



Planned Development Permit Application

to the

Hawaii Community Development Authority

461 Cooke Street, Honolulu, Hawaii 96813

for

440 KEAWE STREET

HONOLULU, HAWAII 96813

TMKs: (1) 2-1-054:027, 032

“LOT B-2”, A PORTION OF KKMP BLOCK B



Kamehameha Schools

567 South King Street, Honolulu, Hawaii 96813

January 31, 2014 (Revised February 20, 2014)



KAMEHAMEHA SCHOOLS®

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 Kamehameha Schools for a Development Permit for 440 Keawe Street, Parcel B-2, a Portion of the Joint Development of Land Block B, Kaka’ako, Honolulu, Hawaii

Dear Mr. Ching:

Kamehameha Schools (“**KS**”) is pleased to submit to the Hawaii Community Development Authority (“**HCDA**” or “**Authority**”) our application for a Planned Development Permit for 440 Keawe Street, located on Land Block B of the Kaiaulu ‘O Kaka’ako Master Plan (“**KKMP**”). 440 Keawe Street is a four floor, 88-unit apartment building over a three level, 165-stall parking structure (the “**Project**”). The Project site is located on KS owned land on the makai-Ewa (southwest) corner of Keawe and Pohukaina Streets, adjacent to the One Waterfront Tower condominium property located along South Street (TMKs [1] 2-1-054:027 and 032).

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 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 Project.

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 KS owned land on the makai-Ewa (southwest) corner of Keawe and Pohukaina Streets, adjacent to the One Waterfront Tower condominium property located along South Street (TMKs [1] 2-1-054:027 and 032) (“**Lot B-2**”). The approximately 39,815 square foot site is currently occupied by a vacant 2-story, 20,000 square foot commercial building and a parking lot that also serves the adjacent 458 Keawe Street, an occupied 2-story, 24,208 square foot commercial building to be retained.

Development Permit

The enclosed application for Planned Development Permit will permit development of approximately 65,628 gross square feet of residential area on the Project site (“**Lot B-2**”) which is a portion of Land Block B. The Project will include 88 rental housing units and a 165-stall parking garage.

Joint Development

The Project is being simultaneously submitted for a development permit along with for a separate project for 400 Keawe Street, a six story mixed-use building proposed by Castle & Cooke Homes Hawaii, Inc. (“**CCHHI**”) for the adjacent KS owned land, a portion of Land Block B located on the mauka-Ewa (northwest) corner of Auahi and Keawe Streets (TMK [1] 2-1-054:025) (“**Lot B-1**”). 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 65,628 square feet of residential floor area and generally coincide with the following:

- Approximately 3,949 square feet of open space at the ground level level (1,934 square feet for the benefit of the adjacent Lot B-1 Project).
- Approximately 10,066 square feet of recreation space (5,225 square feet for the benefit of the adjacent Lot B-1 Project).
- A 65-foot tall building consisting of 4 floors of residential units over 3 levels of parking.
- A unit mix of approximately 88 rental units, which will include an estimated 40 studios, 16 one bedroom units, 16 one bedroom plus a den units, 8 two-bedroom units and 8 three bedroom units.
- A 165 stall parking garage (4 stalls for the benefit of the adjacent Lot B-1 Project and 72 stalls for the benefit of the adjacent Lot B-3 existing “458 Keawe” commercial building

E. Reserved Housing Provision

All 88 units will be designated as reserved housing units, reserved for rental to qualified individuals with adjusted household incomes of no more than 100% 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 plaza, 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.

In addition, approximately 2,176 square feet of rooftop will also serve as recreation space for residents only. Two deck areas, furnished with tables and chairs, will overlook the courtyard park and mid-block pedestrian passage below. Finally, irrigated planters will be provided for resident gardens.

G. Dedication of Public Facilities

As provided for under §15-22-73 of the Hawaii Administrative Rules, the amount of land area required to be dedicated for public facilities is calculated as four percent of the total residential floor

area less the area devoted to reserve housing units and their associated common areas. As 100% of the units will be dedicated to reserve housing, no requirement exists for dedication of public facilities.

However, public access will be provided to the approximately 28,622 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 Board of Water Supply 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. The Wastewater Board 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 – Hawaiian Telecom Co. and Oceanic Time Warner Cable both state that fiber optic service 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 plaza via an inter-block pedestrian passage that starts at the plaza 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 were 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 CCHHI 400 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

No tenant relocations are required as the existing building on Lot B-2 to be demolished is vacant. The existing building on Lot B-3 is not subject to the redevelopment contemplated by this application and will remain occupied during the adjacent construction and directly accessible from Keawe Street. The existing 50 surface parking stalls that service Lot B-3 will be relocated to the KS surface lot across Pohukaina Street (KKMP "Block A") prior to the start of construction. The redevelopment schedule for Block A will accommodate the use of the surface stalls by Lot B-3 until such time that replacement parking is available in the parking structure to be constructed on Lot B-2. If redevelopment schedules shift and temporary offsite parking is still needed for Lot B-3 and no longer available on Block A, a 263-stall parking garage is being constructed across Keawe Street (KKMP "Block F") and scheduled to be available by December 2014, while the retail center it services will still be under re-development through September 2015, resulting in adequate excess stalls being available in that structure during that time period.

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 the 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 and toilets will 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. 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, KS 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.

KS 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 CCHHI's 400 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.

Mr. Anthony Ching, Executive Director
Hawaii Community Development Authority
January 31, 2014 (revised February 20, 2014)
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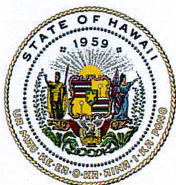
If you have any questions or require further information or documentation regarding any of the issues raised by this letter, please do not hesitate to contact me at 808-534-8114 or lecranme@ksbe.edu.

Sincerely,

Kamehameha Schools



Lee R. Cranmer
Senior Development Manager – Commercial Real Estate Division



Hawaii Community Development Authority

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

PERMIT APPLICATION



APPLICANT INFORMATION

Applicant Kamehameha Schools
Mailing Address 567 South King Street
Honolulu, HI 96813
Telephone No. (808) 534-8114
Project Site Address 440 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 apartment building 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: 2-1-54:027, 032Neighborhood Zone: MUZ-R

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

- ☒ Commercial 14,604 sf
☐ Industrial _____
☐ Residential _____
☐ Other _____
TOTAL _____

Proposed Use and Floor Area (s.f.)

- ☐ Commercial _____
☐ Industrial _____
☒ Residential approx. 65,628 sf
☐ Other _____
TOTAL approx. 65,628 sf

Nature of Work

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

Notes: _____

NOTE TO APPLICANT

- Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District.

For approval of building permits, submit the building permit application form and the following sets of plans:

- Building Department copy
- Job site copy
- HCDA copy (if applicable)

- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

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

Signature (applicant or agent): _____

Date: Feb. 20, 2014 (revised)

Print name: _____

Lee R. CranmerTelephone No.: 808-534-8114

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed
By HCDA: _____

Date: _____

HCDA Approved _____

Date: _____

Application Checklist

440 Keawe St. (B-2)Kaka'ako Block B
Kamehameha Schools***Report***

Cover Page: Applicant Info, Project Name, Address, TMK(s), Date, Project Image	Included
Cover Letter	Included
Permit Application	Included
Project Landowner Authorization	n/a
Application Checklist	Included
Compliance Table	Included
Request for Platform Height Increase	Included
Existing Tenant Relocation Analysis	Included
Joint Development Agreement	Included
Due Diligence Infrastructure Report	Included
TIAR	To be submitted

Drawings

Cover Page: Applicant Info, Project Name, Address, TMK(s), Date, Project Image	A-0.0, A-0.1
Table of contents	A-0.0
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
Public Facilities Dedication Plan	n/a
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, A-2.3
Parking And Loading Plan (this can be included as a part of the site and floor plans)	A-2.0
Tower Footprint Plan	n/a
Roof Plan	A-2.4
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

Digital

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-2

February 20, 2014

Exhibit A

Category	Mauke Area Rules & Plan, Unofficial Compilation June 2005	Requirements (Allowable)	Proposed	Comments
Site Area			TMK Nos. 2-1-054:027,032 27,552 sf + 12,263 sf = 39,815 sf	Joint Development with TMK Nos.2-1-054:025 & 028 56,469 sf TOTAL BLOCK B = 122,579 sf
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 (Parking Structure, along Pohukaina Street) 15' setback (residential Platform) 15' setback (face of residential lanais) 122' setback from Keawe Street	
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. 0' Setback for walls without openings 10' Setback for walls with openings	37' setback to face of residential units along property line abutting existing One Waterfront Towers (32' setback to face of residential lanais along property line abutting existing One Waterfront Towers.) 0' setback (side yard abutting adjacent On Waterfront Tower parcel with no openings in wall) 0' setback (side yard abutting Joint Development parcels)	Joint Development with TMK Nos.2-1-054:025 & 028
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 39,815 sf x 5.06% = 2,015 sf. 3,949 sf open space provided. (1,934 sf for benefit of B-1)	Joint Development with TMK Nos.2-1-054:025 & 028 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 88 units = 4,840 sf required. 7,890 sf provided at grade + 2,176 sf provided on rooftop = 10,066 sf total recreation space provided. (5,225 sf at grade for benefit of B-1)	Joint Development with TMK Nos.2-1-054:025 & 028 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: Multi-family dwellings 600 sf or less: 0.9 per unit 600-800 sf: 1.13 per unit 800 sf or greater: 1.35 per unit	56 units x .9 = 50.4 stalls 24 units x 1.13 = 27.12 stalls 8 units x 1.35 = 10.8 stalls Total Stalls required = 89 Stalls	165 Stalls provided (5 stalls to benefit B-1, 55 stalls to benefit B-3)	Joint Development with TMK Nos.2-1-054:025 & 028 Required Stalls for Total Block B = 295 Stalls Provided Stalls for Total Block B = 310 Stalls

Category	Mauke Area Rules & Plan, Unofficial Compilation June 2005	Requirements (Allowable)	Proposed	Comments
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	N/A		Joint Development with TMK Nos.2-1-054:025 & 028 1 stall (12'-0" x 35'-0") provided within existing building on B-3 to remain. 1 stall (12'-0" x 35'-0") provided on B-1
	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.	65,628 sf = 1 stall required	1 (12'-0" x 35'-0") stall provided	Joint Development with TMK Nos.2-1-054:025 & 028 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 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.	
Lanai Enclosures	15-22-72 Lanai Enclosures	Area approved as a lanai and not included as floor area shall not be enclosed without first meeting all applicable requirements relating to the addition of floor area.	Spaces designated as lanais are not enclosed.	
Dedication of Public Facilities	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.	No dedication of Public Facilities required for B-2. (100% of units are designated as Reserve Housing)	
Utilities Required to be Underground	15-22-76 Utilities Required to be Underground	Public Utility Companies shall place utility lines underground within the Mauka Area	The utility lines will be placed underground.	
Performance Standards	15-22-77 Performance Standards	No building wall shall contain a reflective surface more than 30% of that wall's surface area	Reflective surfaces will not cover more than 30% of the wall surfaces.	

Category	Mauke Area Rules & Plan, Unofficial Compilation June 2005	Requirements (Allowable)	Proposed	Comments
Joint Development	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.	
Requirements of Providing Reserve Housing Units	15-22-115 Requirement of Providing Reserved Housing Units	20% of the total number of dwelling units of development for sale or rental	100% of the 88 Units provided are designated as Reserve Housing	
Landscaping	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.	

KS PROJECT (“Lot B-2”)

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: 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 7 levels to achieve the proposed floor area and parking. We have held the residential ceiling heights to the minimum 8 feet and the parking ceiling heights to a minimum 7 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: By accommodating the parking required for the existing commercial building on the corner of Keawe & Pohukaina within the garage under the residential building, 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 area 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.

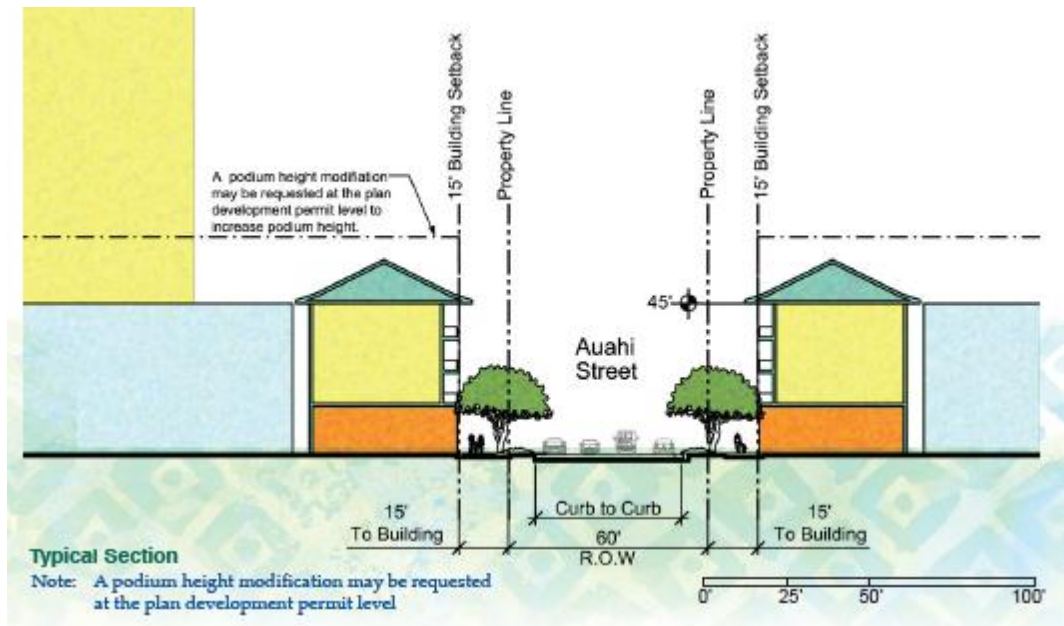
With regard to §15-22-22(a)(1): Allowing a higher platform height results in a development that is practically and aesthetically superior. The Platform height increase allows for a smaller building footprint that facilitates the pedestrian environment and articulation of building form, accommodating 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: KSBE Master Plan Block A* – The proposed building is consistent with plans for this block
- *DH: Warehouse loading dock* – no adverse impact to commercial operation
- *Makai: CCHHI Project on Lot B-1* – The proposed building is consistent with plans for this project
- *Ewa: One Waterfront Tower* - The proposed building has a minimum separation to the One Waterfront Tower Mauka tower of 60 feet and a separation of 37 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 tucking the parking for both the residences on Lot B-1 and the adjacent commercial space on Lot B-3 under the residential floors, reducing the building footprint 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 Kaiaulu '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 commercial space on adjacent Lot B-1 and Lot B-3 bring 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			

JOINT DEVELOPMENT MEMORANDUM OF UNDERSTANDING

THIS JOINT DEVELOPMENT MEMORANDUM OF UNDERSTANDING ("**MOU**") made this 29th 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.

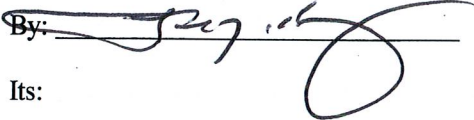
[Signature page to follow]

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
and containing an area of 16,654 square feet, more or less. |

KAKA'AKO BLOCK B

440 KEAWE ST.

PARCEL B-2

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)

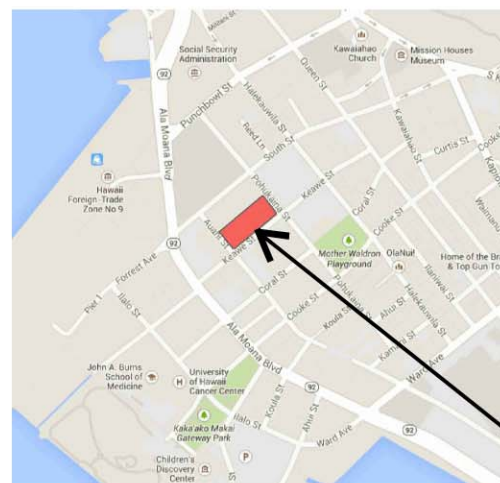
- A-1.0 Site Survey Plan
- A-1.1 Site Plan
- A-1.2 Open Space Diagram
- A-1.3 Landscape Plan

- A-2.0 First Floor Plan
- A-2.1 Second Floor Plan
- A-2.2 Third Floor Plan
- A-2.3 Fourth Floor Plan (5th to 7th Floor Plans, Sim.)
- A-2.4 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

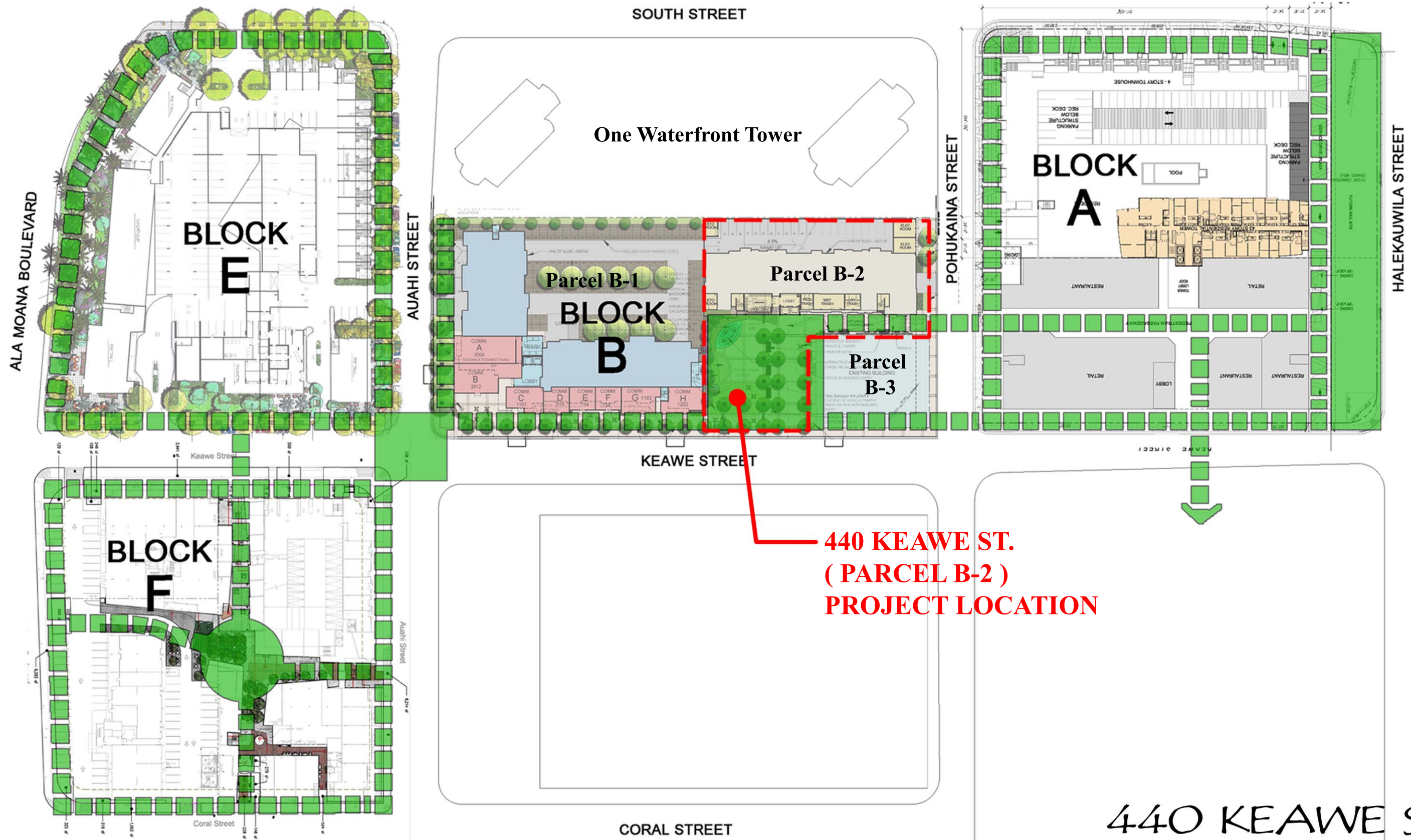


440 KEAWE ST.
KAKA'AKO BLOCK B
Kamehameha Schools

A-0.0
February 20, 2014

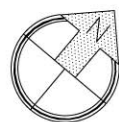
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LOCATION MAP / PEDESTRIAN EXPERIENCE

N.T.S.



440 KEAWE ST.

KAKA'AKO BLOCK B

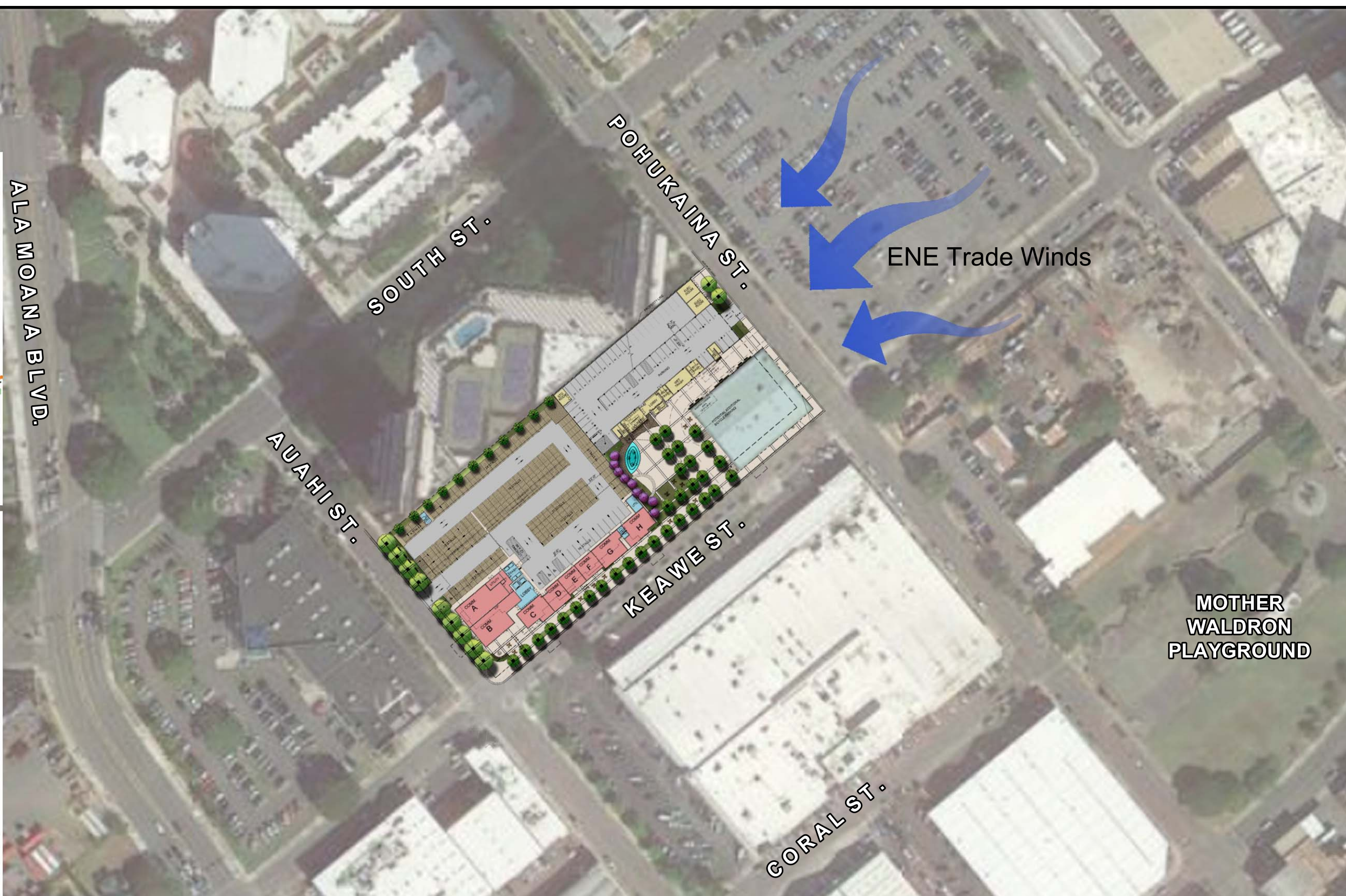
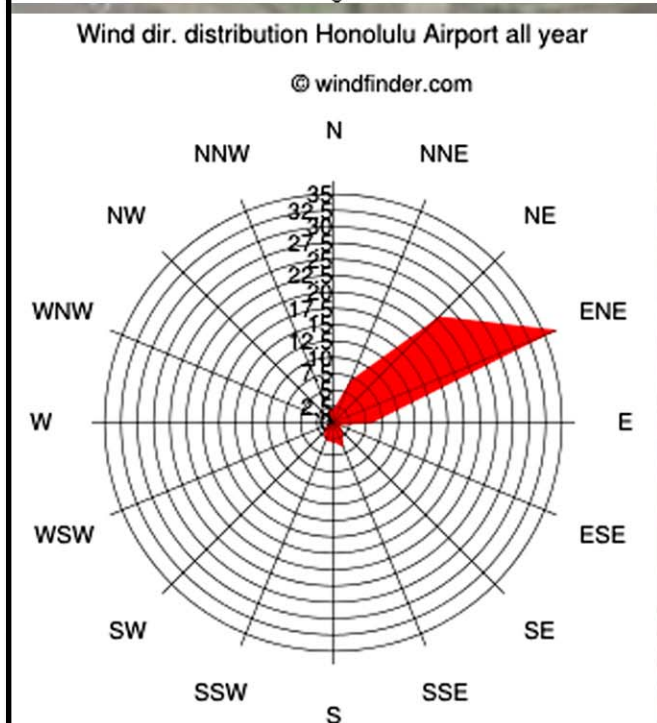
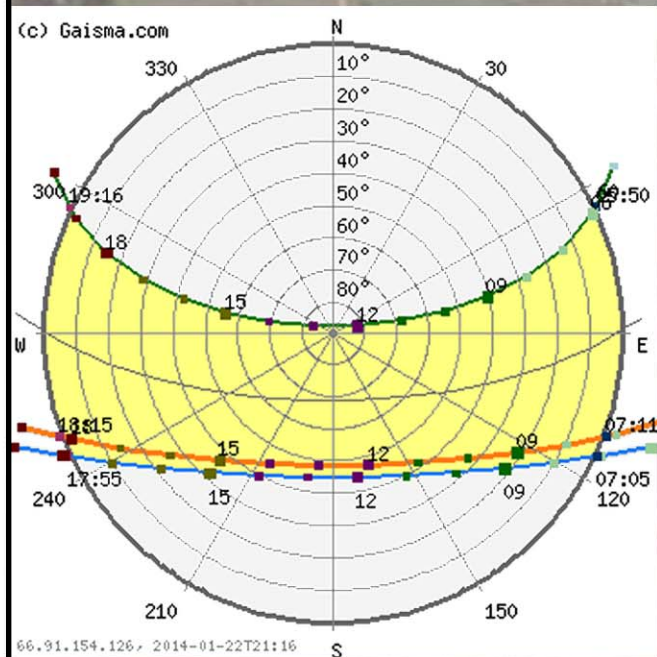
Kamehameha Schools

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WIND & SOLAR ANALYSIS

N.T.S.



440 KEAWE ST.

KAKA'AKO BLOCK B

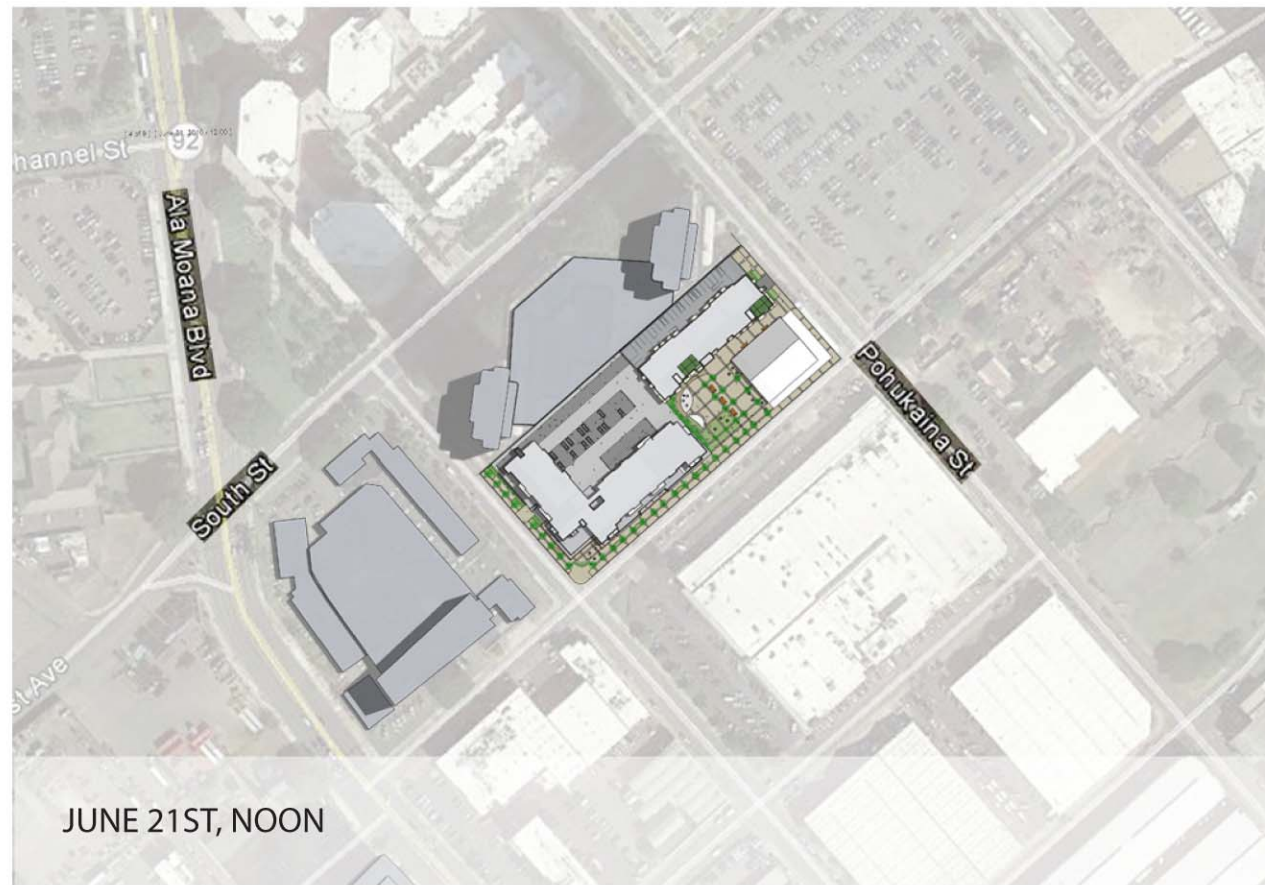
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February 20, 2014

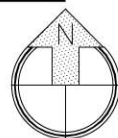
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SHADE AND SHADOW STUDY (JUNE)

N.T.S.



440 KEAWE ST.

KAKA'AKO BLOCK B

Kamehameha Schools

A-0.4

February 20, 2014

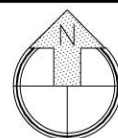
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SHADE AND SHADOW STUDY (DECEMBER)

N.T.S.



440 KEAWE ST.

KAKA'AKO BLOCK B

Kamehameha Schools

A-0.5

February 20, 2014

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AUAHI STREET

POHUKAINA STREET

LINE OF EXISTING BUILDING TO BE DEMOLISHED

PARCEL
B-1
(400 KEAWE ST.)
T.M.K.: 2-1-054:025
66,110 sf

PARCEL
B-2
(440 KEAWE ST.)
T.M.K.: 2-1-054:027
27,552 sf

T.M.K.:
2-1-054:032
12,263 sf

PARCEL
B-3
(EXISTING)
T.M.K.: 2-1-054:028
16,654 sf

LINE OF EXISTING BUILDINGS TO BE DEMOLISHED

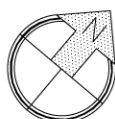
LINE OF EXISTING BUILDING TO REMAIN

KEAWE STREET

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

440 KEAWE ST.

KAKA'AKO BLOCK B

Kamehameha Schools

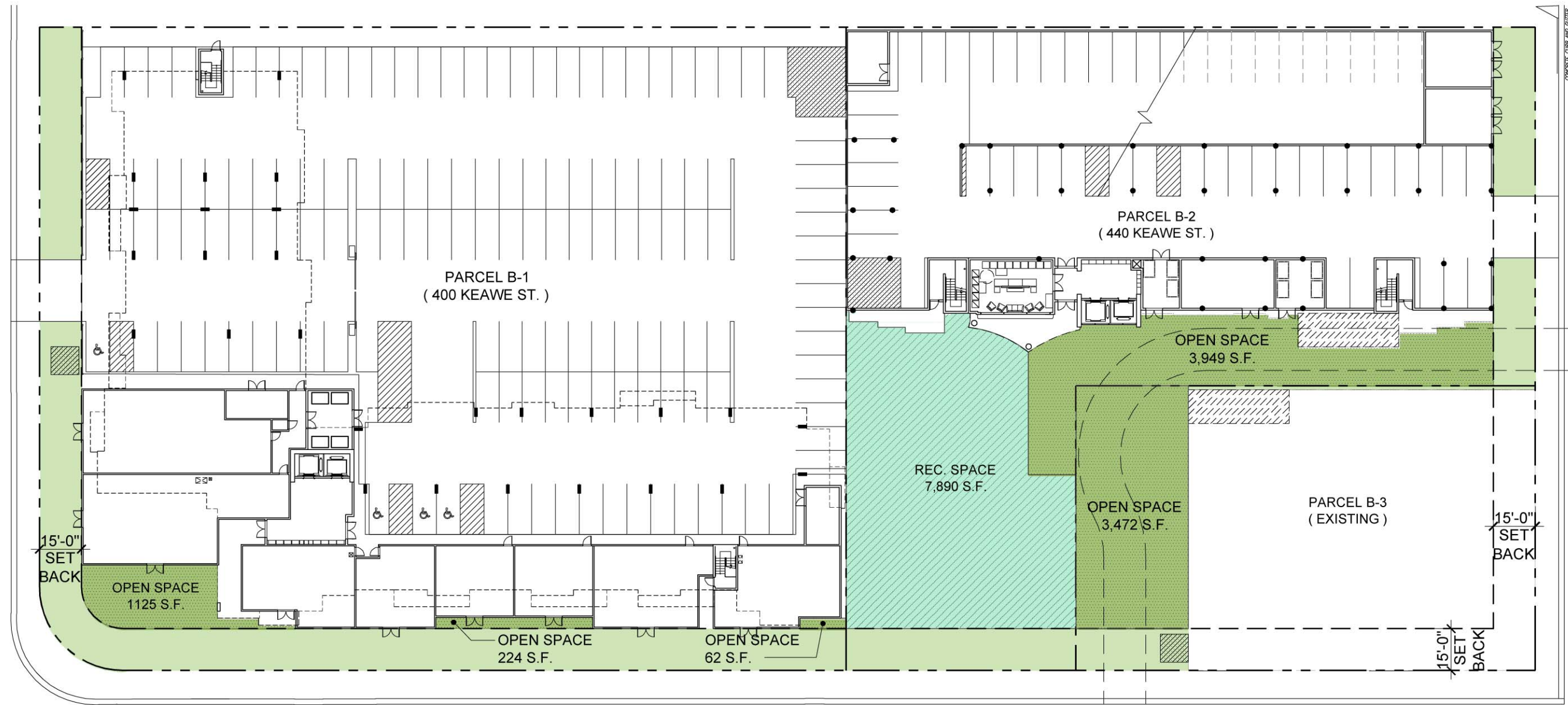
A-1.0

February 20, 2014

Design
Partners
Incorporated



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

440 KEAWE ST.

KAKA'AKO BLOCK B

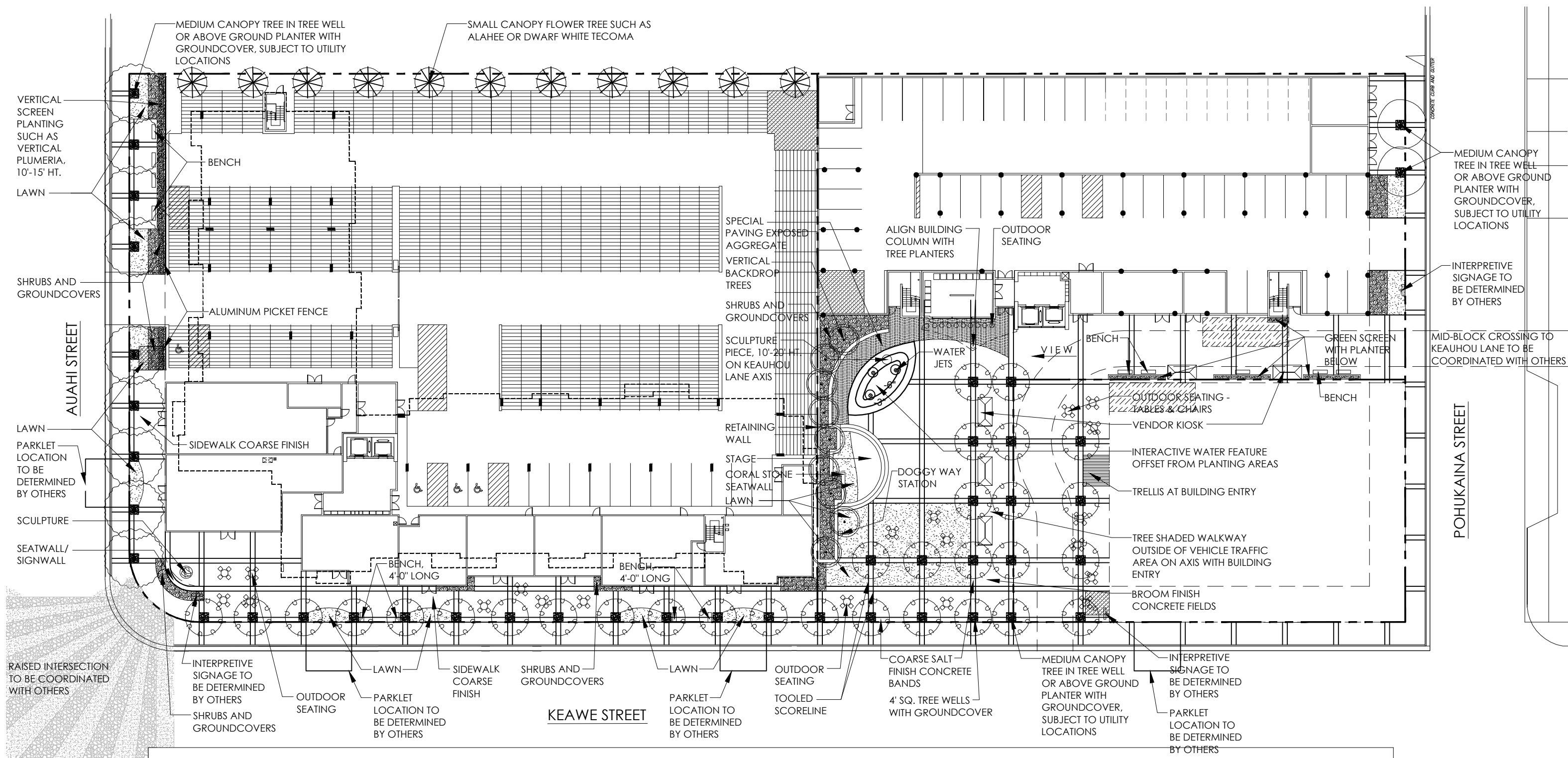
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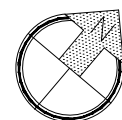


LANDSCAPE PLAN

0 20 40 80



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



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FIRST FLOOR PLAN

0 15 30 60

Scale: 1" = 30'-0"



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KAKA'AKO BLOCK B

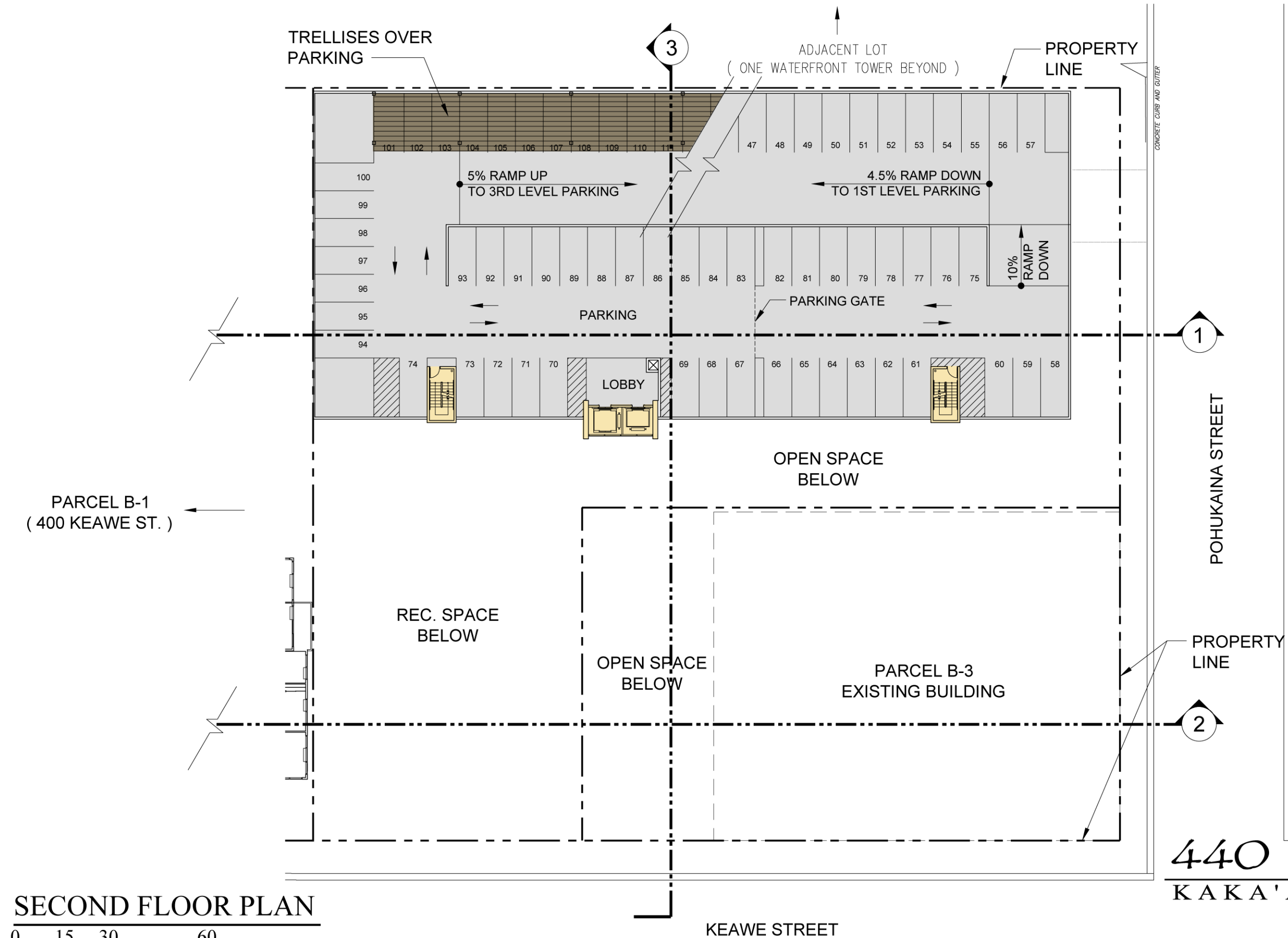
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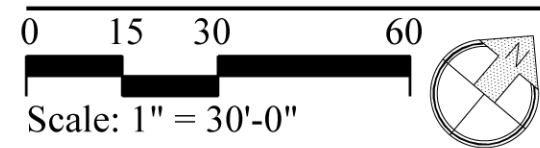
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SECOND FLOOR PLAN



440 KEAWE ST.

KAKA'AKO BLOCK B

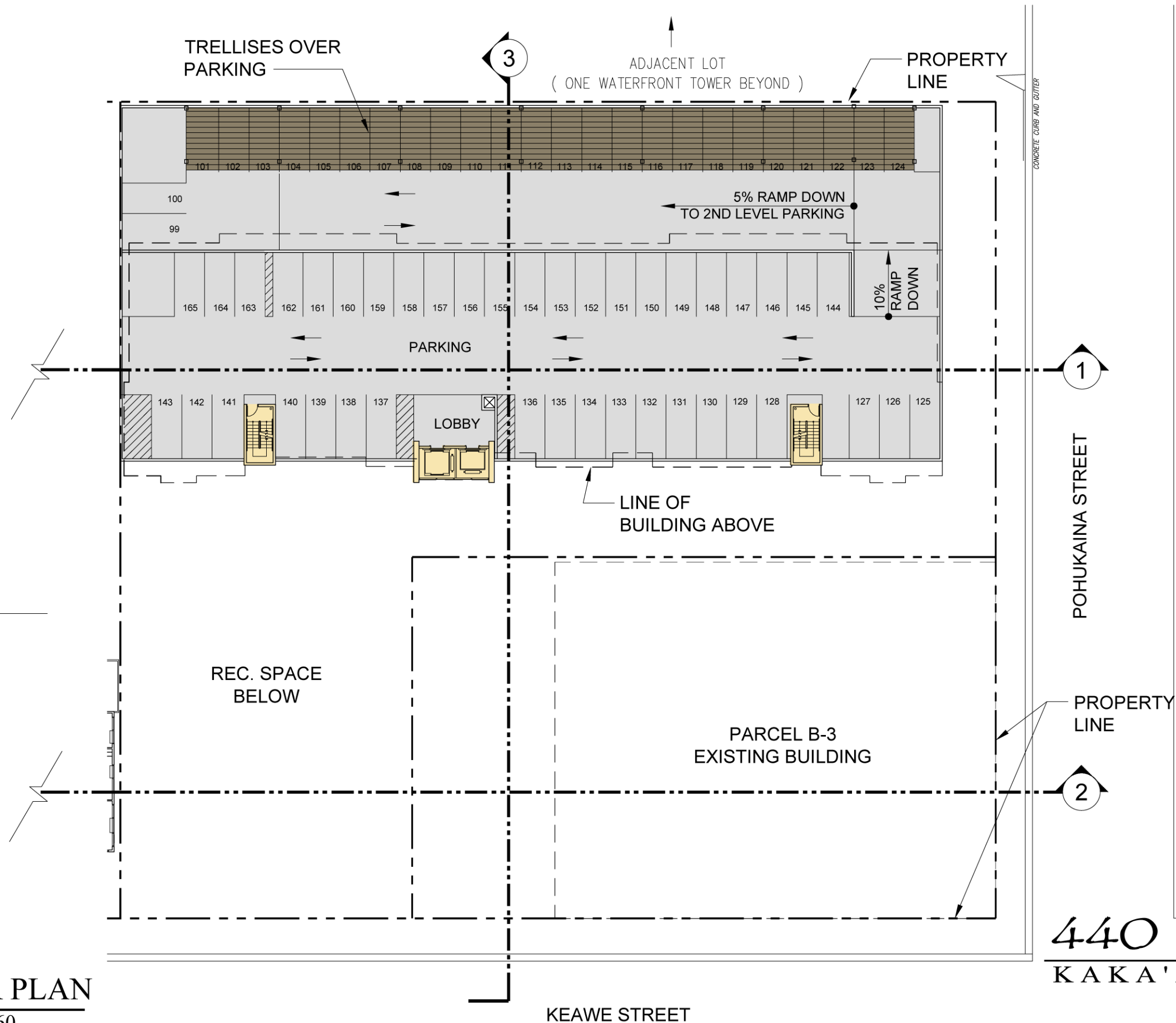
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THIRD FLOOR PLAN

0 15 30 60

Scale: 1" = 30'-0"



440 KEAWE ST.

KAKA'AKO BLOCK B

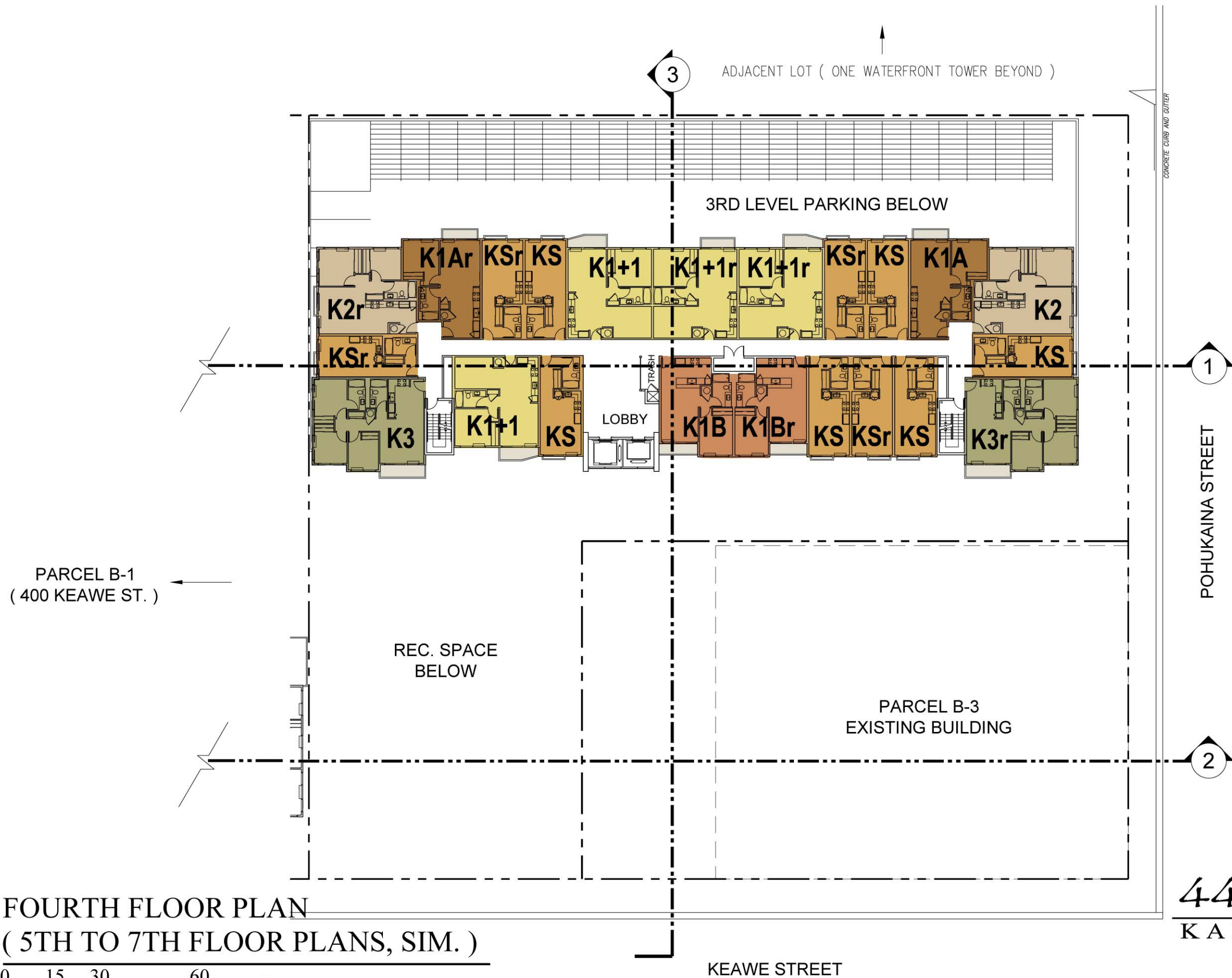
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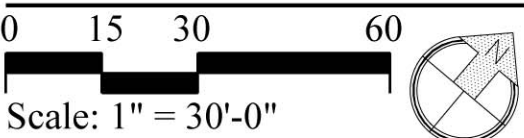


UNIT LEGEND

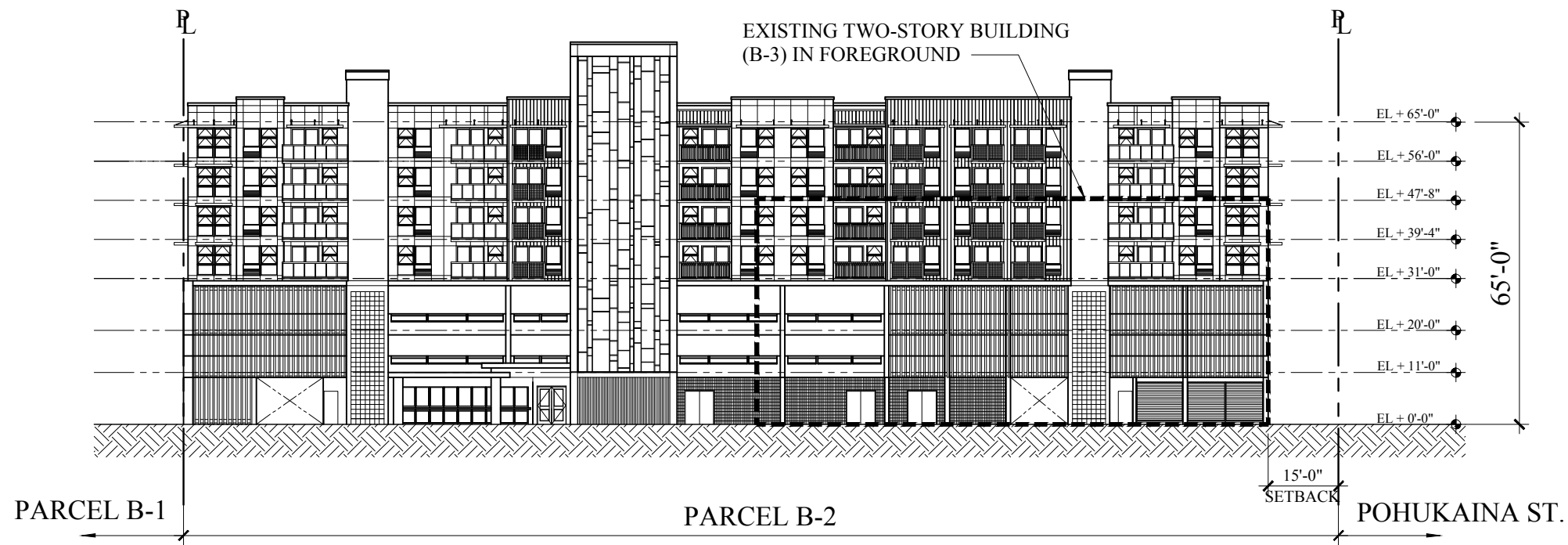
- KS** : STUDIO
- K1A** : 1BR A
- K1B** : 1BR B
- K1+1** : 1BR + DEN
- K2** : 2BR
- K3** : 3BR

"r" indicates reverse plans

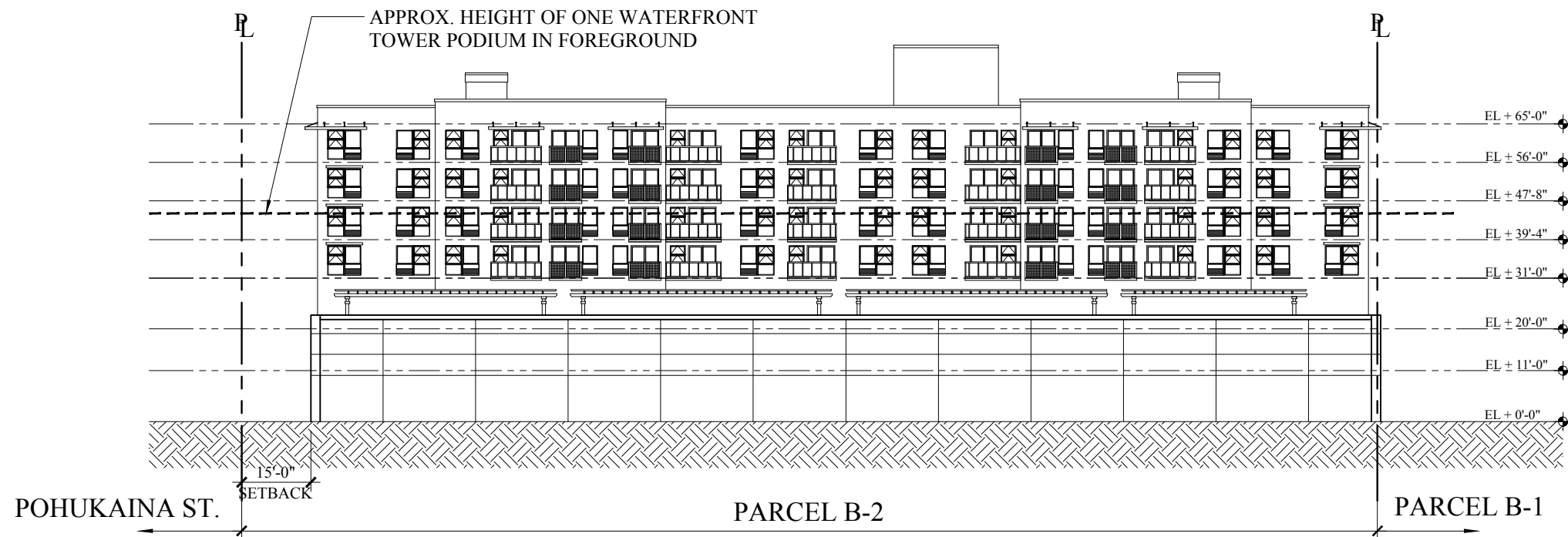
FOURTH FLOOR PLAN
(5TH TO 7TH FLOOR PLANS, SIM.)



440 KEAWE ST.
KAKA'AKO BLOCK B
Kamehameha Schools

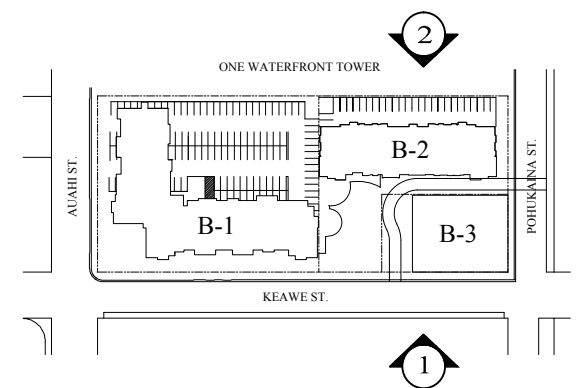


EXTERIOR ELEVATION 1 :
KEAWE ST. ELEVATION

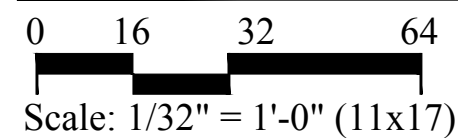


EXTERIOR ELEVATION 2 :
ELEVATION FROM ONE WATERFRONT TOWER

ELEVATION KEY MAP



EXTERIOR ELEVATIONS



440 KEAWE ST.

KAKA'AKO BLOCK B

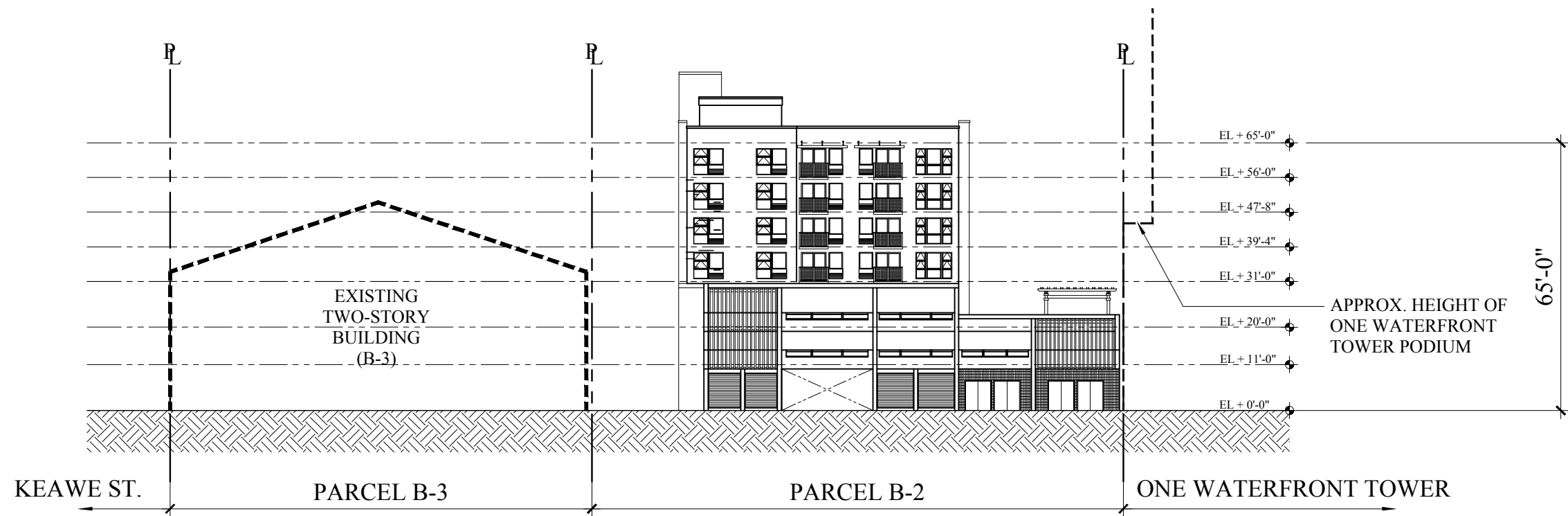
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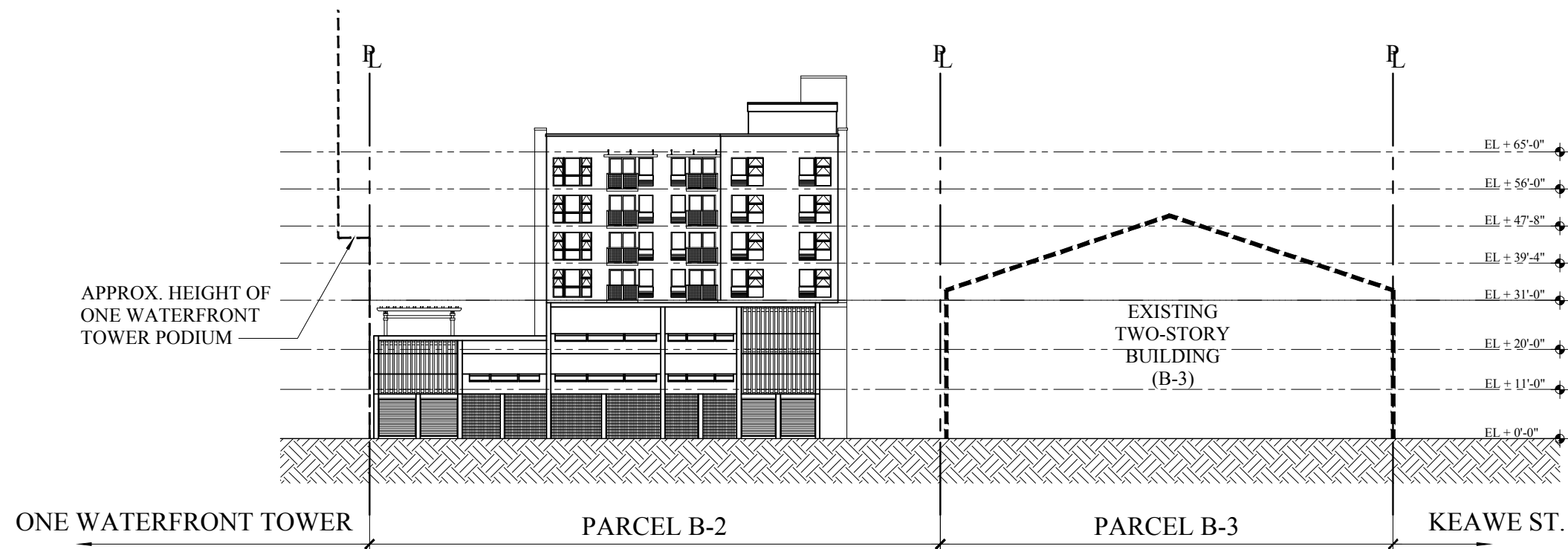
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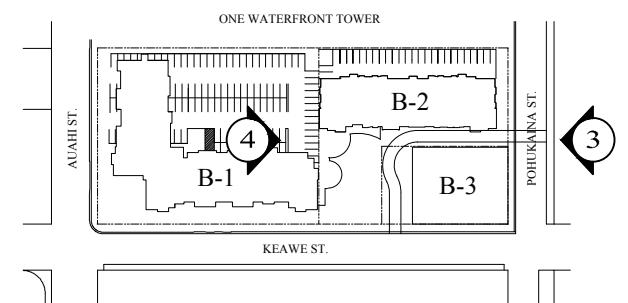


EXTERIOR ELEVATION 3 :
POHUKAINA ST. ELEVATION



EXTERIOR ELEVATION 4 :
ELEVATION FROM PARCEL B-1

ELEVATION KEY MAP



EXTERIOR ELEVATIONS

0 16 32 64
Scale: 1/32" = 1'-0" (11x17)

440 KEAWE ST.

KAKA'AKO BLOCK B

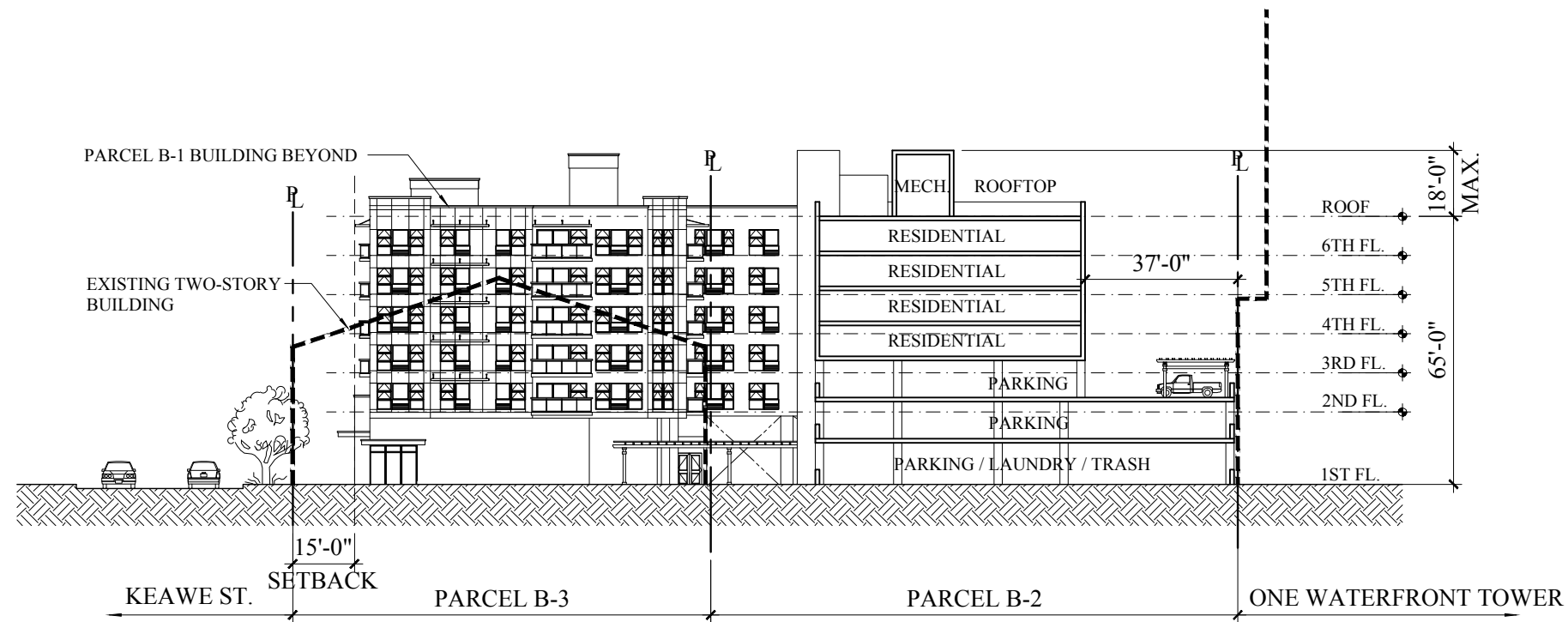
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BUILDING / SITE SECTION 3

BUILDING / SITE SECTION

0 15 30 60



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

440 KEAWE ST.

KAKA'AKO BLOCK B

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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.

440 KEAWE ST.

KAKA'AKO BLOCK B

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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.

440 KEAWE ST.

KAKA'AKO BLOCK B

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