of the "KAKAAKO SUBDIVISION", as delineated on Bishop Estate Map No. 1044-A & B, dated January 13, 1960, and approved by the Planning Department, City and County of Honolulu on March 17, 1960 and thus bounded and described:

Beginning at the east corner of this lot, the south corner of Lot 3 and on the northwesterly side of Keawe Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,611.22 feet south and 3,940.09 feet west, thence running by azimuth measured clockwise from true South:

1. 50° 30' 288.00 feet along the northwesterly side of Keawe Street;
2. 140° 30' 229.55 feet along the northeasterly side of Auahi Street;
3. 230° 30' 288.00 feet along Block 4;
4. 320° 30' 229.55 feet along Lot 3 to the point of beginning, and containing an area of 66,110 square feet, more or less.



## **EXHIBIT A-2 - LEGAL DESCRIPTION**

### **LAND BLOCK B (Lot B-2)**

#### **-PARCEL FIRST:-**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, No. 1 to M. Kekuanaoa no V. Kamamalu) situate, lying and being Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 3-A, Block 5, of the "KAKAAKO SUBDIVISION", as delineated on map dated January 25, 1965, and approved by the Planning Department, City and County of Honolulu on February 25, 1965 and thus bounded and described as per survey dated February 23, 1989, to-wit:

Beginning at a pipe at the east corner of this parcel of land and on the southerly side of Pohukaina Street, the direct azimuth and distance to a City and County Street Monument at the intersection of Pohukaina and Keawe Streets being 309° 19' 30" - 129.30 feet and thence running by azimuths measured clockwise from true South:

1. 50° 30' 164.00 feet along Lot 2, Blk. 5, Kakaako Subdivision to a pipe;
2. 140° 30' 48.00 feet along Lot 3-B, Blk. 5, Kakaako Subdivision;
3. 50° 30' 82.00 feet along Lot 3-B, Blk. 5, Kakaako Subdivision;
4. 140° 30' 80.00 feet along Lot 1, Blk. 5, Kakaako Subdivision to a pipe;
5. 230° 30' 246.00 feet along Blk 4, Kakaako Subdivision to a pipe;
6. 320° 30' 128.00 feet along Pohukaina Street to the point of beginning and containing an area of 27,552 square feet, more or less.

#### **-PARCEL SECOND:-**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, No. 1 to M. Kekuanaoa no V. Kamamalu) situate, lying and being Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 3-B, Block 5, of the "KAKAAKO SUBDIVISION", as delineated on map dated January 25, 1965, and approved by the Planning Department, City and County of Honolulu on February 25, 1965 and thus bounded and described as per survey dated February 24, 1989, to-wit:

Beginning at an iron pin at the east corner of this parcel of land and on the northerly side of Keawe Street, the direct azimuth and distance to a City and County Street Monument at the intersection of Pohukaina and Keawe Street being 238° 08' 35" - 190.72 feet and thence running by azimuths measured clockwise from true South:

1. 50° 30' 82.00 feet along Keawe Street;
2. 140° 30' 149.55 feet along Lot 1, Blk. 5, Kakaako Subdivision;
3. 230° 30' 82.00 feet along Lot 3-A, Blk. 5, Kakaako Subdivision;
4. 320° 30' 149.55 feet along Lot 2, Blk. 5, Kakaako Subdivision to the point of beginning and containing an area of 12,263 square feet, more or less.

### EXHIBIT A-3 - LEGAL DESCRIPTION

**LAND BLOCK B (Lot B-3)**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, No. 1 to M. Kekuanaoa no V. Kamamalu) situate, lying and being at Kaakaukui, Kakaako, City and County of Honolulu, State of Hawaii, being LOT 2, Block 5 of the "KAKAAKO SUBDIVISION, as delineated on Bishop Estate Map No. 1044-A & B, dated January 13, 1960, and approved by the Planning Department, City and County of Honolulu on March 17, 1960 bearing Tax Key designation (1) 2-1-054-028, and containing an area of 16,654 square feet, more or less.

Beginning at an iron pin at the west corner of this parcel of land and on the northerly side of Keawe Street, the direct azimuth and distance to a City and County Street Monument at the intersection of Pohukaina and Keawe Street being 238° 08' 35" - 190.72 feet and thence running by azimuths measured clockwise from true South:

- |    |          |        |   |
|----|----------|--------|---|
| 1. | 140° 30' | 101.55 | feet along Lot 3-B, Blk. 5, Kakaako Subdivision;  |
| 2. | 230° 30' | 164.00 | feet along Lot 3-A, Blk. 5, Kakaako Subdivision;  |
| 4. | 320° 30' | 101.55 | feet along Pohukaina Street   |
| 1. | 50° 30'  | 164.00 | feet along Keawe Street; to the point of beginning<br>and containing an area of 16,654 square feet, more or less. |

Application Checklist

<p align="center"><b>400 Keawe St. (B-1)</b>  Kaka'ako Block B  Castle &amp; Cooke Homes Hawaii, Inc.</p>	
<b>Report</b>	
Cover Page: Applicant Info, Project Name, Address, TMK(s), Date, Project Image	Included
Cover Letter	Included
Permit Application	Included
Project Landowner Authorization	Included
Application Checklist	Included
Compliance Table	Included
Request for Platform Height Increase	Included
Existing Tenant Relocation Analysis	Included
Joint Development Agreement	Included
Public Facilities Dedication Requirements	Included
Due Diligence Infrastructure Report	Under Separate Cover
TIAR	To be submitted
<b>Drawings</b>	
Cover Page: Applicant Info, Project Name, Address, TMK(s), Date, Project Image	A-0.0, A-0.1
Table of contents	A-0.0
Unit type	A-0.1
Floor area	A-0.1
Project	A-0.1
Project	A-0.1
Parking	A-0.1
Traffic,	A-0.3
Vicinity Map (approximately 1/4 mile radius around site)	A-0.3
Site Plan(s) of Existing Conditions with the following items and dimensions:	A-1.0
Site Plan(s) of the Proposed Development	A-1.1
Pedestrian and Vehicular Circulation Plan	A-0.2
Landscaping Plan	A-1.3
Open Space Plan with dimensions and areas	A-1.2
Recreation Space Plan(s)	A-1.2
Shadow Analysis	A-0.4; A-0.5
Floor Plans	A-2.0; A-2.1; A-2.2
Parking And Loading Plan (this can be included as a part of the site and floor plans)	A-1.1
Tower Footprint Plan	N/A
Roof Plan	A-2.3
Exterior Elevations	A-3.0; A-3.1
Site Sections (Transverse and Longitudinal)	A-4.0; A-4.1
3D Images (Show all sides of the building)	A-5.0; A-5.1
<b>Digital</b>	
Entire Report (PDF)	
Entire Drawing Set (PDF)	
3d Massing Model (Sketch-Up or Revit)	
Site and Floor Plans (CAD or Revit)	
Report Tables (Excel)	

## HCDA Planned Development Requirements

# Block B-1

February 20, 2014  
Exhibit A

Category	Mauke Area Rules & Plan, Unofficial Compilation June 2005	Requirements (Allowable)	Proposed	Comments
Site Area			TMK No. 2-1-054:025 66,110 sf	Joint Development with TMK Nos.2-1-054:027, 028, & 032 56,469 sf <b>TOTAL ALL SITES = 122,579 sf</b>
Density	15-22-116 Maximum Development Height, Density & Footprint	For lots greater than or equal to 80,000 sf, Maximum FAR is 3.5.	1.82 FAR (1.87 FAR Allowable per Kalaulu 'o Kaka'ako Master Plan (KKMP)). See Revised Land Tabulation Table 5-12 dated January 9, 2014.	Based on 122,579 sf including all joint development lots
Height	15-22-110e 15-22-116 Maximum Development Height, Density & Footprint	For Lots greater than or equal to 80,000 sf, Maximum Height is 400'. Platform deck to be maximum 45'.	Platform Building with a maximum height of 65'.	Necessary Utilitarian features not to exceed 18' above the 65' height.
Front Yards	15-22-63.1 General Requirements - Front Yards	Minimum front yards for each development shall be 15'.	15' setback (First floor Commercial)  18' setback (residential Platform)  16' setback (face of residential lanais)	
Rear and Side Yards	15-22-63.2 General Requirements - Side and Rear Yards	Minimum side and rear yards for each development shall be 10'. For structures without windows or openings facing side or rear property lines, no side or rear yard shall be required.	15' setback (to face of residential units along property line abutting existing One Waterfront Towers)  7' setback (stairwell with no windows of openings facing the side or rear property line along property line abutting existing One Waterfront Towers)  0' setback (side yard abutting Joint Development parcels)	Joint Development with TMK Nos.2-1-054:027, 028, & 034
Open Space	15-22-64 Open Space	The minimum amount of open space shall be the lower of 10% of the lot area, or 25% of the lot area less the required yard areas.	KKMP requires 5.06% open space. Site area of 66,110 sf x 5.06% = 3,345 sf.  1,411 sf open space provided. Additional 1,934 sf provided on parcel B-2, for a total of 3,345 sf.	Joint Development with TMK Nos.2-1-054:027, 028, & 034  Open space requirement for Total Block B = 6,202 sf  Open space provided for Total Block B = 8,832 sf
Recreation Space	15-22-65 Recreation Space	Development lots within any land use zone with 20,000 sf or more of land area shall provide 55 sf of recreation area per dwelling unit.	55 sf x 95 units = 5,225 sf required.  0 sf of recreation space provided. 5,225 sf provided on parcel B-2.	Joint Development with TMK Nos.2-1-054:027, 028, & 034  Recreation space required for Total Block B = 10,065 sf  Recreation space provided for Total Block B = 10,066 sf
View Corridors				No View Corridors affect this parcel.
Off Street Parking	15-22-67 Off Street Parking: Eating & Drinking Establishments .9 stalls per 300sf of eating and drinking area + .9 stalls per 25 sf of dance floor area + 1 stalls per 444 sf of kitchen or accessory area.	4,840 sf / 300 sf = 16.13 x .9 = 14.52 = 15 stalls	15 stalls provided	Joint Development with TMK Nos.2-1-054:027, 028, & 034
	15-22-67 Off Street Parking: Commercial 1 stall per 444 sf	4,840 sf / 444 sf = 10.9 = 11 stalls	6 stalls (5 stalls provided on B-2)	Joint Development with TMK Nos.2-1-054:027, 028, & 034
	15-22-67 Off Street Parking: Multi-family dwellings  600 sf or less: 0.9 per unit	5 units x .9 = 4.5 stalls		Joint Development with TMK Nos.2-1-054:027, 028, & 034  Required Stalls for Total Block B = 295 Stalls

Category	Mauke Area Rules & Plan, Unofficial Compilation June 2005	Requirements (Allowable)	Proposed	Comments
	600-800 sf: 1.13 per unit  800 sf or greater: 1.35 per unit	15 units x 1.13 = 16.95 stalls  75 units x 1.35 = 101.25 stalls  5 + 17 + 102 = 124 total residential stalls required  Total Stalls required for B-1 = 15 + 11 + 124 = 150 stalls	124 stalls provided  Total Stalls provided = 15 + 6 + 124 = 145 Total provided on B-1. Additional 5 stalls provided on B-2 for a total of 150 Stalls.	Provided Stalls for Total Block B = 310 Stalls  2 stalls assigned as guest parking
Off Street Loading	15-22-68 Off Street Loading: Retail/ Eating & Drinking establishments 2,000 sf to 10,000 sf = 1 10,001 sf to 20,000 sf = 2 20,001 sf to 40,000 sf = 3 40,001 sf to 60,000 sf = 4 Each additional 50,000 sf over 60,000 sf = 1	9,680 sf = 1 stall	1 stall provided to be shared with Residential on B-1	Joint Development with TMK Nos.2-1-054:027, 028, & 034  1 stall (12'-0" x 35'-0") provided within existing building on B-3 to remain.
	15-22-68 Off Street Loading: Multi-family dwellings 20,000 sf to 150,000 sf = 1 150,001 sf to 300,000 sf = 2 each additional 200,000 sf over 300,000 sf = 1  Section 15-22-68e, an adjustment of up to 50% of the required number of loading spaces may be allowed when such spaces are assigned to serve two or more uses of a single development project jointly provided that: 1) each use has access to the loading zone without crossing any street or public sidewalk and; 2) The amount of loading spaces which may be credited against the requirements for the use or uses involved shall not exceed the number of spaces reasonably expected to be available during differing periods of peak demand.	123,325 sf = 1 stalls  Total Loading required for B-1 = 2 stalls	1 stalls proposed which is a 50% reduction of the new loading stalls provided per section 15-22-68e	Joint Development with TMK Nos.2-1-054:027, 028, & 034  1 stall (12'-0" x 35'-0") on B-2 1 stall (12'-0" x 35'-0") on B-1 1 stall (12'-0" x 35'-0") on B-3  Total Loading provided for Total Block B = 3 stalls.
Signs	15-22-69 Signs	Signs shall conform to the "B2 Community Business District".	Signs will conform to the "B2 Community Business District" sign regulations of the Land Use Ordinance.	
Architectural Criteria	15-22-70 Architectural Criteria: Roof top	All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air conditioning equipment shall be screened from view by architectural or landscape treatments.	Roof top elements are to be screened.	
	15-22-70 Architectural Criteria: Parking Structures	Parking Structures shall have a minimum fifteen-foot landscape strip within the front yard setback along adjacent streets.	15' frontyard setback provided with landscaping and screening.	



Category	Mauke Area Rules & Plan, Unofficial Compilation June 2005	Requirements (Allowable)	Proposed	Comments
<b>Lanai Enclosures</b>	15-22-72 Lanai Enclosures	Area approved as a lanai and not included as floor area shall not be enclosed without first meeting all applicable requirements relating to the addition of floor area.	Spaces designated as lanais will not be enclosed.	
<b>Dedication of Public Facilities</b>	15-22-73 Dedication of Public Facilities	3% of Commercial Floor Area 4% of Residential Floor Area to be constructed exclusive of floor area devoted to reserve housing units and their associated common areas in proportion with the floor area of other users.	New Commercial 9,680 sf x 3% = 290.4  17.27% of the total residential area dedicated to reserve Housing  New Residential exclusive of reserve housing = 101,914 sf x 4% = 4,076.6 sf.  Total = 290.4 + 4,076.6 = 4,367 sf.  Provided by Kamehameha Schools.	
<b>Utilities Required to be Underground</b>	15-22-76 Utilities Required to be Underground	Public Utility Companies shall place utility lines underground within the Mauka Area	The utility lines will be placed underground.	
<b>Performance Standards</b>	15-22-77 Performance Standards	No building wall shall contain a reflective surface more than 30% of that wall's surface area	Reflective surfaces will not cover more than 30% of the wall surfaces.	
<b>Joint Development</b>	15-22-80 Joint Development of Two or More Adjacent Zoning Lots	Whenever two or more lots are developed in accordance with the provisions of this sections, they shall be considered and treated as one "development lot" for purposes of this chapter.	See Joint Development Agreement for lots TMK No. 2-1-054:025, 027, 028, & 034.	
<b>Requirements of Providing Reserve Housing Units</b>	15-22-115 Requirement of Providing Reserved Housing Units	20% of the total number of dwelling units of development for sale or rental	95 for sale units x 20% = 19 units required.  20 for sale units provided.	
<b>Landscaping</b>	15-22-144 Landscaping	Along major streets, tree species, spacing and location shall be in accordance with the following table except that alternate species, especially native Hawaiian or species long present and common to the Hawaiian Islands, including useful fruit-bearing and flowering varieties, may be substituted.	Major Street System Trees: Pohukaina/Auahi Street: Madagascar Olive 40' on center at front yard setback.	

## **CCHHI PROJECT ("Lot B-1")**

### **REQUEST FOR PLATFORM HEIGHT INCREASE**

Authority approval for a 65-foot Platform height is requested in accordance with HRS §15-22-120(7). Justification for the request conforms to the criteria set out in the cited rule, and in part is required to accommodate the provision of approximately 28,622 square feet of public use areas at street level and a mix of commercial and residential uses on the block.

### **CONDITIONS FOR AUTHORITY APPROVAL**

While §15-22-116 entitles 400-foot high-rise towers and a Floor Area Ratio ("FAR") of 3.5 on the 122,579 square foot block, we have opted to pursue a much lower density project that consists of low-rise buildings and a FAR of only 1.87. This approach voluntarily abandons the entitled "tower" building form described in the rules, leaving only a "Platform" building form to assess the proposed project against for compliance to the rules. Under the provisions HRS §15-22-120, the Authority must approve a Platform height that exceeds 45 feet. HRS §15-22-120(7) authorizes the Authority to approve such an increase where three of the following four conditions are present:

- (A) Subsurface construction is infeasible;
- (B) Design requirements for ceiling height clearances require height adjustment;
- (C) Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or
- (D) Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade level open space

With regard to §15-22-120(7)(A), Subsurface Construction: Commercial and Residential uses are not feasible below grade. Additionally, the shallow water table (5 feet below grade) would make subsurface construction of parking economically infeasible. Additionally, any below grade excavation increases the risk of disturbing unknown cultural artifacts.

With regard to §15-22-120(7)(B), Design Requirements for Ceiling Height Clearances: By abandoning a high-rise building form in favor of a low-rise Platform building form, we require 6 levels to achieve the proposed floor area. We have held the residential ceiling heights to 9 feet and the commercial ceiling height to 14 feet, resulting in a 65-foot building height being required for the proposed low-rise building form.

With regard to §15-22-120(7)(C), Industrial, Commercial, Residential or Community service uses: With ground floor retail and five stories of residential units above, a greater amount of the site becomes available for open and recreation space. The result is approximately 28,600 square feet of publicly accessible open areas on the block, consisting of a 10,000 square foot plaza along the Keawe Street frontage, a mid-block pedestrian passage to the planned H.A.R.T transit station on Halekauwila Street, and broad side-walk areas along street frontages.

With regard to §15-22-120(7)(D), Significant public facilities or pedestrian features are provided at the street level: A smaller footprint facilitates an activated pedestrian environment and the inclusion of a 10,000 square foot plaza along the Keawe Street frontage.

HRS §15-22-22(a) further requires demonstration of three conditions prior to the Authority considering an increased Platform height:

- (1) The modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter;
- (2) The modification would not adversely affect adjacent developments or uses; and
- (3) The resulting development will be consistent with the intent of the mauka area plan.

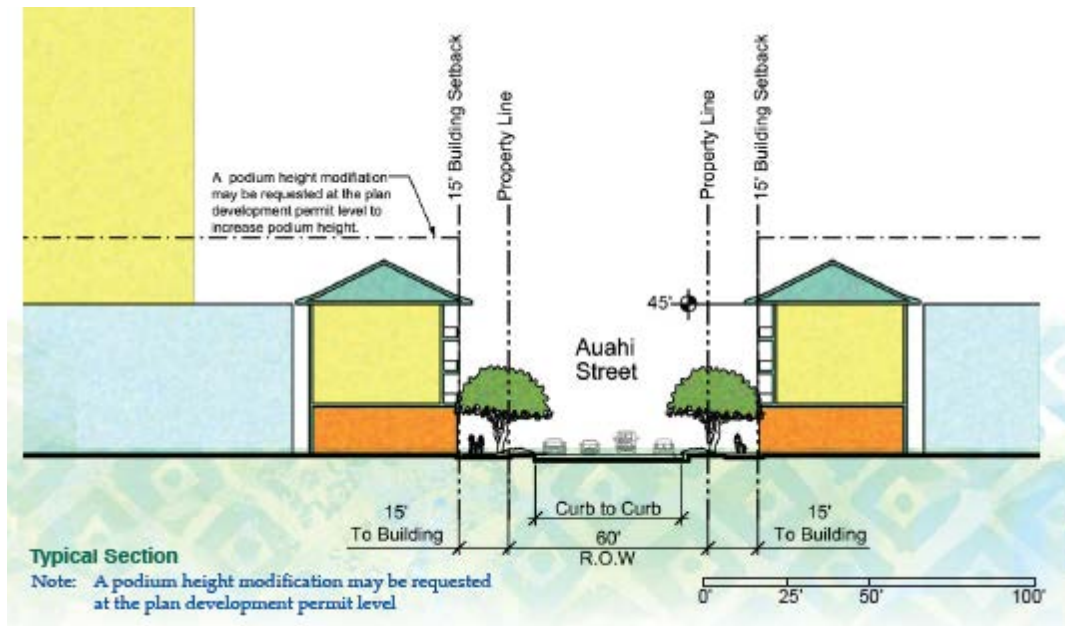
With regard to §15-22-22(a)(1): Allowing a higher platform height results in a development that is practically and aesthetically superior. The Platform height increase allows for ground floor commercial to be located under five floors of residential units and results in a smaller building footprint that facilitates the pedestrian environment and articulation of building form, accommodating ample publicly accessible spaces and separation from the adjacent One Waterfront Tower improvements.

With regard to §15-22-22(a)(2): Allowing a higher platform height does not adversely affect adjacent developments.

- Mauka: KS Project on Lot B-2 – The proposed building is consistent with plans for this project
- DH: Warehouse loading dock – no adverse impact to commercial operation
- Makai: KSBE Master Plan Block E – The proposed building is consistent with plans for this block
- Ewa: One Waterfront Tower - The proposed L-shaped building has a minimum separation to the One Waterfront Tower Makai tower of 39 feet and a separation of 130 feet from the One Waterfront Tower recreation deck. The setbacks assure no shading impact or trade wind disruption. Furthermore, the proposed 65-ft height is less than the 80-foot height of the JBSOM and 140-foot height of the Gold Bond buildings in the ocean view plane of One Waterfront Tower.

With regard to §15-22-22(a)(3): Allowing a higher platform height enables a mix of residential and commercial uses, and providing an activated pedestrian environment at street level which is consistent with the intent of the mauka area plan

Increases to Platform height were contemplated by the Kaiaulu 'O Kaka'ako Master Plan (refer pg. 9-7) and the master plan permit issued on September 2, 2009 (refer to Finding of Fact No. 78).



Portion of figure on pg. 9-7 of the Kaialulu 'O Kaka'ako Master Plan, Sep. 2009

On September 14, 2011, HRS Chapter 15-22 was repealed and replaced by the adoption of HRS Chapter 15-217 "Mauka Area Rules". The building form proposed matches the "Courtyard Building" form defined by §15-217-24, Figure BT.7, with a building height of 65-feet.

### **BENEFITS**

The pedestrian experience is emphasized and enhanced. The mix of new residences added to existing community serving commercial space fosters an inviting, vibrant urban community.

Residential quality is enhanced. The ground floor commercial space brings the convenience of community serving retail and food service business to the front door of both new and existing residents.

Impacts to existing neighbors are mitigated. Reducing the building footprint enables increasing the distance between the proposed building and the existing One Waterfront Tower property.

The public benefits from the new plaza along Keawe Street.

**KAK Block B****Kamehameha Schools****Tenant Relocation Plan****Revised February 20, 2014**

Building	Suite	Tenant	Floor Area	Lease Expiration	Lease Termination Rights	Relocation
Lot B-1 [TMK (1) 2-054:025]						
400 Keawe	410	Cathy Lee Style LLC	4,825 sf	m-t-m	n/a	120d notice, relocation assistance
400 Keawe	410A	So Ung Pak	1,565 sf	m-t-m	n/a	120d notice, relocation assistance
400 Keawe	412/412W	Kam Kasuals	8,373 sf	10/31/2014	early termination w/180d notice	180d notice, relocation assistance
400 Keawe	420	The Ahmed Coporation	2,845 sf	10/19/2014	early termination w/180d notice	180d notice, relocation assistance
400 Keawe	432	VACANT	16,024 sf	n/a	n/a	n/a
400 Keawe	432A	Volcanic Rock Gym LLC	1,800 sf	m-t-m	n/a	120d notice, relocation assistance
400 Keawe	432B	I M Proving LLC	700 sf	m-t-m	n/a	120d notice, relocation assistance
400 Keawe	432C	Power Pilates Plus	475 sf	m-t-m	n/a	120d notice, relocation assistance
400 Keawe	432H	Fromagroundup Motivational	2,000 sf	m-t-m	n/a	120d notice, relocation assistance
400 Keawe	432W	Keiki Parkour LLC	1,000 sf	m-t-m	n/a	120d notice, relocation assistance
400 Keawe	628A	Hawaiian Beauty Products LTD	7,255 sf	6/30/2014	early termination w/270d notice	120d notice, relocation assistance
400 Keawe	628B	Ka Ulukoa	10,472 sf	8/31/2014	early termination w/30d notice	120d notice, relocation assistance
Total 400 Keawe			57,334 sf			
Lot B-2 [TMK (1) 2-054:027, 032]						
629 Pohukaina	201	VACANT	4,042 sf	n/a	n/a	n/a
629 Pohukaina	6292	VACANT	4,508 sf	n/a	n/a	n/a
629 Pohukaina	201A	VACANT	2,000 sf	n/a	n/a	n/a
629 Pohukaina	201B	VACANT	3,910 sf	n/a	n/a	n/a
629 Pohukaina	201C	VACANT	144 sf	n/a	n/a	n/a
Total 629 Pohukaina			14,604 sf			
Lot B-3 [TMK (1) 2-054:028]						
458 Keawe	KB1	Alu Like Inc	15923	m-t-m	n/a	n/a
458 Keawe	KB2	Kamehameha Schools	8877	m-t-m	n/a	n/a
Total 458 Keawe			24800			



# KAKA'AKO BLOCK B

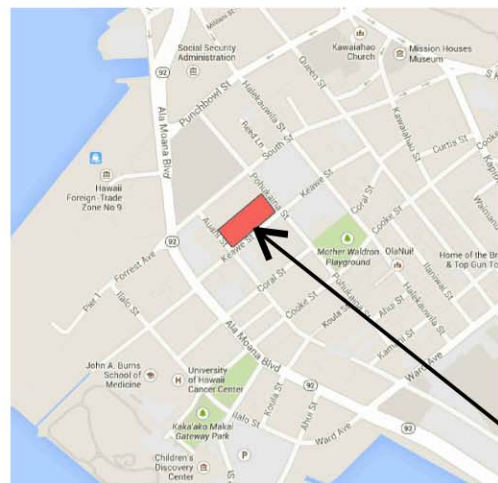
## 400 KEAWE ST.

### PARCEL B-1

Plan Development Permit

#### INDEX OF DRAWINGS

- A-0.0 Title Sheet
- A-0.1 Project Data
- A-0.2 Location Map / Pedestrian Experience
- A-0.3 Wind & Solar Analysis
- A-0.4 Shade and Shadow Study (June)
- A-0.5 Shade and Shadow Study (December)
  
- A-1.0 Site Survey Plan
- A-1.1 Site Plan
- A-1.2 Open Space Diagram
- A-1.3 Landscape Plan
  
- A-2.0 First Floor Plan
- A-2.1 Second Floor Plan
- A-2.2 Third Floor Plan ( 4th - 6 th Floor Plans, Sim. )
- A-2.3 Roof Plan
  
- A-3.0 Exterior Elevations
- A-3.1 Exterior Elevations
  
- A-4.0 Building / Site Sections
- A-4.1 Building / Site Section
  
- A-5.0 3D Model
- A-5.1 3D Model



PROJECT SITE



400 KEAWE ST.  
KAKA'AKO BLOCK B  
Castle & Cooke Homes Hawaii, Inc.

**A-0.0**  
February 20, 2014

Design  
Partners  
Incorporated



Block B - Project Data

February 20, 2014

TOTAL Lot Area (T.M.K. Nos. 2-1-054:25, 27, 28 & 32)  
Allowable FAR (from KKMP)  
Max Floor Area (Base)

122,579 SF  
1.6  
196,126 SF

Development Summary  
B-3 Existing Building

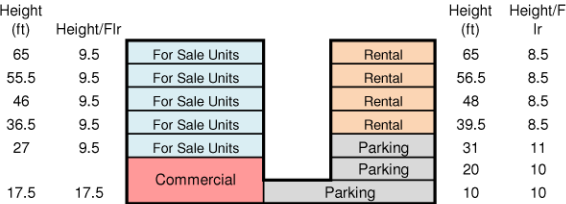
24,208 SF

New Development

B-1 Commercial 9,680 SF  
B-1 For Sale Units 123,325 SF  
B-2 Rental Units 65,628 SF

Subtotal New Development 198,633 SF  
TOTAL BLOCK B SF 222,841 SF  
Required FAR 1.82 (see revised Table 5-12 from KKMP)

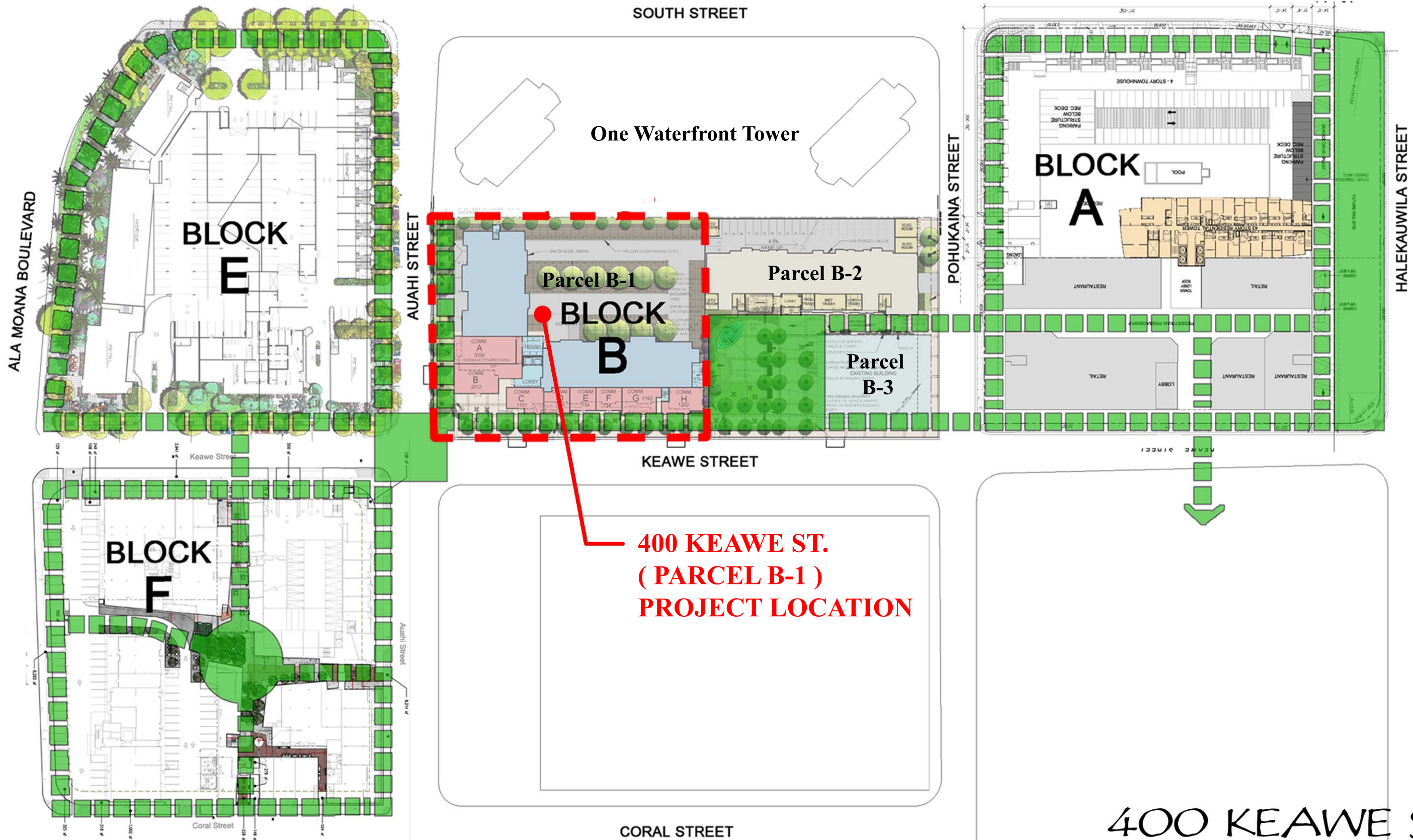
	B-1 FOR SALE														B-2 RENTAL										TOTAL	PARKING AREA		TOTAL GROSS SF				
Description	Floor	B-1 Commercial		Reserve Units			Market Units						TOTAL units Average Unit Size (Saleable)	Total Net SF (CPR)	Total Gross SF	Gross Efficiency per floor	Floor	Rental Units						TOTAL units Average Unit Size (Saleable)	Total Net SF(CPR)	Total Gross SF	Gross Efficiency per floor		B-1	B-2		
			Unit	C1	C2	C3	C1A	C1B	C2A	C2B	C2C	C3A						C3B	KS	K1A	K1B	K1+1	K2									K3
			Unit Type	1BR	2BR	3BR	1BR	1BR	2BR	2BR	2BR	3BR						3BR	Stu.	1BR	1BR	1BR+D	2BR									3BR
			Gross SF	631	918	1085	768	776	1148	1150	1204	1383						1416	392	598	595	710	750									912
			Base NSF	589	864	1016	731	725	1088	1090	1142	1319						1359	359	554	553	667	704									854
			Lanai								137	84						76	76	10	39	45	50									13
		TOTAL Saleable	589	864	1016	731	725	1088	1227	1226	1395	1435						1,020	369	593	598	717	717									915
Residential	6			1	2	1	2	1	2	6	1	2	1	19	19,375	24,099	80.4%	7	10	2	2	4	2	2	22	11,588	14,742	78.6%				
Residential	5			1	2	1	2	1	2	6	1	2	1	19	19,375	24,099	80.4%	6	10	2	2	4	2	2	22	11,588	14,742	78.6%				
Residential	4			1	2	1	2	1	2	6	1	2	1	19	19,375	24,099	80.4%	5	10	2	2	4	2	2	22	11,588	14,742	78.6%				
Residential	3			1	2	1	2	1	2	6	1	2	1	19	19,375	24,099	80.4%	4	10	2	2	4	2	2	22	11,588	14,742	78.6%				
Residential/Rental Parking	2			1	2	1	2	1	2	6	1	2	1	19	19,375	24,099	80.4%	3									861			13,301		
Rental Parking/Lobby	1	9,680																2									861			22,692		
Commercial/Parking/Lobby																			1								4,938		16,253	20,198		
TOTAL		9,680		5	10	5	10	5	10	30	5	10	5	95	96,875	123,325			40	8	8	16	8	8	88	46,352	65,628		16,253	56,191	72,444	
Building Efficiency				5%	11%	5%	11%	5%	11%	32%	5%	11%	5%	100%		78.55%			45%	9%	9%	18%	9%	9%	100%		70.63%					
TOTAL GROSS SF		9,680													123,325											65,628		198,633				271,077



PARKING REQUIRED	SF	# of Units	Req'd SF/ Stall	Req'd Stalls
B-3 Existing Commercial Building	24,208		444	55
B-2 Rental Units				
<600 SF		56	0.9	51
<800 SF		24	1.13	28
>800 SF		8	1.35	11
TOTAL B-2 Rental Units		88		90
Subtotal B-2 & B-3				145
B-1 For Sale Project				
B-1 New Commercial (HCDA Req. - Assume 50% restaurant space @ 0.9/300)				
Restaurant Space	4,840		333.33	15
Commercial Space	4,840		444	11
TOTAL Commercial B-1	9,680			26
B-1 For Sale Units (Includes Reserve Housing Units)				
<600 SF		5	0.9	5
<800 SF		15	1.13	17
>800 SF		75	1.35	102
TOTAL B-1 For-Sale Units		95		124
Subtotal B-1				150
TOTAL STALLS REQUIRED (B-1, B-2 & B-3)				295
PARKING PROVIDED				
TOTAL STALLS PROVIDED (B-1, B-2 & B-3)				310

LOADING STALLS	Area	Req'd Loading Stalls	Provided Loading Stalls
B-3 Existing Commercial Building	24,208 SF	1	1
(Existing 12' x 35' loading area provided within existing building)			
B-2 Rental Units	65,628 SF	1	1
(One 12' x 35' Stall Provided in woonerf)			
B-1 For Sale Project			
Commercial Space	9,680 SF	1	
Multi-Family Dwellings	123,325 SF	1	
TOTAL	133,005 SF	2	1
(One 12' x 35' Stall provided, based on 50% reduction in loading spaces per Section 15-22-68.10e)			
TOTAL Block B Loading Stalls Provided			3





## LOCATION MAP / PEDESTRIAN EXPERIENCE

N.T.S.



# 400 KEAWE ST.

## KAKA'AKO BLOCK B

Castle & Cooke Homes Hawaii, Inc.

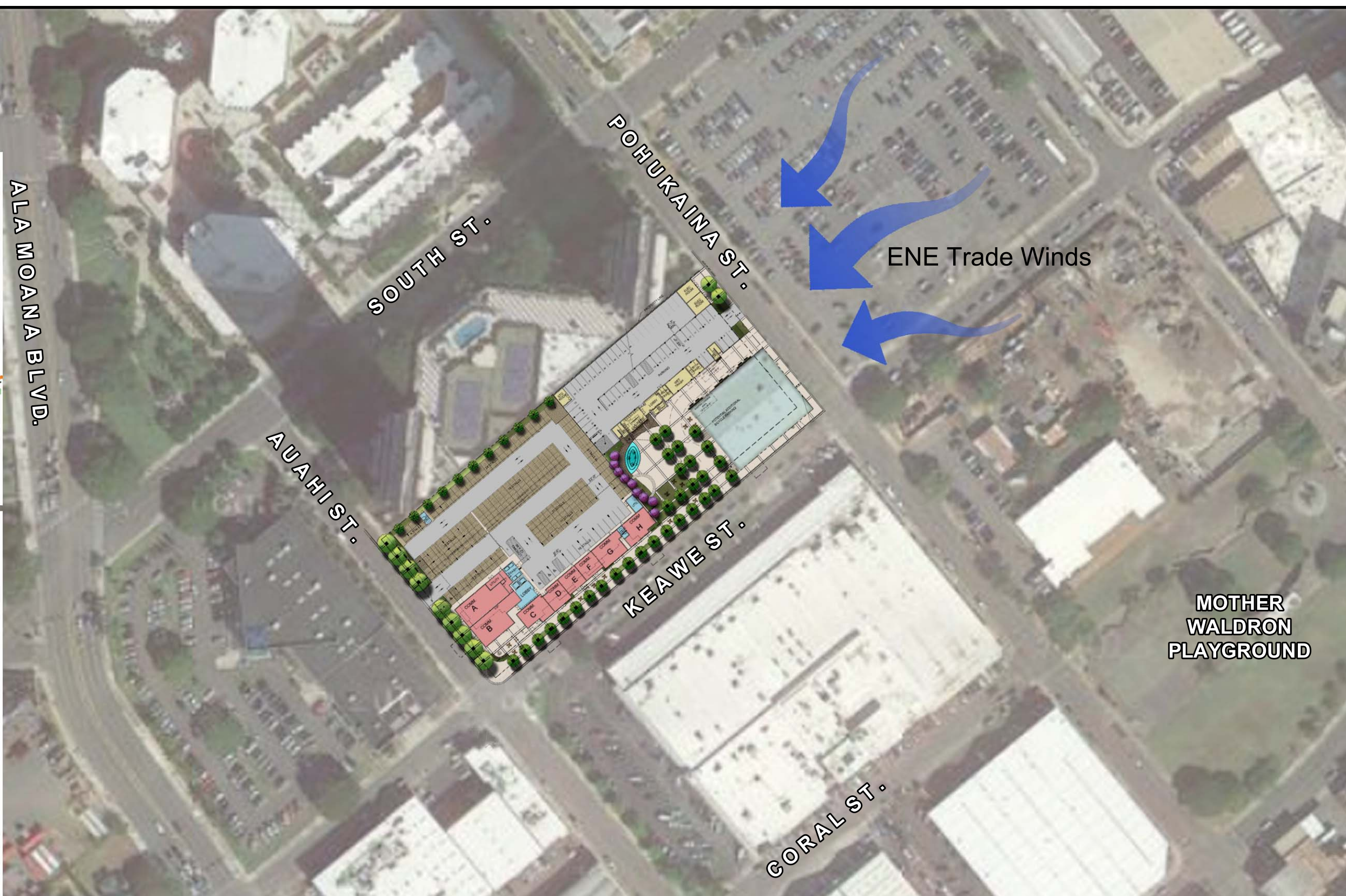
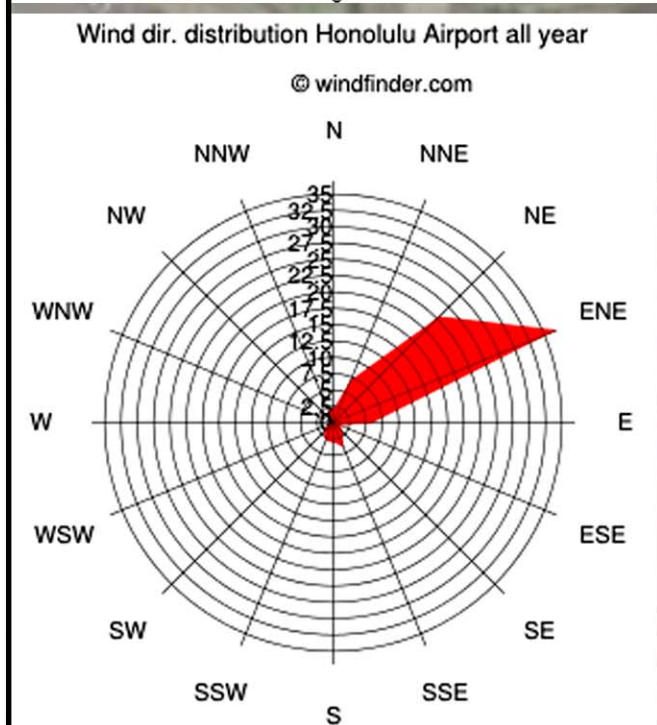
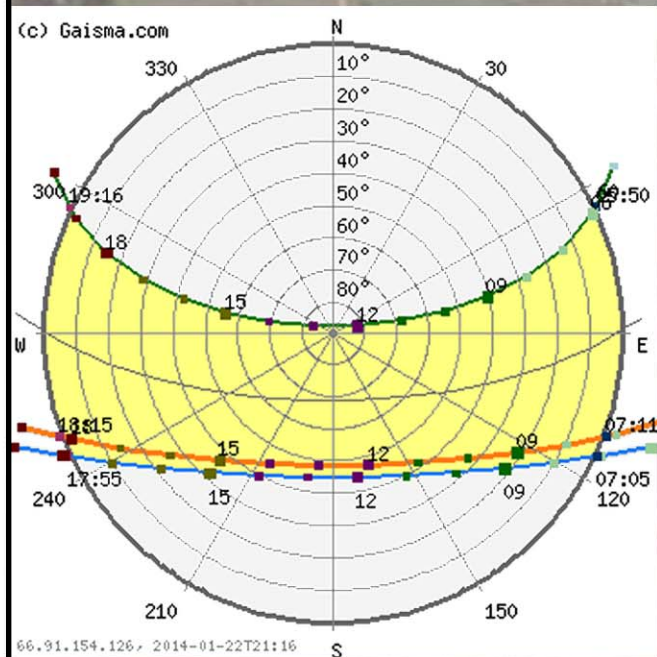
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## WIND & SOLAR ANALYSIS

N.T.S.



400 KEAWE ST.

KAKA'AKO BLOCK B  
Castle & Cooke Homes Hawaii, Inc.

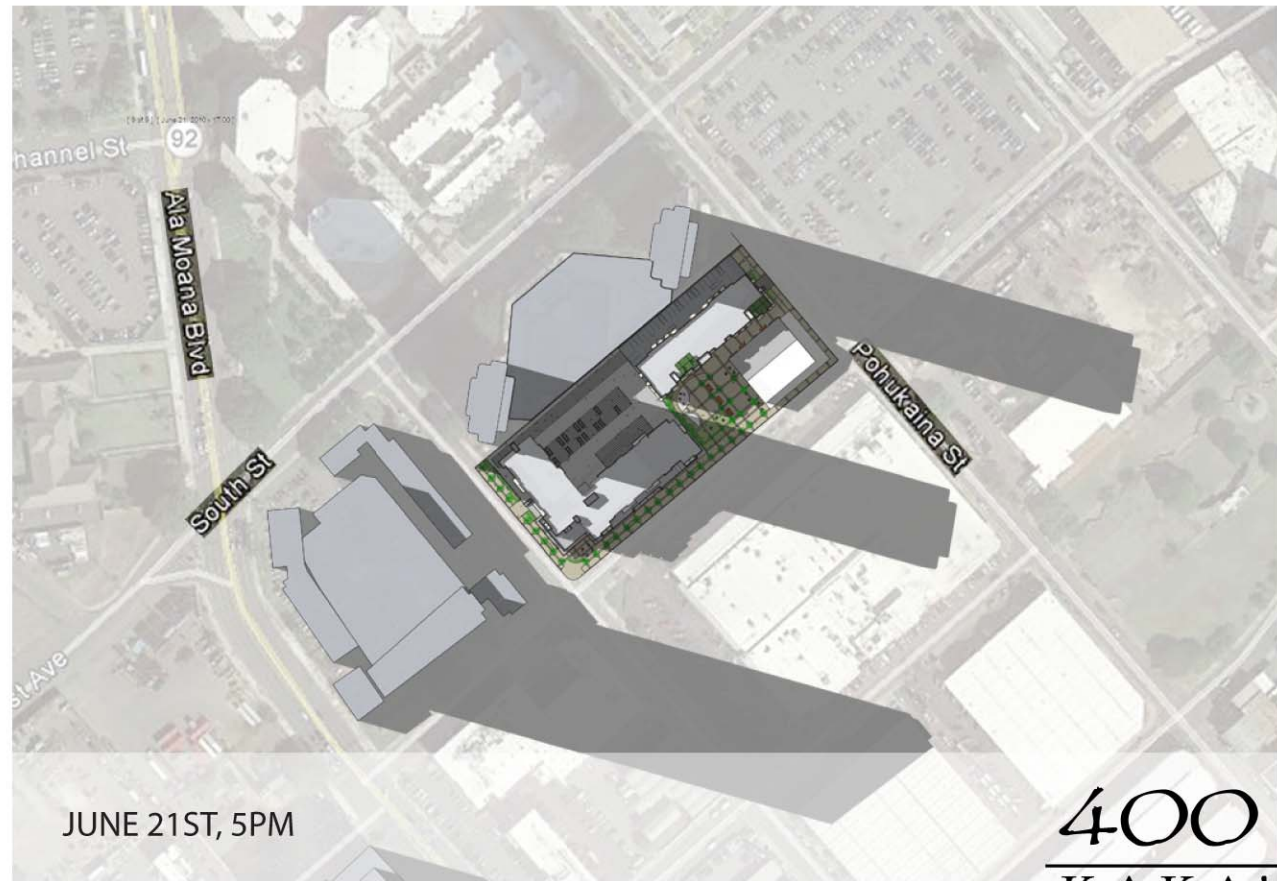
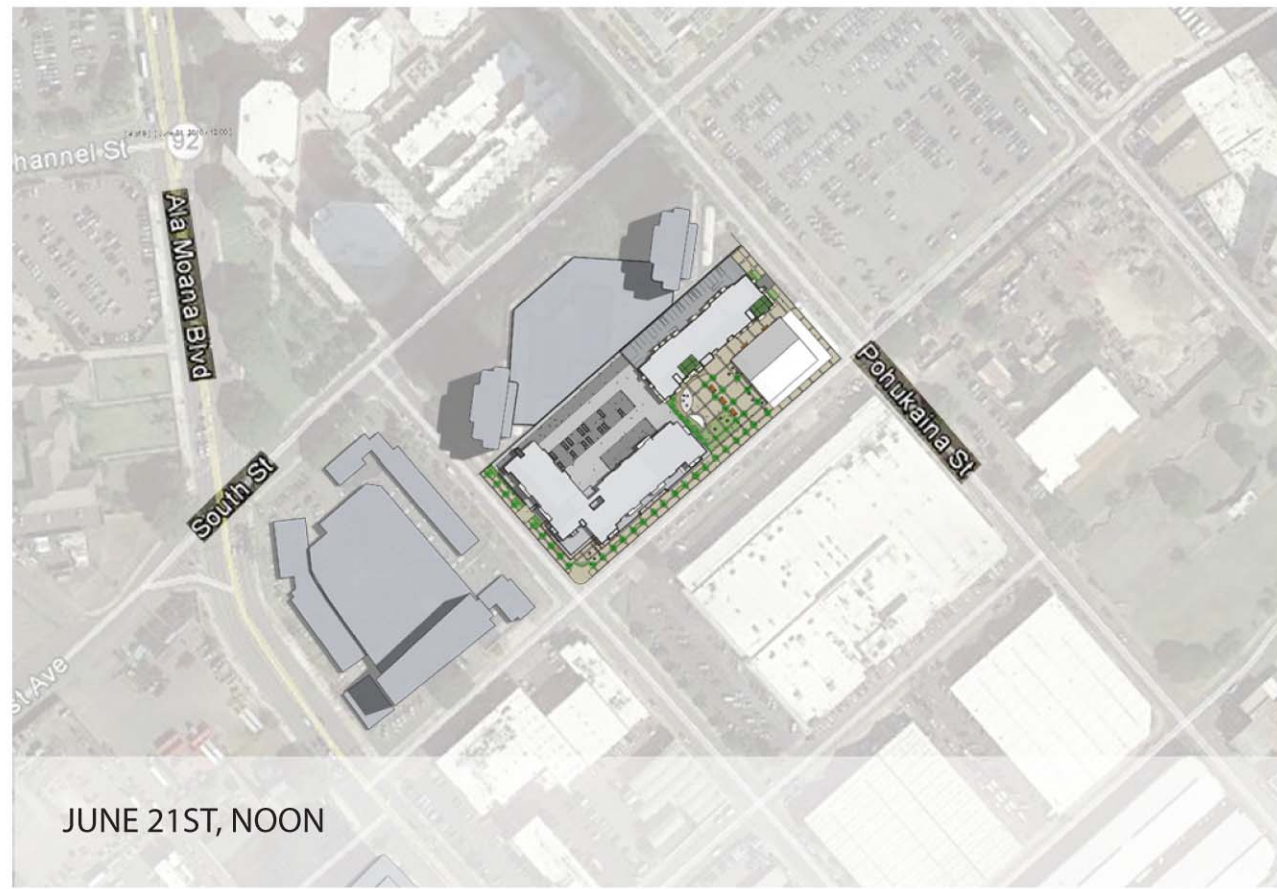
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## SHADE AND SHADOW STUDY (JUNE)

N.T.S.



400 KEAWE ST.

KAKA'AKO BLOCK B

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# SHADE AND SHADOW STUDY (DECEMBER)

N.T.S.



400 KEAWE ST.

KAKA'AKO BLOCK B

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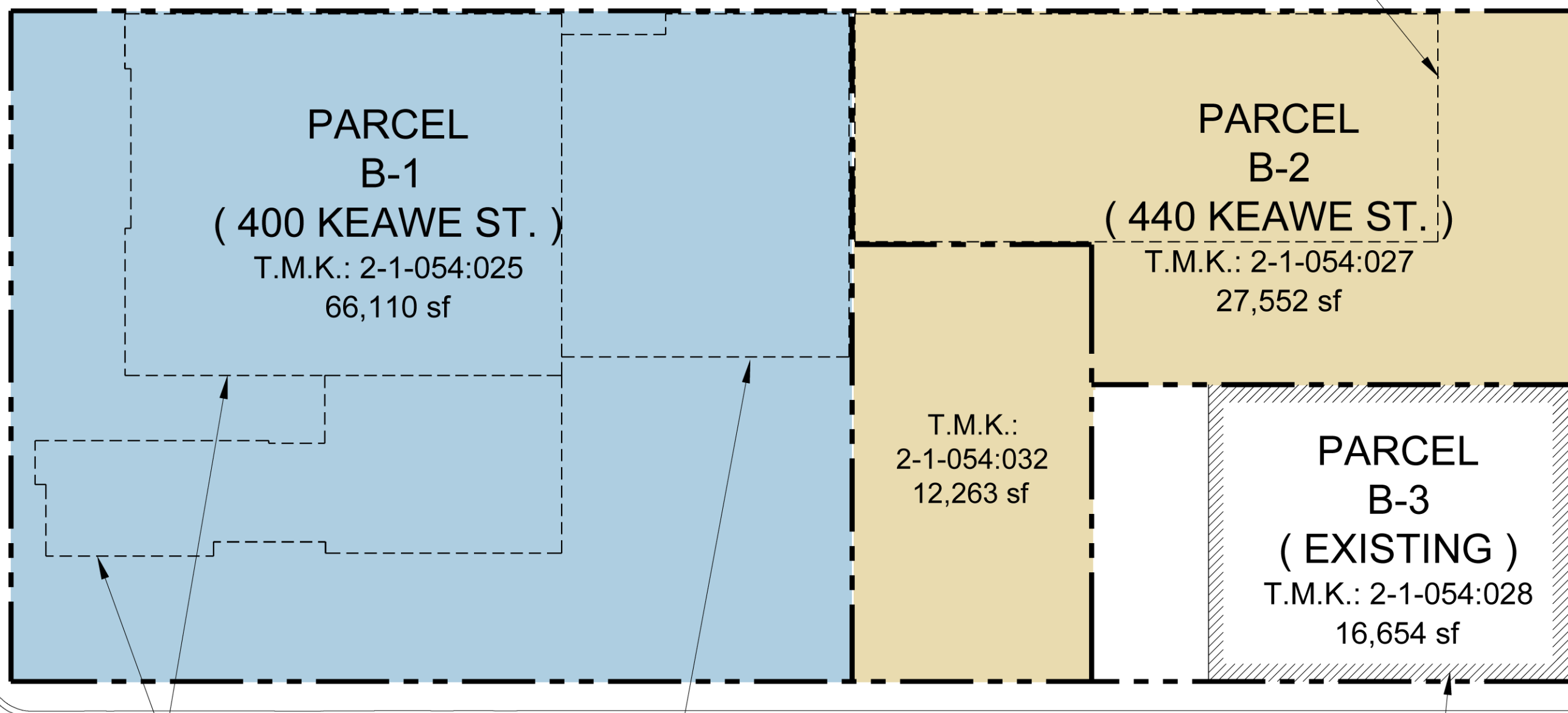




AUAHI STREET

POHUKAINA STREET

LINE OF EXISTING BUILDING TO BE DEMOLISHED



LINE OF EXISTING BUILDINGS TO BE DEMOLISHED

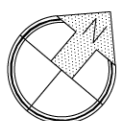
KEAWE STREET

LINE OF EXISTING BUILDING TO REMAIN

## SITE SURVEY PLAN

0 20 40 80

Scale: 1" = 40'-0"



### PARCEL

### LOT AREA

B-1 ( 400 KEAWE ST. ) : 66,110 SF  
B-2 ( 440 KEAWE ST. ) : 39,815 SF (27,552 + 12,263)  
B-3 ( EXISTING BUILDING ) : 16,654 SF

TOTAL BLOCK B: 122,579 SF

## 400 KEAWE ST.

KAKA'AKO BLOCK B  
Castle & Cooke Homes Hawaii, Inc.

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## OVERALL BLOCK B SITE PLAN

0 20 40 80

Scale: 1" = 40'-0"



400 KEAWE ST.

KAKA'AKO BLOCK B

Castle & Cooke Homes Hawaii, Inc.

A-1.1

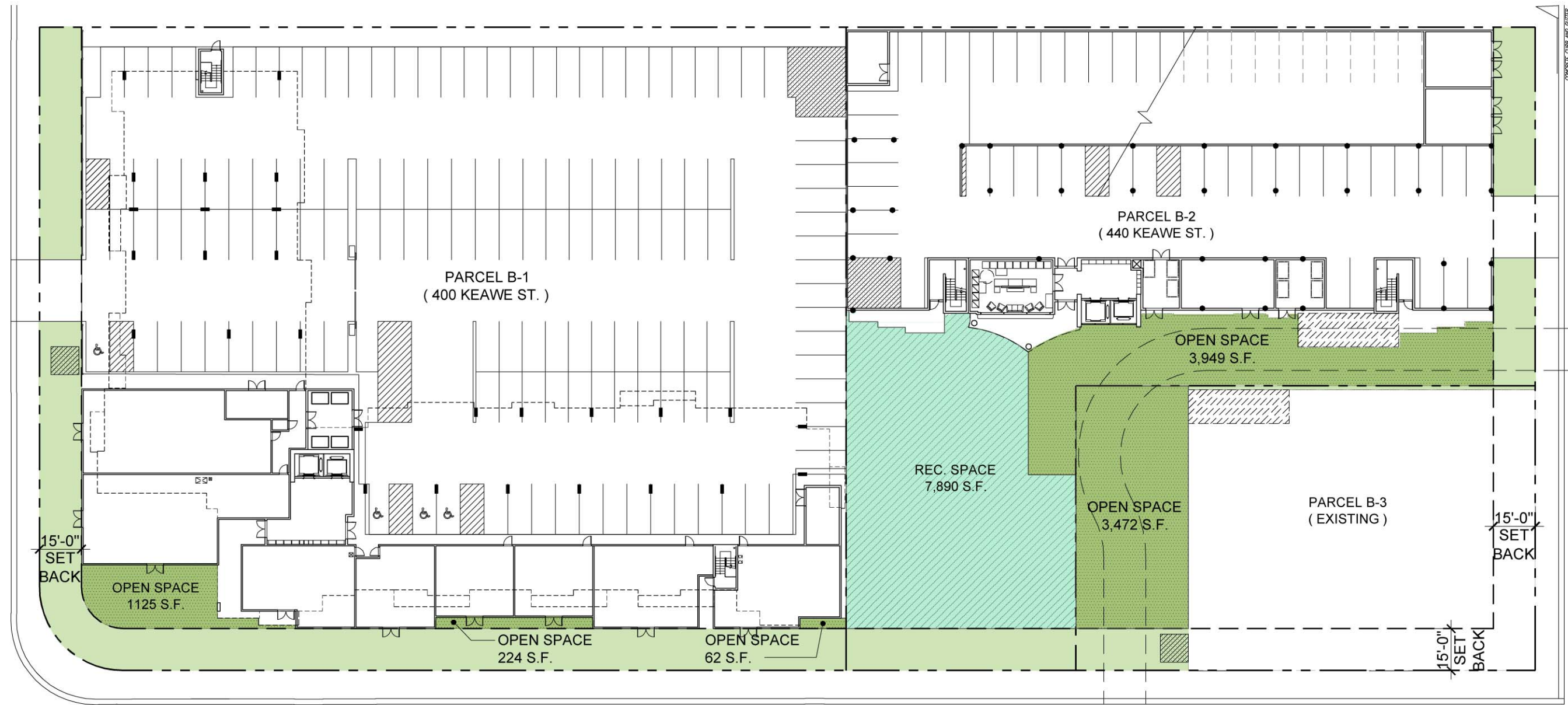
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AUAHI STREET



POHUKAINA STREET

OPEN SPACE PLAN

0 20 40 80

Scale: 1" = 40'-0"



DESCRIPTION			Parcel B-1 400 Keawe St. Castle & Cooke	Parcel B-2 440 Keawe St. Kamehameha Schools	SUB-TOTAL for Parcels B1 & B2	Parcel B-3 Existing	TOTAL Block B
LOT AREA			66,110 sf	39,815 sf	105,925 sf	16,654 sf	122,579 sf
OPEN SPACE	Required (5.06% of Lot Area)	5.06%	3,345 sf	2,015 sf	5,360 sf	843 sf	6,202 sf
	Provided		1,411 sf	3,949 sf	5,360 sf	3,472 sf	8,832 sf
REC. SPACE	Number of Units		95 du	88 du	183 du		183 du
	Required	55 sf	5,225 sf	4,840 sf	10,065 sf		10,065 sf
	Provided						
	Provided at Grade			7,890 sf			
	Provided at Roof			2,176 sf			
Total Provided					10,066 sf		10,066 sf
TOTAL OPEN / REC.	Required		8,570 sf	6,855 sf	15,425 sf	843 sf	16,267 sf
	Provided		1,411 sf	14,015 sf	15,426 sf	3,472 sf	18,898 sf
Surplus / (Deficit)			-7,159 sf	7,160 sf	1 sf	2,629 sf	2,631 sf
Gross Floor Area			123,325 sf	65,628 sf	198,633 sf	24,208 sf	222,841 sf
FAR					1.88		1.82

400 KEAWE ST.

KAKA'AKO BLOCK B

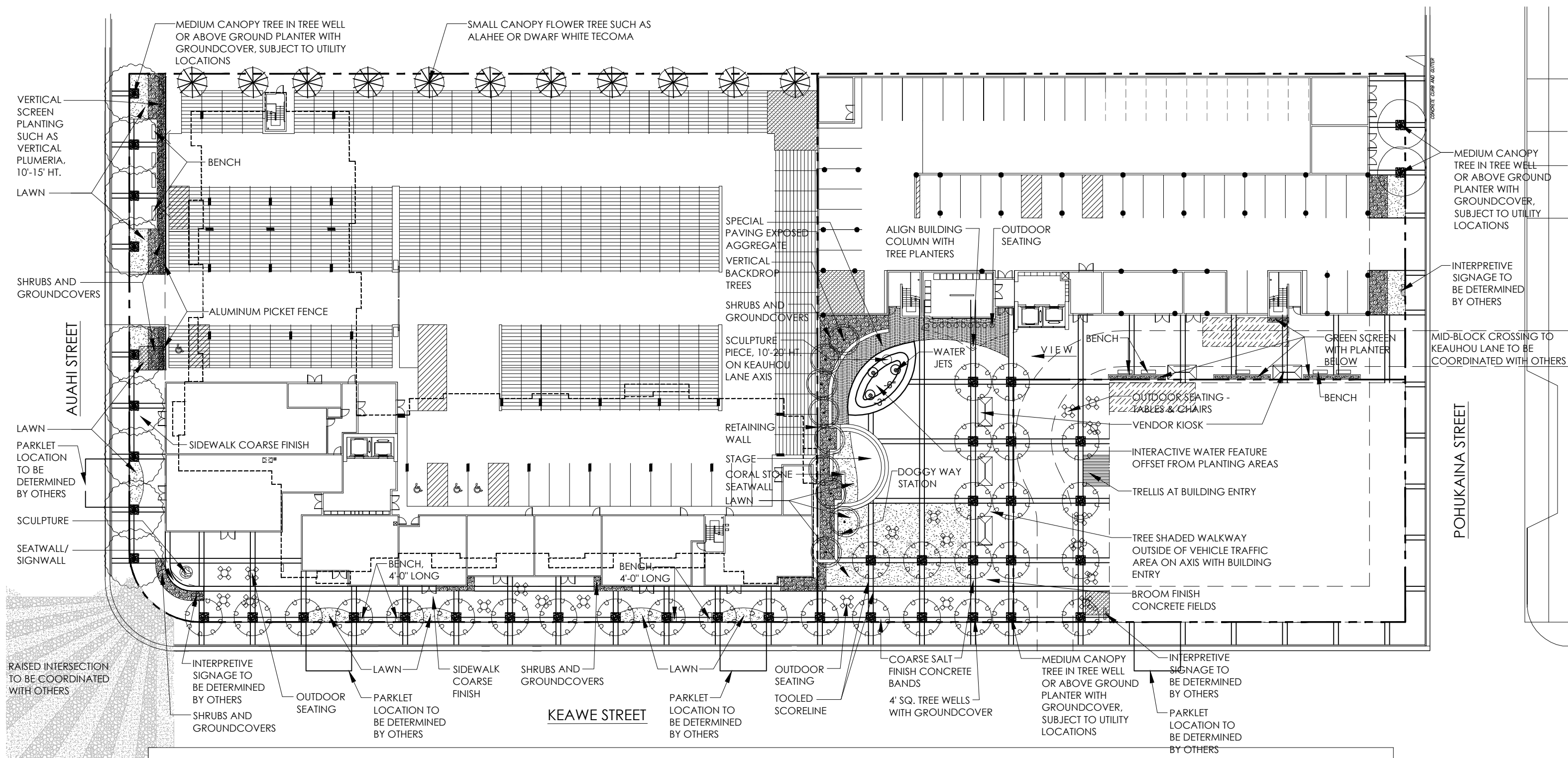
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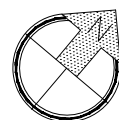


## LANDSCAPE PLAN

0 20 40 80



Scale: 1" = 40'-0" (11x17)



# 400 KEAWE ST.

## KAKA'AKO BLOCK B

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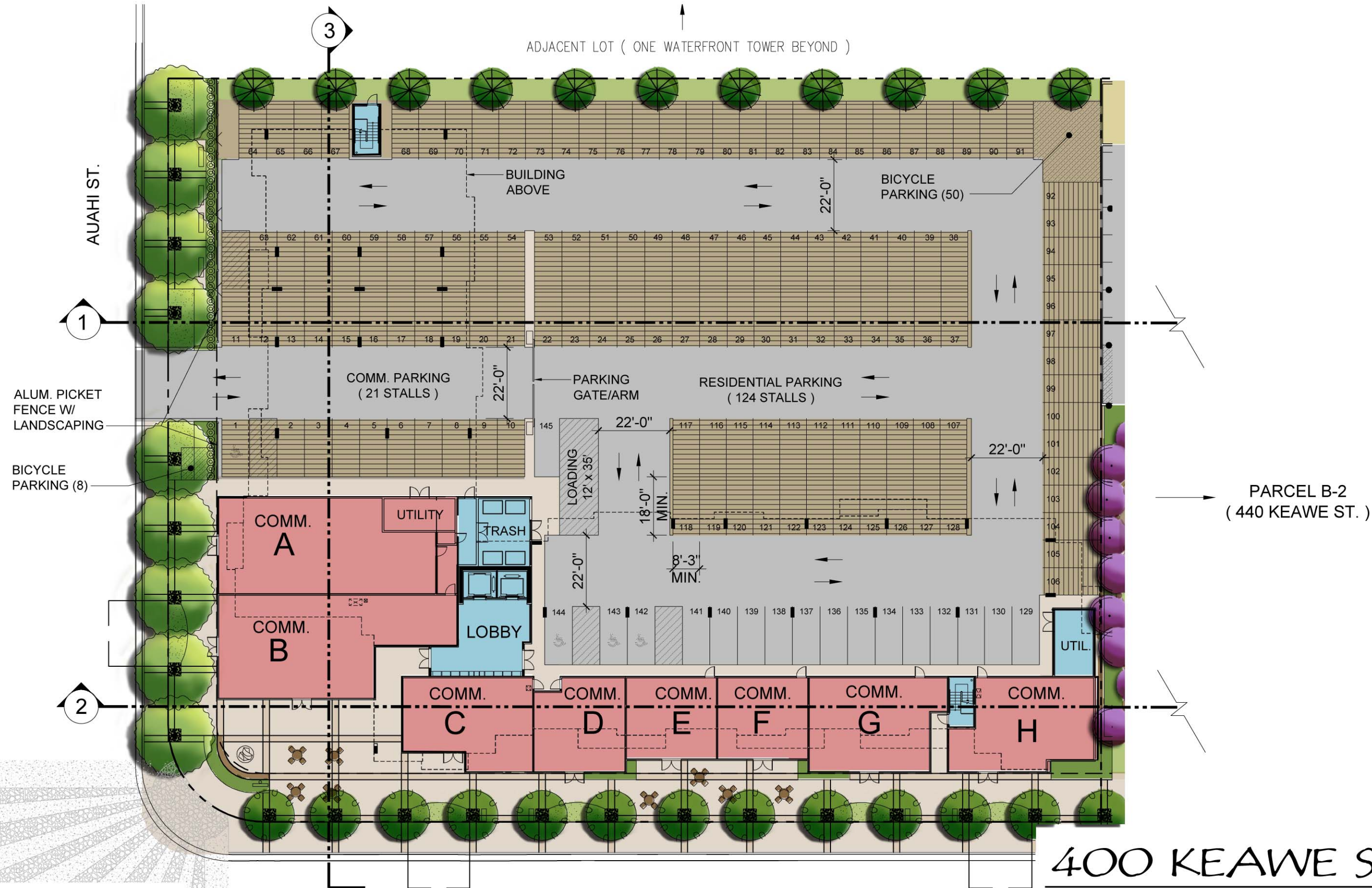
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FIRST FLOOR PLAN

0 15 30 60

Scale: 1" = 30'-0"



400 KEAWE ST.

KAKA'AKO BLOCK B

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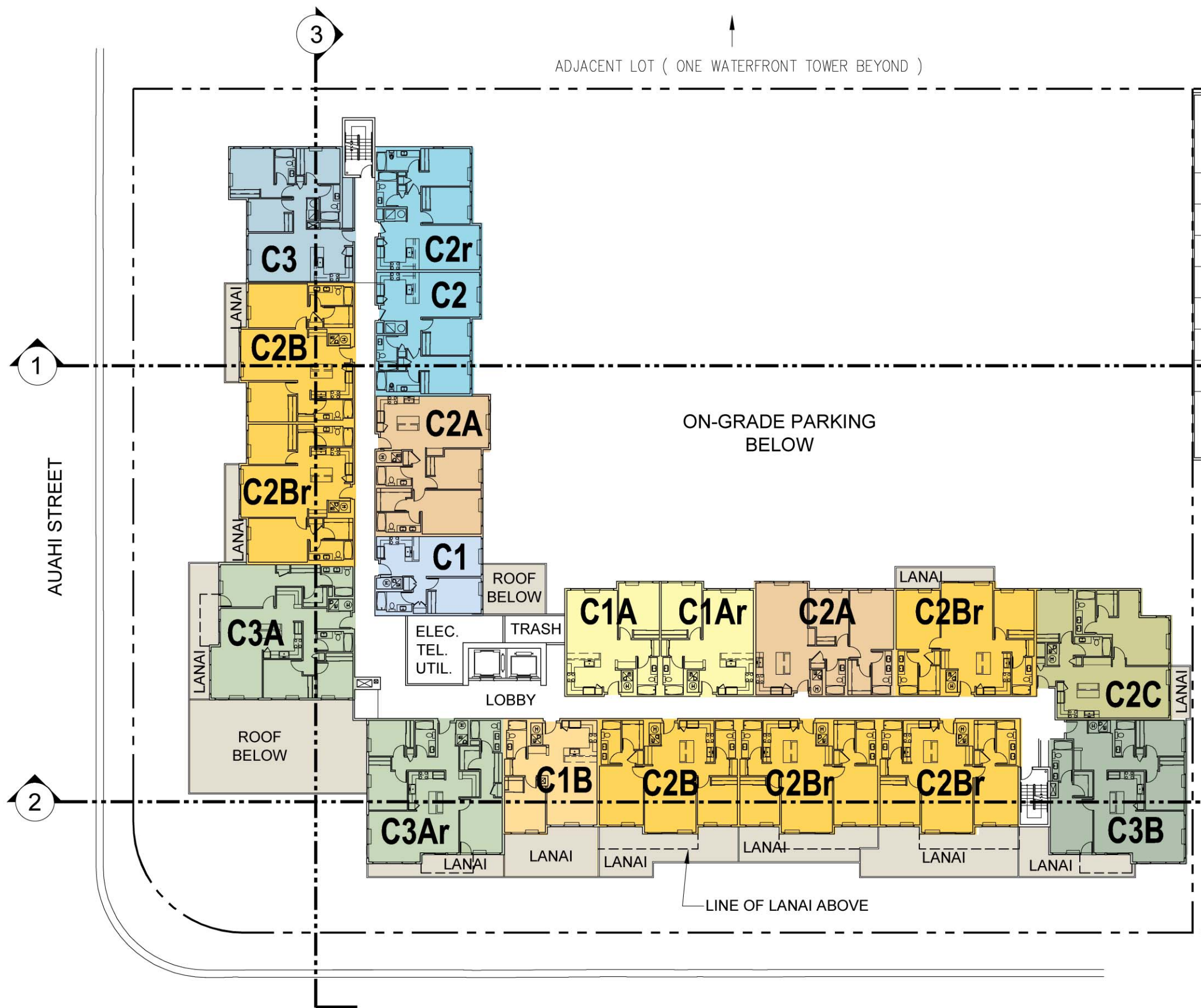
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PARCEL B-2  
( 440 KEAWE ST. )

**UNIT LEGEND**

- C1** : 1BR RESERVED UNIT
- C2** : 2BR RESERVED UNIT
- C3** : 3BR RESERVED UNIT

- C1A** : 1BR A
- C1B** : 1BR B

- C2A** : 2BR A
- C2B** : 2BR B
- C2C** : 2BR C

- C3A** : 3BR A
- C3B** : 3BR B

"r" indicates reverse plans

**SECOND FLOOR PLAN**

0 15 30 60

Scale: 1" = 30'-0"

**400 KEAWE ST.**

**KAKA'AKO BLOCK B**

Castle & Cooke Homes Hawaii, Inc.

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→ PARCEL B-2  
( 440 KEAWE ST. )

**UNIT LEGEND**

- C1** : 1BR RESERVED UNIT
- C2** : 2BR RESERVED UNIT
- C3** : 3BR RESERVED UNIT

- C1A** : 1BR A
- C1B** : 1BR B

- C2A** : 2BR A
- C2B** : 2BR B
- C2C** : 2BR C

- C3A** : 3BR A
- C3B** : 3BR B

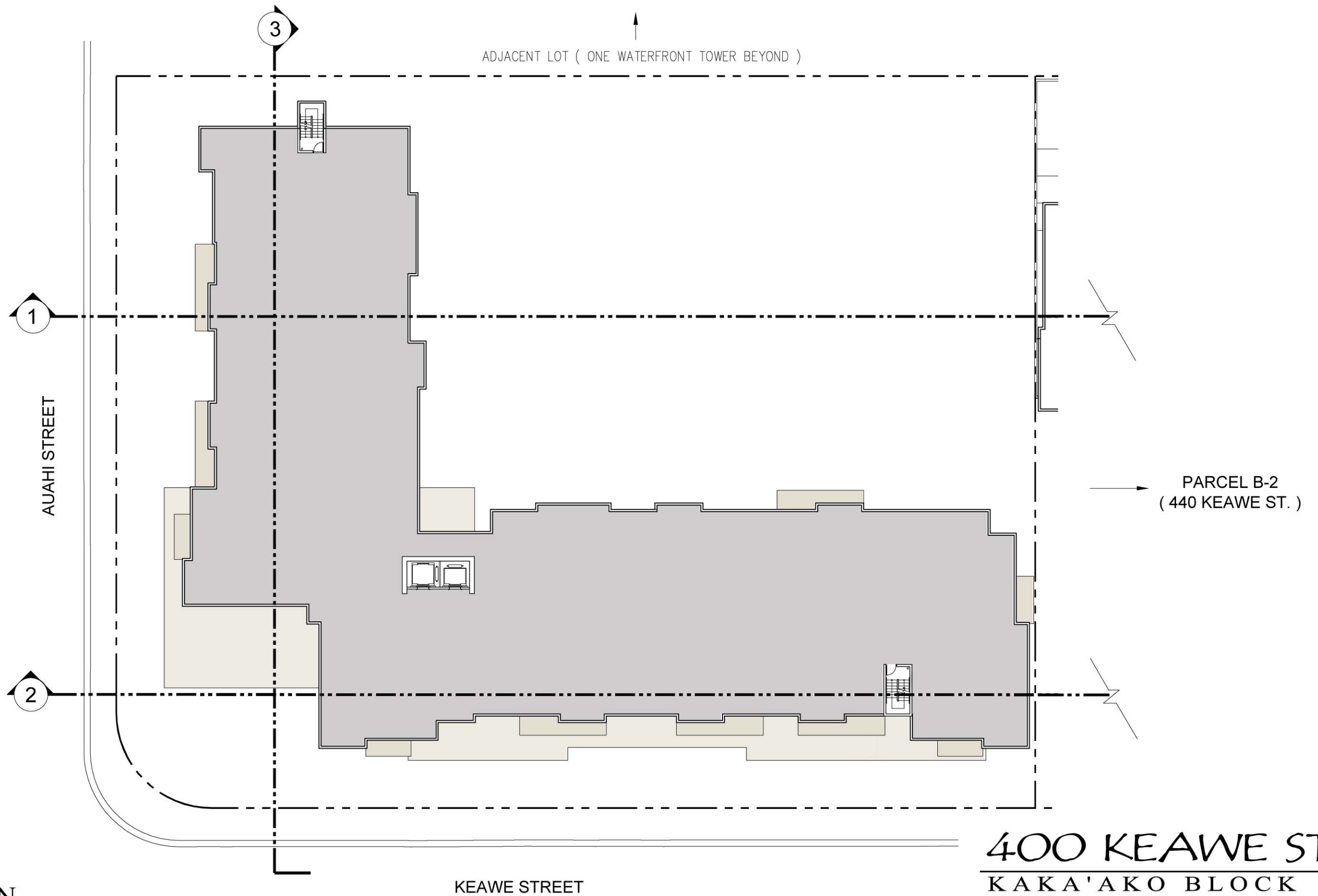
"r" indicates reverse plans

**THIRD FLOOR PLAN**  
( 4TH TO 6TH FLOOR PLANS, SIM. )



**400 KEAWE ST.**  
**KAKA'AKO BLOCK B**  
Castle & Cooke Homes Hawaii, Inc.





# ROOF PLAN

0 15 30 60

Scale: 1" = 30'-0"



400 KEAWE ST.

KAKA'AKO BLOCK B

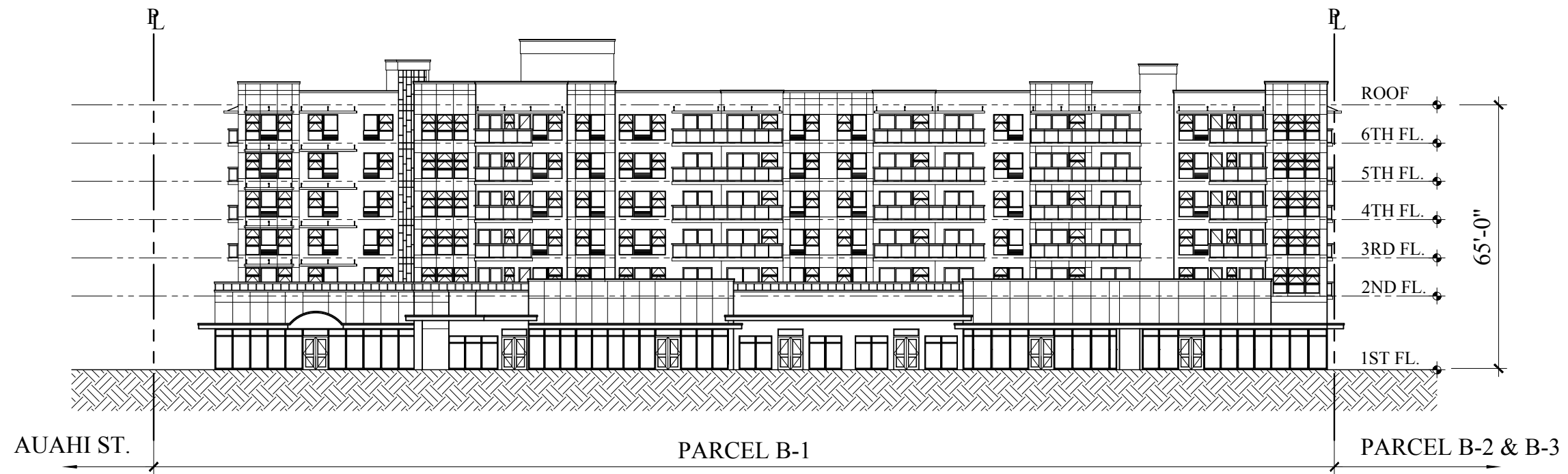
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A-2.3

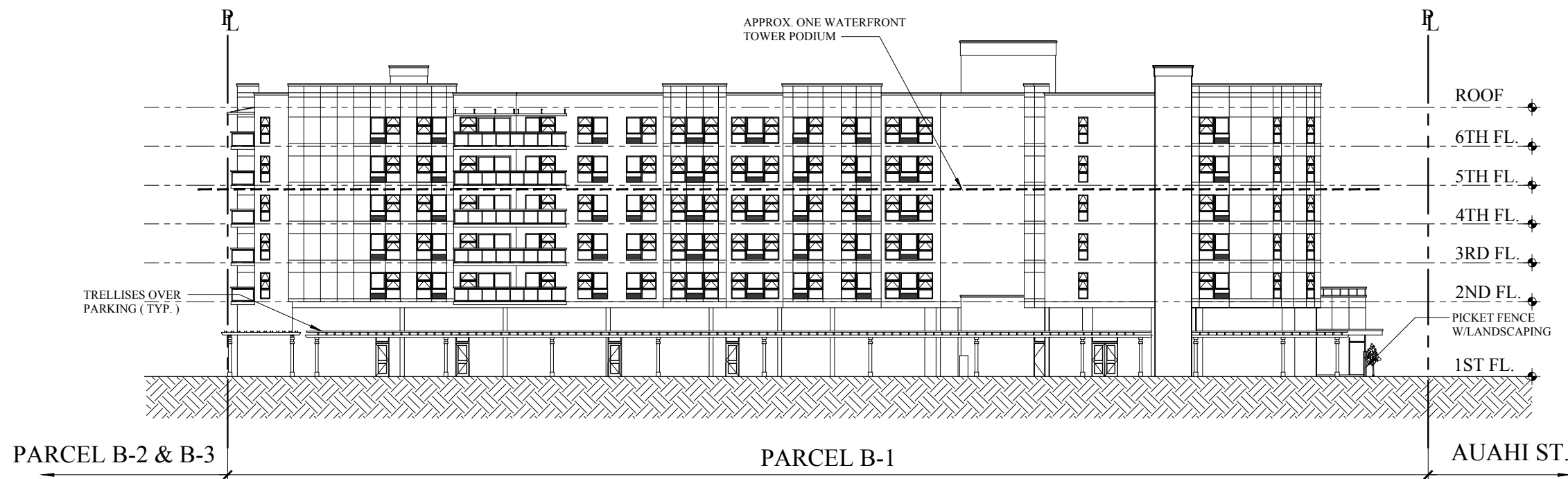
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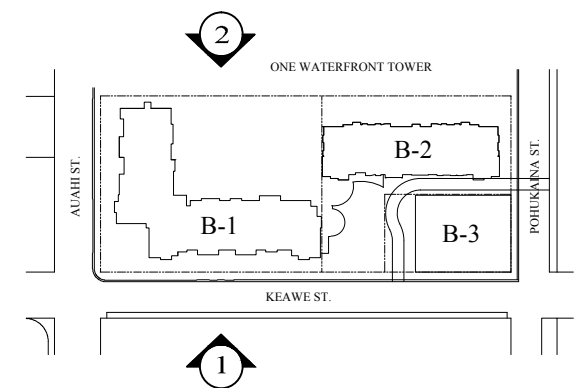


EXTERIOR ELEVATION 1 :  
KEAWE ST. ELEVATION

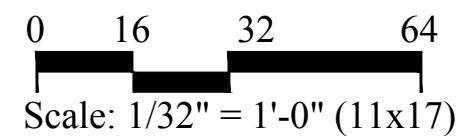


EXTERIOR ELEVATION 2 :  
ELEVATION FROM ONE WATERFRONT TOWER

ELEVATION KEY MAP



## EXTERIOR ELEVATIONS



400 KEAWE ST.

KAKA'AKO BLOCK B

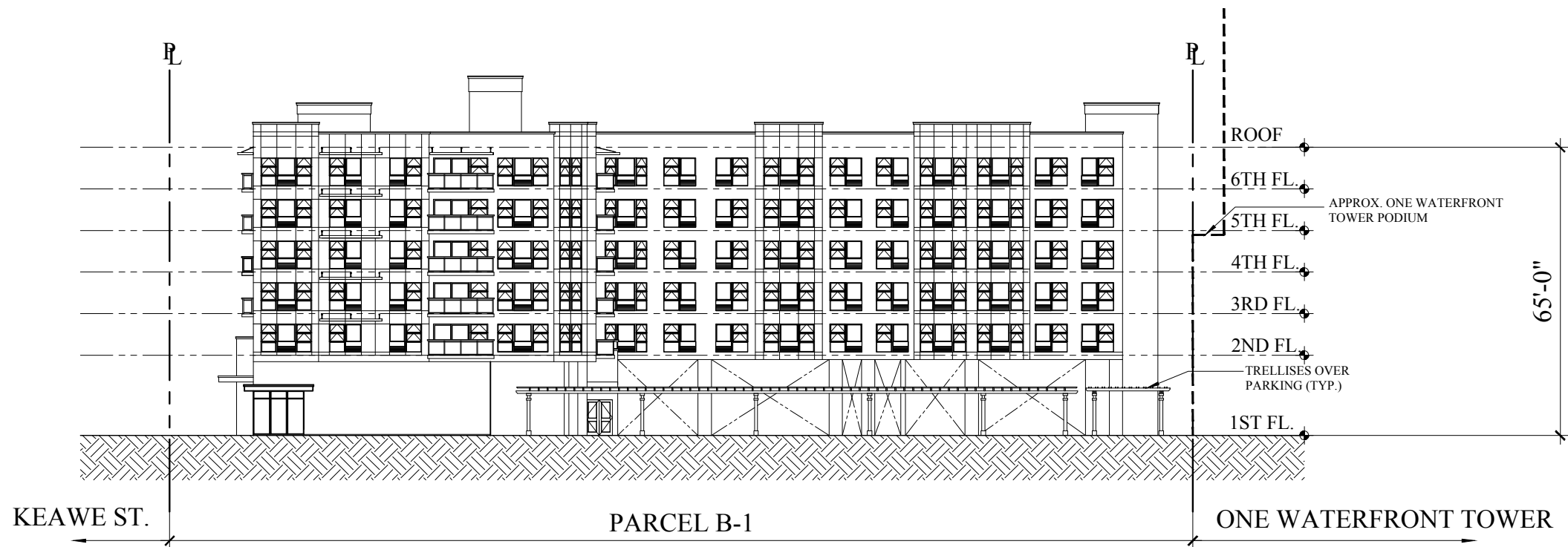
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A-3.0

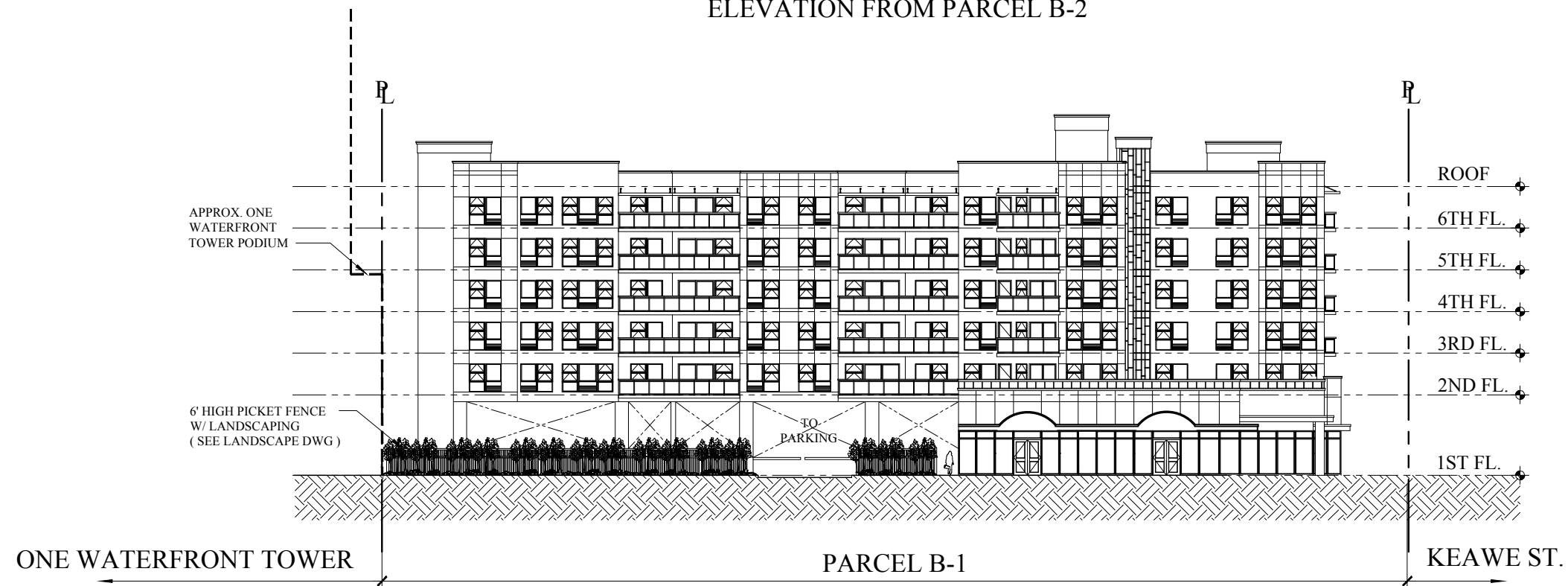
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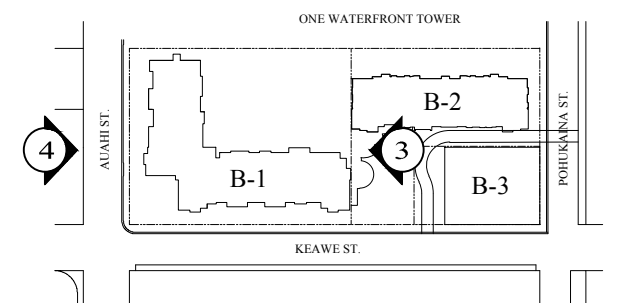


EXTERIOR ELEVATION 3 :  
ELEVATION FROM PARCEL B-2

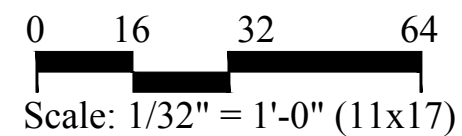


EXTERIOR ELEVATION 4 :  
AUAHI ST. ELEVATION

ELEVATION KEY MAP



## EXTERIOR ELEVATIONS



400 KEAWE ST.

KAKA'AKO BLOCK B

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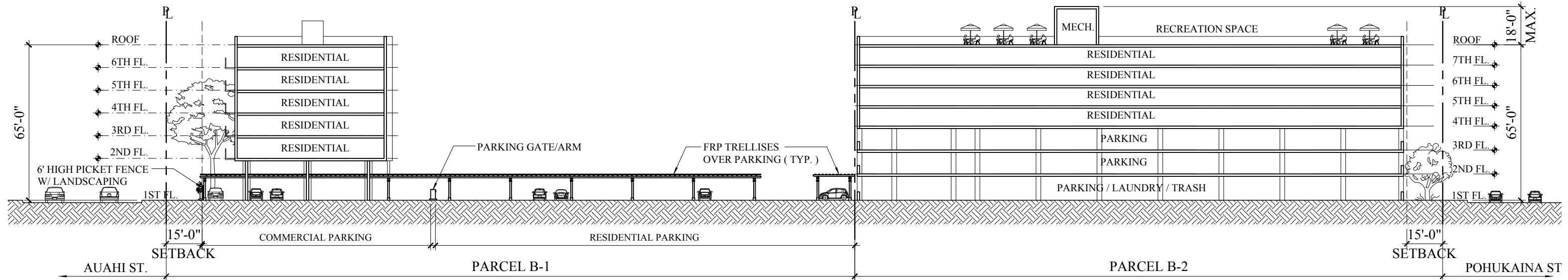
A-3.1

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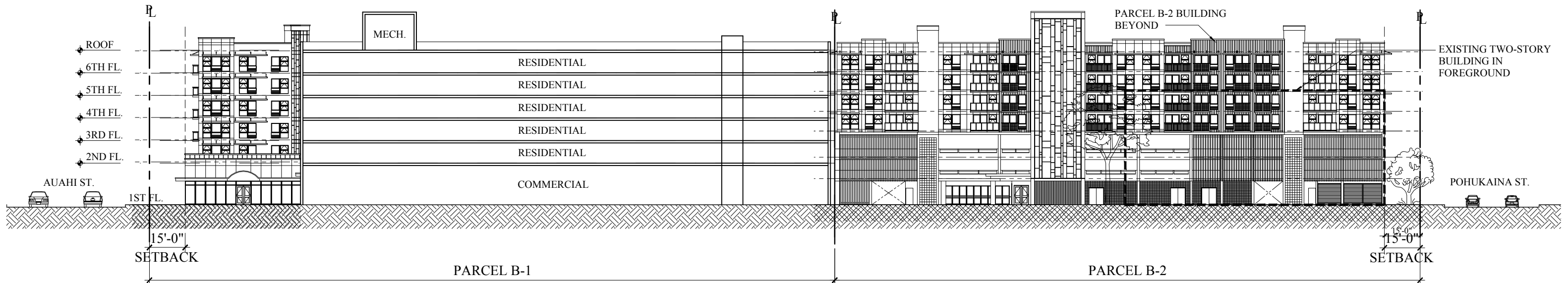
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BUILDING / SITE SECTION 1



BUILDING / SITE SECTION 2

## BUILDING / SITE SECTIONS

0 15 30 60



Scale: 1" = 30'-0" (11x17)

400 KEAWE ST.

KAKA'AKO BLOCK B

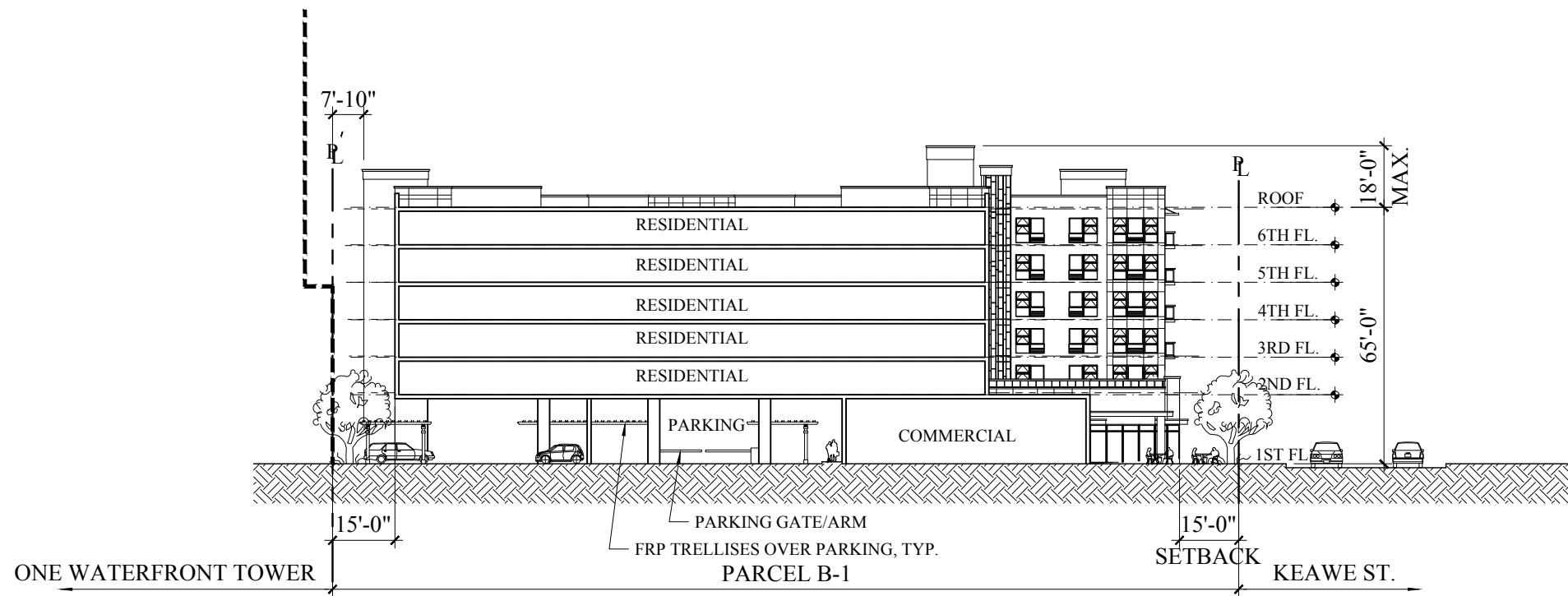
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BUILDING / SITE SECTION 3

## BUILDING / SITE SECTION

0 15 30 60



Scale: 1" = 30'-0" (11x17)

400 KEAWE ST.

KAKA'AKO BLOCK B

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A-4.1

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BIRD'S EYE VIEW 1 :  
FROM CORNER OF KEAWE ST. AND AUAHI ST.



BIRD'S EYE VIEW 2 :  
FROM CORNER OF KEAWE ST. AND POHUKAINA ST.

3D MODEL  
N.T.S.

**400 KEAWE ST.**  
KAKA'AKO BLOCK B  
Castle & Cooke Homes Hawaii, Inc.

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BIRD'S EYE VIEW 3 : FROM POHUKAINA ST.

BIRD'S EYE VIEW 4 : FROM AUAHI ST.

3D MODEL  
N.T.S.

**400 KEAWE ST.**  
KAKA'AKO BLOCK B  
Castle & Cooke Homes Hawaii, Inc.

**A-5.1**  
February 20, 2014

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