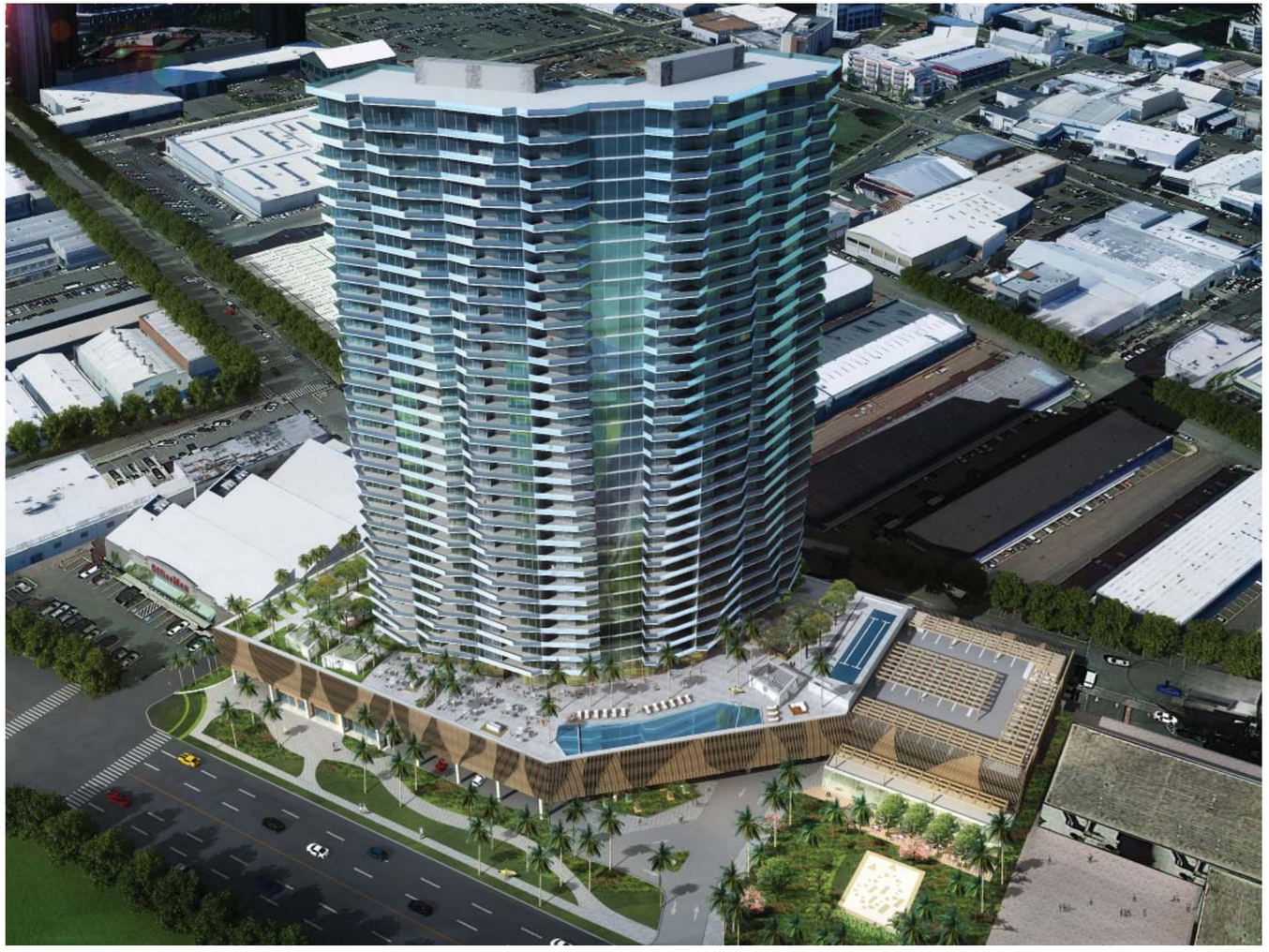
HCDA Project Permit Application
BLOCK I

Kaiaulu ‘o Kaka’ako Master Plan &
HCDA Mauka Area Rules Chapter 22

TMKs (1) 2-1-56-2, 7 & 8
800 & 830 Ala Moana Boulevard (Parcels 002 and 007)
and 825 Auahi Street (Parcel 008)



HCDA PROJECT PERMIT APPLICATION BLOCK I
TMKs (1) 2-1-56-2, 7 & 8
800 & 830 Ala Moana Boulevard (Parcels 002 and 007) and 825 Auahi Street (Parcel 008)
August 29, 2014

LIST OF EXHIBITS

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Exhibits		Remarks
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Exhibits		Remarks
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Exhibit F-5	Tenant Relocation Plan	
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PROJECT AUTHORIZATION

Mauka & Makai Areas

Application No. _____

PROPERTY INFORMATION:

Site Address: 800 & 830 Ala Moana Boulevard (Parcels 002 and 007) and 825 Auahi Street (Parcel 008)
Honolulu, HI 96813

Tax Map Key: (1) 2-1-56-2, 7 & 8

Lot Size: 3.446 Acres (Combined)

Neighborhood Zone: MUZ-C

Present Use of Property and/or Buildings: Auto dealerships, surface parking and ancillary retail.

LANDOWNER:

Name: Trustees of the Estate of Bernice Pauahi Bishop

Mailing Address: 567 South King Street, Suite 200
Honolulu, HI 96813

Telephone: (808) 541-5378 Email: lecranme@ksbe.edu

APPLICANT:

Name: MK Vida LLC formerly MK H&I Holdings LLC

Mailing Address: 1288 Ala Moana Blvd., Suite 201
Honolulu, HI 96814

Telephone: (808) 524-1508 Email: mpennaz@kobayashi-group.com

AGENT:

Name: MK Vida LLC formerly MK H&I Holdings LLC

Mailing Address: 1288 Ala Moana Blvd., Suite 201
Honolulu, HI 96814

Telephone: (808) 524-1508 Email: mpennaz@kobayashi-group.com

SIGNATURE:

Landowner (Trustees of the Estate of Bernice Pauahi Bishop) — Date: 8/29/14

Applicant (MK Vida LLC) — Date: 8.29.14

This Project Authorization 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.

November 2011

Application No. _____

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

PERMIT APPLICATION

APPLICANT INFORMATION

Applicant: MK Vida LLC

Mailing Address: 1288 Ala Moana Blvd., Suite 201
Honolulu, HI 96814

Telephone No.: (808) 524-1508

Project Site Address: 800 & 830 Ala Moana Boulevard and 825 Auahi Street, Honolulu, HI 96813

Land Owner: Trustees of the Estate of Bernice Pauahi Bishop

Address: 567 South King Street, Suite 200, Honolulu, HI 96813

Description of Work to be Done: Mixed-use project with retail/office and residential condominums.

TYPE OF REQUEST

- ☐ Rules Clearance
- ☐ Improvement Permit
- ☒ Development Permit
- ☐ Conditional Use Permit
- ☐ Conditional Use of Vacant Land
- ☐ Temporary Use
- ☐ Development (Makai)
- ☐ Other _____

PARCEL INFORMATION

Tax Map Key: (1) 2-1-56-2, 7 & 8

Neighborhood Zone: MUZ-C

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)		Nature of Work		
☒ Commercial	Approximately 74,146 sq. ft.	☒ New Building *	☐ Repair	
☐ Industrial		☐ Addition *	☐ Electrical	
☐ Residential		☐ Demolition	☐ Plumbing	
☐ Other		☐ Alteration		
TOTAL		☐ Other		
Proposed Use and Floor Area (s.f.)		**Notes:**		
☒ Commercial	20,000			
☐ Industrial				
☒ Residential	595,517			
☐ Other				
TOTAL	615,517			

NOTE TO APPLICANT

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

   For approval of building permits, submit the building permit application form and the following sets of plans:
   - **Building Department copy**
   - **Job site copy**
   - **HCDA copy (if applicable)**
3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

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

Signature (applicant or agent): _____ Date: 08/29/2014

Print name: Kathryn Inouye Telephone No.: (808) 524-1508

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

November 2011

MK VIDA LLC
1288 Ala Moana Boulevard, Suite 201
Honolulu, Hawaii 96814

August 29, 2014

HAND DELIVERED

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

RE: Application for Planned Development Permit ("PDP"); Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan ("KKMP")
Block I Parcel "Vida at 888 Ala Moana"; Tax Map Key ("TMK") (1) 2-1-56-2, 7 & 8
800 & 830 ALA MOANA BOULEVARD AND 825 AUAHI STREET, HONOLULU, HI 96814

Dear Mr. Ching:

MK Vida LLC, an affiliate of Kobayashi Group LLC and The MacNaughton Group (together "MK"), is pleased to present this PDP application for Vida at 888 Ala Moana ("the Project") to the Hawaii Community Development Authority ("HCDA").

The Project is a mixed-use development, including 265 residential units and approximately 20,000 square feet of retail on 3.44 acres The site, located on the Block I parcel within the KKMP is bordered by Ala Moana Boulevard, Koula and Auahi Streets. The Diamond Head border adjoins the former Bank of Hawaii property on the corner of Ward Avenue and Ala Moana Boulevard.

I. BACKGROUND

HCDA adopted and approved the Findings of Fact, Conclusions of Law, and Decision and Order for the KKMP on September 2, 2009, identified as File No.: PL MASP 13.2.8, and amended by order on August 8, 2012 (the "Master Plan Permit"). A Master Plan Development Agreement between Kamehameha Schools ("KS") and HCDA was executed, effective October 6, 2009, and subsequently amended on June 20, 2011 (the "Development Agreement"). The Hawaii Administrative Rules ("HAR"), Title 15, Subtitle 4, Chapter 22 (the "Mauka Area Rules") in effect on September 2, 2009 (the "Vested Rules"), the Master Plan Permit, the Development Agreement, and the KKMP are applicable to the Project.

II. NO MODIFICATIONS OR VARIANCES

The Project is seeking no modifications or variances from the Vested Rules.

III. PROJECT SITE

The Project site is bordered on the Makai side by Ala Moana Boulevard, the Ewa side by Koula Street, the Mauka side by Auahi Street, and the Diamond Head side by the former Bank of Hawaii Plaza at Ward Avenue. Located on land presently owned by KS, the site is made up of three (3) separate TMK numbers with the following area:

- **(1) 2-1-56-2:** 56,106 SQ. FT.
- **(1) 2-1-56-7:** 41,428 SQ. FT.
- **(1) 2-1-56-8:** 52,592 SQ. FT.

These TMKs will be Jointly Developed as a single zoning lot in accordance with §15-22-80 of the Vested Rules.

IV. CURRENT USE & TENANT RELOCATION

Current use of the site is as an Auto Dealership under lease to Cutter Motor Cars, Inc. and Cutter Imports, Inc. (together the "Tenants"). Both KS and MK have been in contact with the Tenants regarding the Project status and schedule; KS is actively working with the Tenants to relocate them to another suitable property. Vested Rules §15-22-85 (c) requires at least 60 days' prior written notice of any tenant termination: in no case will the written termination notice at the Property be provided with less than 180 days' notice.

V. PROJECT DESCRIPTION

In designing the Project our team started with our roots: as Kama'āina born and raised in the islands, we believe we have a unique appreciation for local culture and lifestyle that we wanted to bring to the Kaka'ako community. Over the years MK has created buildings in Honolulu including Hokua, Capitol Place, and One Ala Moana with local residents in mind. We believe that Vida at 888 Ala Moana continues that tradition. The design tries to incorporate what we consider to be the best of single-family living with the comforts and conveniences of a high-rise, focusing on functionality and incorporating the unique opportunities that our environment creates.

There is a great sensitivity in our community to what is being done along Ala Moana Boulevard. As the main vehicular thoroughfare into Waikiki, thousands of residents and visitors alike drive this route every day. The design proposes shaded setbacks and meandering pedestrian walkways located within a meaningful landscaped setback of 45 feet off of Ala Moana Boulevard along the entire site. By realizing this design, we are creating an open space of visual and physical relief while encouraging walking and biking for residents and the entire community.

The Project envisions Koula Street as a thriving commercial corridor with the ability to play off of future synergies within the rest of the KKMP, including a mid-street crossing. The building podium at Koula Street cantilevers over the walkway, providing shading and a space for outdoor dining activity. The parking podium is clad with a kapa-cloth inspired design, and landscaping throughout the Project is focused on indigenous, endemic, and canoe plant varietals.

The ground floor provides an opportunity to create an iconic statement piece of public art for all of Hawaii to enjoy. Hawaiian artists work in an industry critical to perpetuating local culture, and we have been commissioning local artists for specific works to be located at the Project. The Project is providing for an arts and crafts workshop, a tool workshop, and music rooms for residents, encouraging and making available spaces for activities rarely available to residents of other high-rises.

The Mauka, Diamond Head corner of the Property which currently fronts a private parking lot will be decoratively screened. While Auahi Street does not connect through to Ward Avenue at the time of this PDP application, in accordance with Item F, Addendum 2 to the KKMP submitted to HCDA on May 7, 2009, MK is supportive of a future circulation improvement effort by the City & County of Honolulu, the Howard Hughes Corporation, and KS to open Auahi Street to Ward Avenue. In the event that Auahi Street is continued as a future expansion or pass-through and dedicated as a public street, MK has reserved approximately 7,700 square feet of commercial FAR for future build-out in order to facilitate a complete-streets concept.

At the podium roof level, the Project will focus on recreational activities with community and family in mind. Many projects "allow" pets, but the Project will be pet friendly, with a Bark Park designed with pet owners in mind.

Many of our project team members have children: the design throughout the project is focused on encouraging outdoor play within an interactive environment. Included as well is a community garden space for farm-to-table opportunities and educational activities.

The Project supports both the guidelines contemplated under the Vested Rules as well as the KKMP, with an attractive, convenient and diverse neighborhood community for businesses, street merchants, residents and visitors.

VI. SUSTAINABILITY

In conjunction with HCDA's Mauka Area goals of focusing responsible development to conserve natural resources and provide a healthy environment, the Project is targeting LEED-NC 2009 Silver Certification from the Green Building Certification Institute at its discretion under the U.S. Green Building Council.

Environmental sustainability and energy efficiency are key design goals for the Project, and specific sustainability measures include use of an integrated design process, selection of sustainable and healthy building materials, water and energy conservation measures, cross ventilation, and a focus on construction methods that will carefully implement the sustainable design strategies.

The Project's preliminary LEED-NC checklist is attached as Exhibit E-1 in this PDP.

VII. LOW IMPACT DEVELOPMENT ("LID") STANDARDS

The Project will implement a storm water quality ("SWQ") program in accordance with the City and County of Honolulu's LID standards and State Department of Transportation's Storm Water Permanent Best Management Practices ("BMPs") Manual. We will incorporate Source Control BMPs, address a portion of the total on-site run-off, incorporate BMPs to prevent storm water from contacting work areas, and prevent pollutants from contacting surfaces that come into contact with storm water runoff. Source control operation and maintenance procedures will be adopted by the new homeowner and retail associations for landscaped areas, loading docks, outdoor trash areas, and parking areas. To address run-off, the Project will utilize seepage wells for on-site infiltration and landscaped areas for biofiltration.

VIII. PARKING & BICYCLE ACCESS

The ground floor parking level provides stalls reserved for residential guest parking, loading and unloading, ADA, and limited commercial valet parking. Parking on the ground floor is located under cover of the podium and will be screened from view from public streets. The second level of parking will be a combination of retail and residential stalls, with the third and fourth floors reserved for residential parking.

The Project will incorporate Electronic Vehicle charging stations for both residential and retail use: our previous projects at Hokua, Capitol Place and One Ala Moana were some of the first buildings in Hawaii to provide these stations, and we are excited to continue this at the Project. The number of charging stations proposed will significantly exceed the LEED-NC 2009 requirements for promoting use of high-efficiency vehicles.

The Project will reduce two existing curb cuts along Ala Moana Boulevard into a single right-in right-out curb cut, which will be for the exclusive use of residents, guests, and valet parking for a Diamond Head commercial tenant. The public retail and alternate residential entrance will be via Koula Street, and loading access will be via Auahi Street. The Auahi Street loading zone entrance will be screened from view, and commercial loading activities will be limited to off-peak hours.

A central design aspect of the Project was to bring the Bicycle access for residents and guests to mainstream locations which are secured and easy to access. Covered residential bicycle parking stalls will be provided at a ratio of 15% of occupancy, calculated utilizing standard household occupancy guidelines found in §15-22-185 of the Vested Rules. Covered bicycle stalls will be provided to meet commercial bicycle parking demand. The Project envisions a bike sharing program for residents to help encourage neighborhood connectivity and alternate transportation when commuting or running errands.

IX. OPEN & RECREATIONAL SPACE

Under the January 9, 2014 update to Table 5-12 of the KKMP, the Block I site is required to provide 12,556 sq. ft. (8.37% of ground floor site area) of Open Space. The Project envisions significantly more Open Space than is required under the KKMP of approximately 18%, or 28,065 square feet of the Project site is dedicated to Open Space.

Additionally, 59,960 square feet of open-air recreation space will be provided at the top of the podium deck at level 5, with amenities focused on creating a sense of community involvement, promoting a healthy lifestyle, and education.

X. RESERVED HOUSING & PUBLIC FACILITIES

There are 265 market rate units within the Project: utilizing the Reserved Housing formula stipulated under the Vested Rules, a total of 67 reserved housing units are required. Prior to the issuance of a building permit for the Project, KS will record a Declaration against Land Block C of the KKMP to satisfy the reserved housing requirement for the Project within the KKMP.

In accordance with §15-22-73 of the Vested Rules, the Project requires 24,421 square feet for dedication of public facilities ("PFD"). KS will satisfy this PFD requirement by application of PFD credits held in reserve from previous development of public projects with HCDA.

A formal letter from KS describing the reserved housing and dedication of public facility credit process is attached as Exhibit E-1 in this PDP.

XI. ARCHAEOLOGICAL & HISTORIC PROPERTY FINDINGS

A draft Archaeological Inventory Survey ("AIS") report was submitted to the State Historic Preservation Division on April 28 2014: six historic properties were identified within the Project site, including multiple cultural layers, a historic burial cluster, and a pre-contact traditional Hawaiian bundle burial.

Upon finding iwi kūpuna during the course of initial archaeological investigation, our team redesigned the building from what was originally contemplated under the KKMP, incorporating burial and cultural preserves and greatly expanding the open space in the Makai Diamond Head corner of the Project site. We recognize importance of embracing the history of the land and the host culture, and have worked closely with the cultural descendants of the Honolulu ahupua`a, OIBC, SHPD, OHA, and KS in preparing a preservation plan for the iwi kūpuna.

Drafts of the AIS report, the Burial Treatment Plan, Archaeological Monitoring Plan, Data Recovery Plan, and the Interim Protection Plan are included as addenda to this PDP.

An architectural inventory survey was completed by Mason Architects in August, 2014. This survey is included as an addendum to this PDP. Findings from the survey note that the historic buildings on the site lack significance associated with architectural distinction.

XII. TRAFFIC IMPACT ASSESSMENT & TRANSIT ORIENTED DEVELOPMENT

In June 2014, Wilson Okamoto Corporation completed a Traffic Impact Assessment Report ("TIAR") for the Project. The following recommendations from the report have been incorporated into the project design:

- 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.
- Restrict turning movements at the project driveway along Ala Moana Boulevard to right-turn-in and right-turn-out movements.
- At the intersection of Auahi Street and Koula Street, provide sufficient turning radii for all approaches of the intersection.

The conclusion from the report notes:

"The proposed Vida development is not expected to have a significant impact on traffic operations in the vicinity."

A draft copy of this report is attached as an addendum to this PDP application.

With an existing stoplight and intersection along with a complete streets concept, Koula Street is projected to provide a pedestrian pass-through connection point between Kaka'ako Mauka and Makai. We believe that this concept provides the secondary access point which was envisioned for a potential future Ahui Street passthrough in the Mobility and Access section of HCDA's draft Transit Oriented Development report.

As a fast, safe, and reliable alternative to traditional vehicular traffic, the City & County of Honolulu's Honolulu Authority for Rapid Transit ("HART") stations at "Civic Center" and "Kaka'ako" will each be within a three (3) block radius of the Project. Way-finding signage to the "Kaka'ako" Rail Station will be provided as a part of the street signage of the site.

XIII. COMMUNITY INPUT

MK facilitated an initial meeting with representatives from the Ala Moana / Kaka'ako Neighborhood Board in early May of 2014. That meeting was followed by two formal presentations to the Neighborhood Board at the Makiki Church, 829 Pensacola St., Honolulu, HI 96814: the first "concept" presentation occurred on May 25, 2014, and the second presentation occurred on June 24, 2014. At the second presentation the Neighborhood Board unanimously supported the Project with 1 recusal.

ARQUITECTONICA
818 WEST SEVENTH ST, STE 800, LA, CA 90017
TEL: 213.895.7800 FAX: 213.895.7808

KOBAYASHI GROUP

THE MACNAUGHTON GROUP

Additionally, MK formally presented the project in conjunction with a question and answer session at the July 9, 2014 Kaka'ako Improvement Association board meeting.

XIV. PRELIMINARY PROJECT DEVELOPMENT SCHEDULE

Subject to finalization of any outstanding entitlements, and subject to approval of this PDP application, the Project is projected to begin sales and construction in the Spring of 2015.

Thank you for your consideration. Please notify us once this PDP application has been deemed complete and advise us of when public hearings on the Project are scheduled. Our team has put forward substantial effort in attempting to make sure that the design elements and information contained within this PDP application are representative of the Project, however, enhancements to the design may occur due to unforeseen conditions as the design continues to progress. Should you require any additional information please do not hesitate contact Matthew Pennaz, Sr. Project Manager, at (808) 524-1508.

Thank you,

MK VIDA LLC

By MKV DEVELOPMENT LLC
Its Manager

By Kathryn Inouye
Its Manager

Category	Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005	Proposed	Notes
Land Use Zone	**§15-22-30 (1):** Mixed Use Zone Commercial (MUZ-C). The boundaries for each zone are set forth in the [Mauka Area Rules] exhibit entitled "Land Use Plan", dated April 1999.	Mixed Use Zone Commercial (MUZ-C)	
Site Area		TMK Numbers (1) 2-1-56-2, 7 & 8. Three adjoining parcels encompassing 150,126 square feet (3.44 acres).	Parcels to be jointly developed under City & County standards into a single development lot.
Maximum Development Height	**§15-22-62 (a):** No portion of any [podium] located within any land use zone shall exceed 45' in height. **§15-22-62 (c):** [Necessary utilitarian features] and associated screening may be exempt from height limits subject to restrictions. **§15-22-116 (a):** Maximum 400' Building Height for Lot Size greater than or equal to 80,000 sq. ft.	Podium shall be 41' in height. Tower shall be 400' in height. Base ground level Elevation as per 2011 FEMA regulations.	Necessary utilitarian features shall not exceed 18' in height.
Tower Footprint	**§15-22-116 (a):** Maximum 16,000 sq. ft. Tower Footprint for Lot Size greater than or equal to 80,000 sq. ft.		
Density	**§15-22-116 (a):** Maximum 3.5 Floor Area Ratio (FAR) for Lot Size greater than or equal to 80,000 sq. ft.	4.10 FAR is allowable under the Kamehameha Schools Kaiāulu ʻo Kakaʻako Master Plan (KKMP). See revised Table 5-12: Land Use and Development Summary dated January 9, 2014 in the KKMP.	
Yards	**§15-22-63.1 (a):** The minimum front yard for each development lot shall be fifteen feet. **§15-22-63.2 (a):** The minimum side and rear yards for structures containing windows or openings facing side or rear property lines shall be ten feet for side yards and ten feet for rear yards. For structures without windows or openings facing side or rear property lines, no side or rear yard shall be required.	15' Front Yard Setback: Ala Moana Boulevard 10' Side Yard Setback: Koula Street 10' Rear Yard Setback: Auahi Street 0' Side Yard Setback: TMK (1) 2-1-056: 001	
Open Space	**§15-22-64 (c):** For any development lot within any land use zone the minimum amount of open space shall be the lower of 10% of the lot area or 25% of the lot area less required yard areas.	8.37% of open space is required under the KKMP. 150,126 x .0837 = 12,566 sq. ft. required.	18% of open space is provided totalling 28,065 sq. ft.
Recreation Space	**§15-22-65 (b):** Development lots within any land use zone with 20,000 square feet or more of land area shall provide 55 square feet of recreation space per dwelling unit.	55 x 265 = 14,575 sq. ft. required.	59,960 sq. ft. is provided.
View Corridors	**§15-22-66(b):** There are hereby established view corridor streets, as designated in the exhibit entitled "View Corridor Streets", dated April 1999... all developments along [Ala Moana Blvd.] shall be subject to the view corridor setbacks set forth in the exhibit entitled "View Corridor Setbacks", dated June 1994.	40' Setback (Podium) 75' Setback (Tower)	

Category	Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005	Proposed	Notes
Off-Street Parking	**§15-22-67:** **Eating and drinking establishments:** 0.9 per 300 sq. ft. of eating and drinking area, plus 0.9 per 25 sq. ft. of dance floor area, plus 1 per 444 sq. ft. of kitchen or accessory area **Commercial and all other uses:** 1 per 444 sq. ft. of floor area. **Multi-family dwellings 800 sq. ft. and over:** 1.35 per unit.	Commercial: *60 Stalls Required Residential: *358 Stalls Required * Excluding accessible car and van spaces	Commercial: 60 Stalls Provided + 5 Accessible Stalls Provided Residential: 614 Stalls Provided + 6 Accessible Stalls Provided
Off-Street Loading	**§15-22-68(c):** **Retail / Eating & Drinking Establishments** 2,000sf-10,000sf: 1 10,001sf-20,000sf: 2 **Multi-family Dwellings (Tower)** 20,000sf-150,000sf: 1 150,001sf-300,000sf: 2 Each additional 200,000sf over 300,000sf: 1	6 Loading Stalls required.	3 Loading Stalls provided. Based on adjustment of up to fifty per cent of the required number of loading spaces when such spaces serve two or more uses.
Signs	**§15-22-69:** Signs shall conform to the "B-2 Community Business District" sign regulations of the land use ordinances.	Signs shall conform to the "B-2 Community Business District" sign regulations of the land use ordinances.	
Architectural Criteria	**§15-22-70:** **(a)** All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air-conditioning equipment shall be screened from view by architectural or landscape treatments. **(b)** Parking structures shall have a minimum fifteen-foot landscape strip within the front yard setback along adjacent streets.	All Rooftop elements shall be screened from view. The parking structure is beyond the fifteen-foot landscaped strip within the front yard setback.	
Circulation	**§15-22-71(b):** Public or private mid-block pedestrian or bicycle circulation paths may be required where appropriate in conjunction with development projects.	A mid-block pedestrian path at Koula Street is provided between Blocks H and I.	
Lanai Enclosures	**§15-22-72:** Any area originally approved as a lanai and not included as floor area under the requirements of this chapter shall not be subsequently enclosed without first meeting all applicable requirements relating to the addition of floor area	Spaces designated as lanais will not be enclosed.	
Dedication of Public Facilities	**§15-22-73:** The amount of land area required to be dedicated for public facilities shall be equal to: **(1)** 3% of the total commercial and community service floor area of the development to be constructed; and **(2)** 4% of the total residential floor area of the development to be constructed exclusive of floor area devoted to reserved housing units and their associated common areas in proportion with the floor area of other uses.	Commercial: 20,000 x .03 = 600 sq. ft. Residential: 595,517 x .04 = 23,821 sq. ft.	24,421 PFD credits will be provided by Kamehameha Schools.
Underground Utilities	**§15-22-76(a):** Public utility companies shall place utility lines underground within the Mauka area.	Utility lines shall be placed underground.	

Category	Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005	Proposed	Notes
Performance Standards	**§15-22-77:** Performance standards. **(a)** No building wall shall contain a reflective surface for more than thirty percent of that wall's surface area. **(b)** Every use shall be so operated that it does not emit an obnoxious or dangerous degree of odor or fumes.	Curtain and window wall systems will have a maximum reflective surface of 30%. Uses shall not emit an obnoxious or dangerous degree of odors or fumes.	
Reserved Housing	**§15-22-115(a):** Every applicant for a planned development containing multi-family dwelling units on a development lot of at least 20,000 square feet shall provide at least twenty per cent of the total number of dwelling units in the development for sale or rental to qualified persons as determined by the authority.	332 Units x 0.2 = 67 Reserved Housing Units Required 67 units are provided by Kamehameha Schools.	
Landscaping	**§15-22-144(d):** 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.	The Landscaping design will comply with the HCDA Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005.	
Modifications	**§15-22-120:** Modification of specific provisions. As a part of the planned development permit review process, the authority may modify plan and rule requirements provided a public hearing is held.	The project is not seeking any modifications from the HCDA Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005.	

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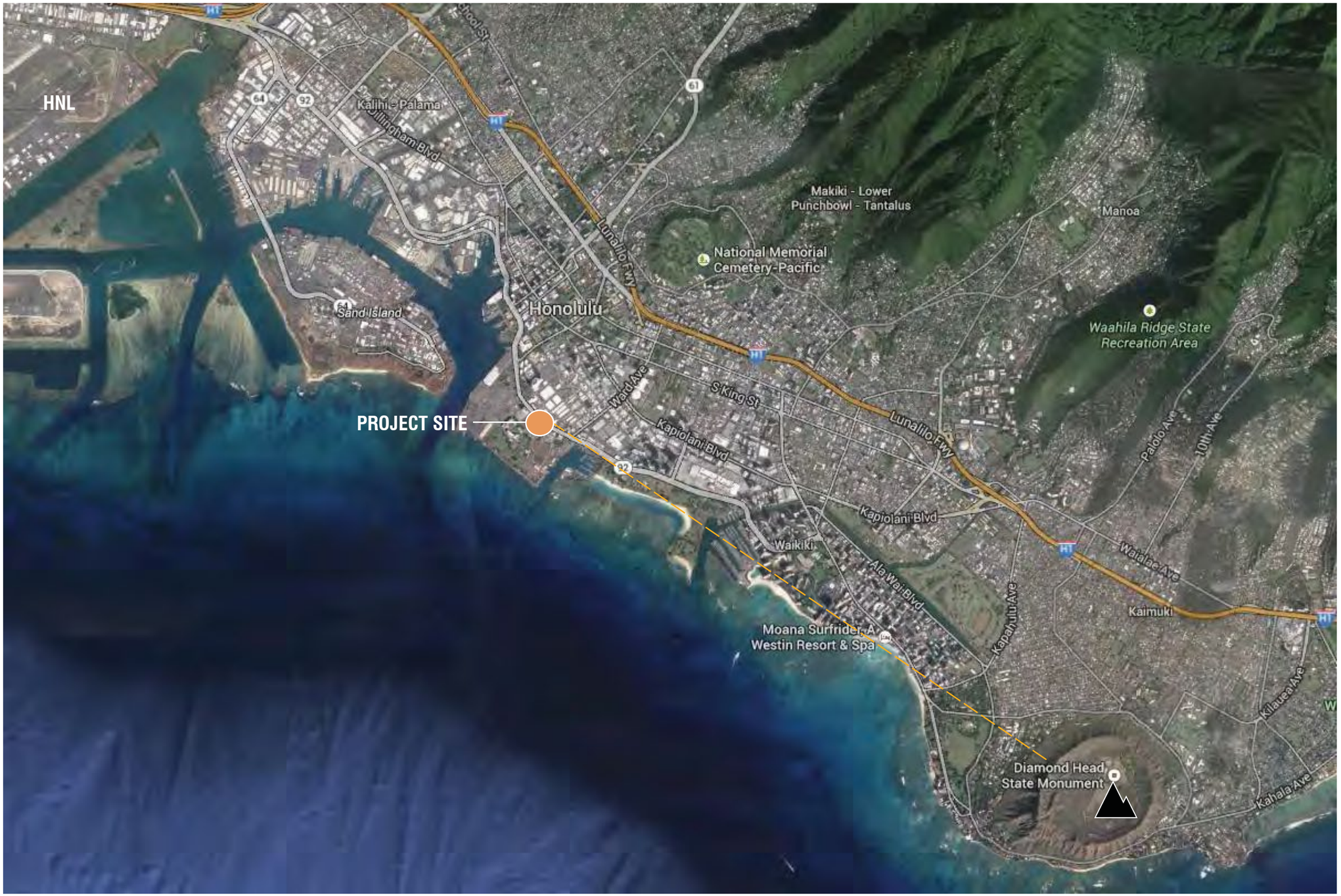
KOBAYASHI GROUP

THE MACNAUGHTON GROUP



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KOBAYASHI GROUP

THE MACNAUGHTON GROUP

BLOCK I
Honolulu Hawaii

Regional Plan

August 29, 2014
EXHIBIT B-1

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KOBAYASHI GROUP

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BLOCK I
Honolulu Hawaii

Aerial Photo of Surrounding Land Area

August 29, 2014
EXHIBIT B-2

RESIDENTIAL UNIT SUMMARY

		2 BR				3 BR			
UNIT TYPE/#:		2A	2B	2C		3A	3D		
DESCRIPTION:		2 BR +D	2 BR	2 BR +D		3 BR	3 BR		TOTAL # OF UNITS
AREA (SF):		1,631	1,581	1,690	TOTAL	1,950	1,805	TOTAL	
LEVEL									
5					0		1	1	1
6					0			0	0
7		2	2	2	6	2		2	8
8		2	2	2	6	2		2	8
9		2	2	2	6	2		2	8
10		2	2	2	6	2		2	8
11		2	2	2	6	2		2	8
12		2	2	2	6	2		2	8
13		2	2	2	6	2		2	8
14		2	2	2	6	2		2	8
15		2	2	2	6	2		2	8
16		2	2	2	6	2		2	8
17		2	2	2	6	2		2	8
18		2	2	2	6	2		2	8
19		2	2	2	6	2		2	8
20		2	2	2	6	2		2	8
21		2	2	2	6	2		2	8
22		2	2	2	6	2		2	8
23		2	2	2	6	2		2	8
24		2	2	2	6	2		2	8
25		2	2	2	6	2		2	8
26		2	2	2	6	2		2	8
27		2	2	2	6	2		2	8
28		2	2	2	6	2		2	8
29		2	2	2	6	2		2	8
30		2	2	2	6	2		2	8
31		2	2	2	6	2		2	8
32		2	2	2	6	2		2	8
33		2	2	2	6	2		2	8
34		2	2	2	6	2		2	8
35		2	2	2	6	2		2	8
36		2	2	2	6	2		2	8
37		2	2	2	6	2		2	8
38		2	2	2	6	2		2	8
39 (PH)		2	2	2	6	2		2	8
40 Roof									
NUMBER OF UNITS		66	66	66	198	66	1	67	265
CURRENT PERCENTAGE		24.9%	24.9%	24.9%	74.7%	24.9%	0.4%	25.3%	100.0%

TYPICAL LANAI SUMMARY

LEVEL	LANAI AREA (SF)
5	0
6	0
7	2052
8	2052
9	2052
10	2052
11	2052
12	2052
13	2052
14	2052
15	2052
16	2052
17	2052
18	2052
19	2052
20	2052
21	2052
22	2052
23	2052
24	2052
25	2052
26	2052
27	2052
28	2052
29	2052
30	2052
31	2052
32	2052
33	2052
34	2052
35	2052
36	2052
37	2052
38	2052
39 (PH)	2052
40 Roof	0
TOTAL LANAI (SF)	67,716

FLOOR AREA SUMMARY

LEVEL	COMMERCIAL FLOOR AREA	RESIDENTIAL FLOOR AREA	UNIT COUNT/FLR
1	19,702	25857	0
2	298	3121	0
3		3419	0
4		3121	0
5		16,000	1
6		16,000	0
7		16,000	8
8		16,000	8
9		16,000	8
10		16,000	8
11		16,000	8
12		16,000	8
13		16,000	8
14		16,000	8
15		16,000	8
16		16,000	8
17		16,000	8
18		16,000	8
19		16,000	8
20		16,000	8
21		16,000	8
22		16,000	8
23		16,000	8
24		16,000	8
25		16,000	8
26		16,000	8
27		16,000	8
28		16,000	8
29		16,000	8
30		16,000	8
31		16,000	8
32		16,000	8
33		16,000	8
34		16,000	8
35		16,000	8
36		16,000	8
37		16,000	8
38		16,000	8
39 (PH)		16,000	4
39 Roof		0	0
TOTAL (SF)	20,000	595,517	

TOTAL BUILDING FLOOR AREA (SF)	615,517
ALLOWABLE FLOOR AREA (SF)	615,517 4.10 FAR
DIFFERENCE (SF)	0

RESIDENTIAL PARKING REQUIRED PER MAUKA AREA RULES

	RATIO	# OF UNITS	REQ. P.
RESIDENTIAL REQ'D	1.35/UNIT	265	358
		TOTAL	358
ACCESSIBLE REQ'D	2% of UNIT TOTAL	265	6

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD	COMPACT	TANDEMS	CAR ACCESSIBLE SPACES	TOTAL
1	18			2	20
2	107	24	52		183
3	129	60	24	2	215
4	100	74	26	2	202
TOTALS	354	158	102	6	620
				% OF TANDEM PROVIDED:	17%

LOADING STALLS REQUIRED

USE OR USE CATEGORY	RATIO	FLOOR AREA (SF)	LOADING SPACES REQUIRED
COMMERCIAL (12'X35' STALL)	2 / 10,001 - 20,0000 SF	20,000	2
MULTI-FAMILY DWELLINGS (9'X19' STALL)	2 / 300,000 + 1 < 300,000	595,517	3
(EACH ADDITIONAL 200,000 OVER 300,000)			1
		TOTAL	6

BIKE STORAGE SUMMARY (standard household size)

RESIDENTIAL BIKE PARKING DEMAND

	# OF UNITS	# OF OCCUPANTS/ UNIT	# OF OCCUPANTS TOTAL	REQ. P.
2BR	198	4	792	119
3BR	67	5	335	50
	TOTAL		1127	169

RETAIL BIKE PARKING DEMAND

				REQ. P.
RETAIL				36
	TOTAL			36
	TOTAL REQUIRED			205

COMMERCIAL PARKING REQUIRED PER MAUKA AREA RULES

	RATIO	RETAIL AREA	REQ. P.
COMMERCIAL REQ'D	0.9/300 SF	20,000	60
		TOTAL	60
CAR ACCESSIBLE REQ'D	4: 76-100 PROVIDED	83 PROVIDED	4
VAN ACCESSIBLE REQ'D	1: 76-100 PROVIDED	83 PROVIDED	1

COMMERCIAL PARKING PROVIDED

LEVEL	STANDARD		CAR ACCESSIBLE SPACES	VAN ACCESSIBLE SPACES	TOTAL
1	20			1	21
2	40		4	0	44
TOTALS	60		4	1	65
				TOTAL PROVIDED	685

LOADING STALLS PROVIDED

USE OR USE CATEGORY	RATIO	FLOOR AREA (SF)	LOADING SPACES PROVIDED
COMMERCIAL (12'X35' STALL)	2 / 10,001 - 20,0000 SF (50%)	20,000	1
MULTI-FAMILY DWELLINGS (9'X19' STALL)	2 / 300,000 + 1 < 300,000 (50%)	595,517	2
(EACH ADDITIONAL 200,000 OVER 300,000)			0
		TOTAL	3

(BASED ON 50% REDUCTION IN LOADING SPACES PER SECTION 15-22-68.10e)

BIKE PARKING PROVIDED

LEVEL	INTERIOR SPACES	EXTERIOR SPACES	TOTAL
1	205	0	0
TOTALS	205	0	205

BIKE PARKING DEMAND CALCUATED AS 15% OF THE STANDARD HOUSEHOLD SIZE, BASED ON MAUKA AREA RULES SECT. 15-22-185 OCCUPANCY GUIDELINES.

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KOBAYASHI GROUP

THE MACNAUGHTON GROUP

BLOCK I
Honolulu Hawaii

Building and Floor Area Summary

August 29, 2014
EXHIBIT B-3

Dated: March 3, 2014

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

AUAHI STREET (60 FT. WIDE)

KOULA STREET (40 FT. WIDE)

ALA MOANA BOULEVARD (100 FT. WIDE)

LOT 2-D
52,592 Sq. Ft.
TMK: (1) 2 - 1 - 056: 008

LOT 5
56,106 Sq. Ft.
TMK: (1) 2 - 1 - 056: 002

LOT 6-C
41,428 Sq. Ft.
TMK: (1) 2 - 1 - 056: 007

825 AUAHI STREET
1 STORY MASONRY WAREHOUSE WITH CONCRETE ROOFTOP PARKING
(LESSEE)
"NEW CITY NISSAN"

800 ALA MOANA BOULEVARD
1 STORY MASONRY WAREHOUSE
(LESSEE)
"CUTTER ALA MOANA"

1 STORY STEEL/MASONRY GARAGE
(LESSEE)
"CUTTER ALA MOANA"

1 STORY MASONRY BUILDING
(LESSEE)
"CUTTER ALA MOANA"

1 STORY WOOD OFFICE

1 STORY CMU BUILDING

900 ALA MOANA BOULEVARD
2 STORY MASONRY BUILDING
(LESSEE)
"NEW CITY NISSAN"

MOBILE TRAILER/OFFICE

Tmk: (1) 2-1-056: 011
Owner: City and County of Honolulu
(C&C Road Maintenance Yard)

Lot 429
Tmk: (1) 2-1-053: 001
Owner: Victoria Ward Limited

Lot 428
Tmk: (1) 2-1-053: 001
Owner: Victoria Ward Limited

Lot 416
Tmk: (1) 2-1-056: 001
Owner: First Hawaiian Bank Trustee

Lot 111
Tmk: (1) 2-1-056: 001
Owner: First Hawaiian Bank Trustee

BLOCK 19
"KAKAAKO SUB DIVISION"

R.P. 1944 to E.W. Clarke, L.C. Aw. 387, Board of Commissioners for Foreign Missions

R.P. 4483, L.C. Aw. 7712, to M. Kekuo

R.P. 1 to Port

(no L.C. Aw.) V. Kamamalu

M. Kekuanaoa

SEWER EASEMENT 10 (LAND COURT APPLICATION 670, MAP 39)

SEWER EASEMENT 9 (LAND COURT APPLICATION 6

PART 1-A EASEMENT FOR SANITARY SEWER (LAND COURT APPLICATION 670, MAP 11)

APPLICATION 670 TO CONSOLIDATE LAND COURT

POINT OF BEGINNING
5,829.66 S.
3,032.56 W.
"PUNCHBOWL" △
"+" CROSS (FND)

POINT OF BEGINNING
5,975.83 S.
3,413.32 W.
"PUNCHBOWL" △
1/2" PIPE (FND)

1. CHAINLINK GATE FROM LOT 111 EXTENDS INTO LOT 6-C BY 0.1 FEET.
2. HECO TRANSFORMER WITH CONCRETE SLAB FROM ALA MOANA BOULEVARD IN LOT 6-C BY 7.7 FEET.
3. ELECTRICAL POLE GUYWIRE FROM ALA MOANA BOULEVARD EXTENDS INTO LOT 6-C BY 2.8 FEET.
4. HECO BOX FROM ALA MOANA BOULEVARD IN LOT 6-C BY 10.9 FEET
5. HTEL BOX FROM ALA MOANA BOULEVARD IN LOT 6-C BY 10.4 FEET
6. HECO BOX IN LOT 6-C
7. HTEL BOX IN LOT 6-C
8. HTEL BOX IN LOT 6-C
9. CHAIN LINK FENCE FROM LOT 5 CROSSES INTO LOT 2-D BY 0.2 FEET.
10. CHAIN LINK FENCE FROM LOT 5 EXTENDS INTO LOT 6-C BY 1.0 FEET.
11. LIGHT POLE BASE FROM LOT 5 EXTENDS INTO LOT 6-C BY 0.2 FEEET.
12. L.C. BEGIN CLF
13. CHAINLINK FENCE FROM LOT 2-D EXTENDS INTO TMK: (1) 2-1-056: 011 BY 23.7 FEET.
14. FIRE/DRY STANDPIPE FROM LOT 2-D EXTENDS INTO TMK: (1) 2-1-056: 011 BY 0.3 FEET.
15. CHAINLINK FENCE FROM LOT 2-D CROSSES INTO TMK: (1) 2-1-056: 011 AND LOT 429 BY AS MUCH AS 0.4 FEET.
16. CHAINLINK FENCE GATE POST FROM LOT 2-D CROSSES INTO LOT 429 BY 0.2 FEET.

1. HECO BOX FROM ALA MOANA BOULEVARD EXTENDS INTO LOT 5 BY 0.2 FEET.
2. HTEL BOX FROM KOULA STREET EXTENDS INTO LOT 5 BY 0.5 FEET.
3. DRAIN PIPE FROM LOT 5 EXTENDS INTO KOULA STREET BY 0.6 FEET.
4. DRAIN PIPE FROM LOT 5 EXTENDS INTO KOULA STREET BY 0.6 FEET.
5. SECURITY CAMERA FROM LOT 5 IN KOULA STREET BY 1.9 FEET.
6. ASPHALT RAMP FROM LOT 5 EXTENDS INTO AUAHI STREET BY 8.0 FEET.
7. SPIKE (FND)
8. CHAIN LINK FENCE FROM LOT 5 CROSSES INTO LOT 2-D BY 0.1 FEET.
9. CHAIN LINK FENCE FROM LOT 5 CROSSES INTO LOT 2-D BY 0.2 FEET.
10. CHAIN LINK FENCE FROM LOT 5 EXTENDS INTO LOT 6-C BY 1.0 FEET.
11. 1/2" PIPE (FND)
12. SPIKE (FND)
13. CHAINLINK FENCE FROM LOT 2-D EXTENDS INTO TMK: (1) 2-1-056: 011 BY 23.7 FEET.
14. FIRE/DRY STANDPIPE
15. 350.61
16. CHAINLINK FENCE GATE

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KOBAYASHI GROUP

THE MACNAUGHTON GROUP

BLOCK I
Honolulu Hawaii

ALTA Survey

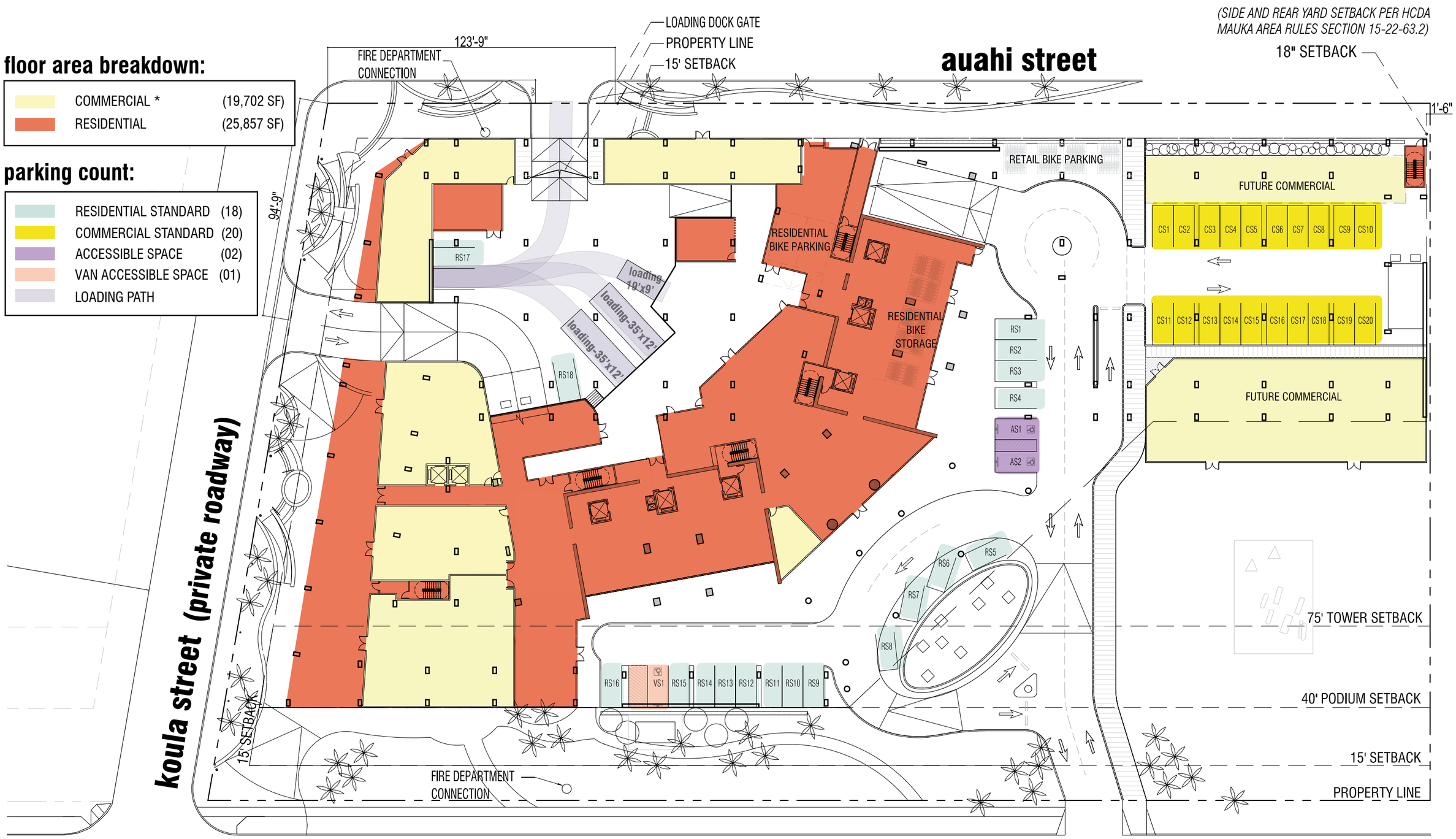
August 29, 2014
EXHIBIT B-4

floor area breakdown:

COMMERCIAL *	(19,702 SF)
RESIDENTIAL	(25,857 SF)

parking count:

RESIDENTIAL STANDARD	(18)
COMMERCIAL STANDARD	(20)
ACCESSIBLE SPACE	(02)
VAN ACCESSIBLE SPACE	(01)
LOADING PATH	



* PER SECTION 15-22-67 ALL EATING & DRINKING ESTABLISHMENT REQUIRE A HIGHER RATIO OF PARKING

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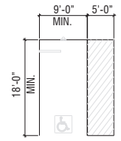
BLOCK I
Honolulu Hawaii

Site Plan

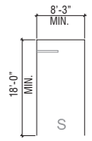
N

0 20' 40' 80'
Scale 1" = 40'

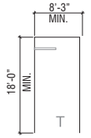
August 29, 2014
EXHIBIT B-5



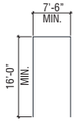
ACCESSIBLE STALL



STANDARD STALL



TANDEM STALL



COMPACT STALL

floor area breakdown:

	RESIDENTIAL	(3,121 SF)
	COMMERCIAL	(298 SF)

parking count:

	RESIDENTIAL COMPACT	(24)
	RESIDENTIAL STANDARD	(107)
	COMMERCIAL STANDARD*	(40)
	TANDEMS	(52)
	ACCESSIBLE SPACE	(04)
EV	ELECTRIC VEHICLE CHARGING STATION	(09)

* 23 BUILT STALLS ALLOCATED FOR FUTURE COMMERCIAL

PARKING LEVEL 02- BLOCK I

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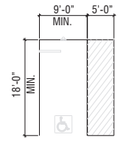
BLOCK I
Honolulu Hawaii

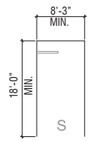
Parking - Level 02

N
0 20' 40' 80'
Scale 1" = 40'

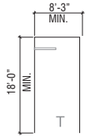
August 29, 2014
EXHIBIT B-6



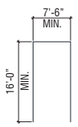
ACCESSIBLE STALL



STANDARD STALL



TANDEM STALL



COMPACT STALL

floor area breakdown:

	RESIDENTIAL	(3,419 SF)

parking count:

	RESIDENTIAL COMPACT	(60)
	RESIDENTIAL STANDARD	(129)
	TANDEMS	(24)
	ACCESSIBLE SPACE	(02)
EV	ELECTRIC VEHICLE CHARGING STATION	(09)

PARKING LEVEL 03- BLOCK I

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kobayashi group

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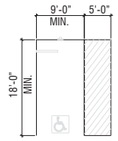
BLOCK I
Honolulu Hawaii

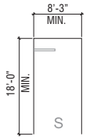
Parking - Level 03

N
0 20' 40' 80'
Scale 1" = 40'

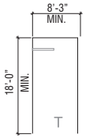
August 29, 2014
EXHIBIT B-7



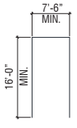
ACCESSIBLE STALL



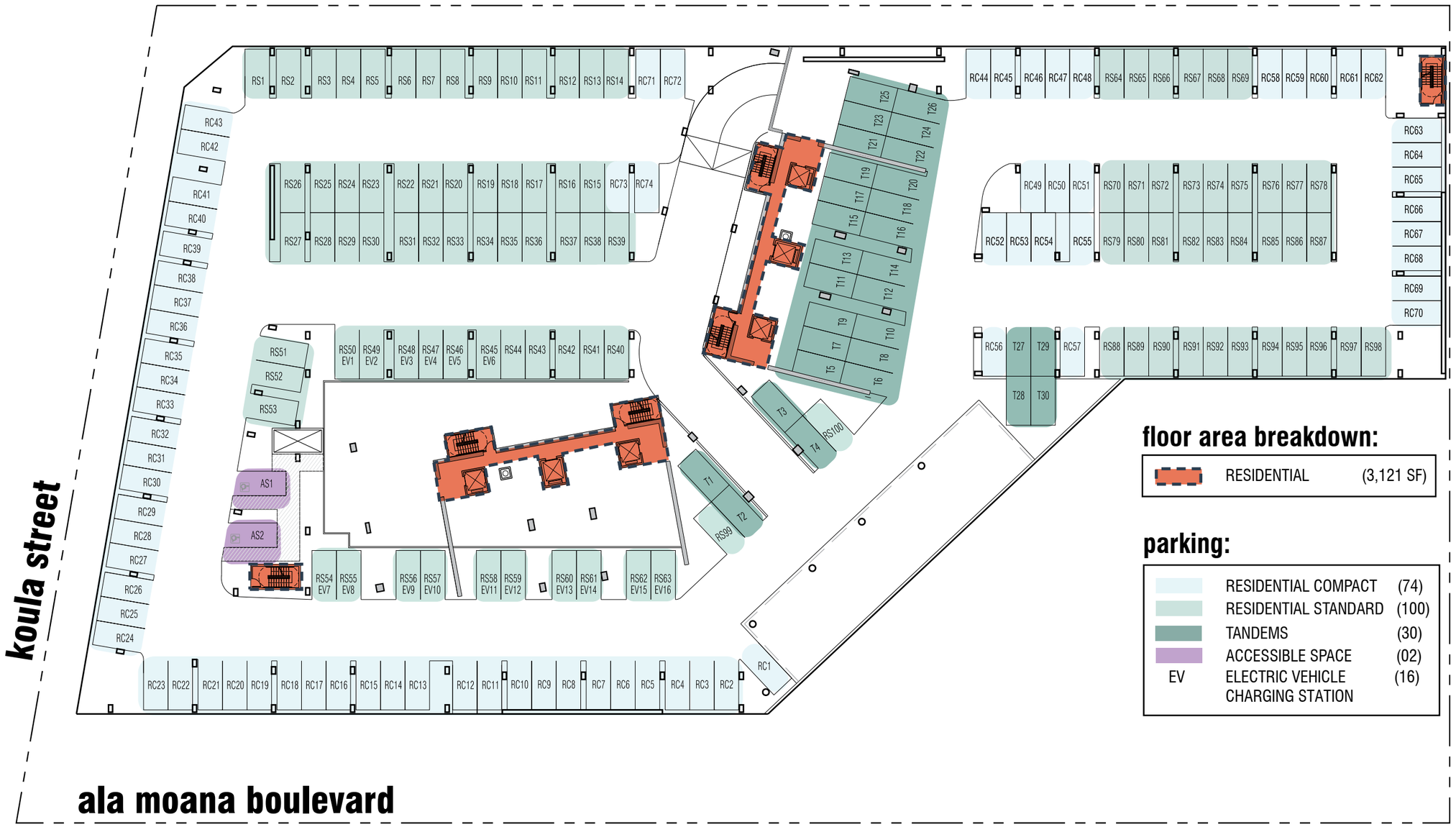
STANDARD STALL



TANDEM STALL



COMPACT STALL



floor area breakdown:

	RESIDENTIAL	(3,121 SF)

parking:

	RESIDENTIAL COMPACT	(74)
	RESIDENTIAL STANDARD	(100)
	TANDEMS	(30)
	ACCESSIBLE SPACE	(02)
EV	ELECTRIC VEHICLE CHARGING STATION	(16)

PARKING LEVEL 04- BLOCK I

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BLOCK I
Honolulu Hawaii

Parking - Level 04

N

0 20' 40' 80'
Scale 1" = 40'

August 29, 2014
EXHIBIT B-8

auahi street

koula street (private roadway)

PROPERTY LINE

ala moana boulevard

BLOCK I
RECREATION SPACE SUMMARY

RECREATION SPACE

TOTAL SITE AREA	150,126 SF
REQUIRED RECREATION SPACE	14,575 SF
(55 SF PER 265 DWELLING UNITS PER HCDA MAUKA AREA RULES SECTION 15-22-65B)	
PROVIDED RECREATION SPACE (AMENITY FLOOR)	59,960 SF

floor area breakdown:

RESIDENTIAL
FLOOR AREA (16,000 SF)
FLOOR PLATE (16,000 SF)

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KOBAYASHI GROUP

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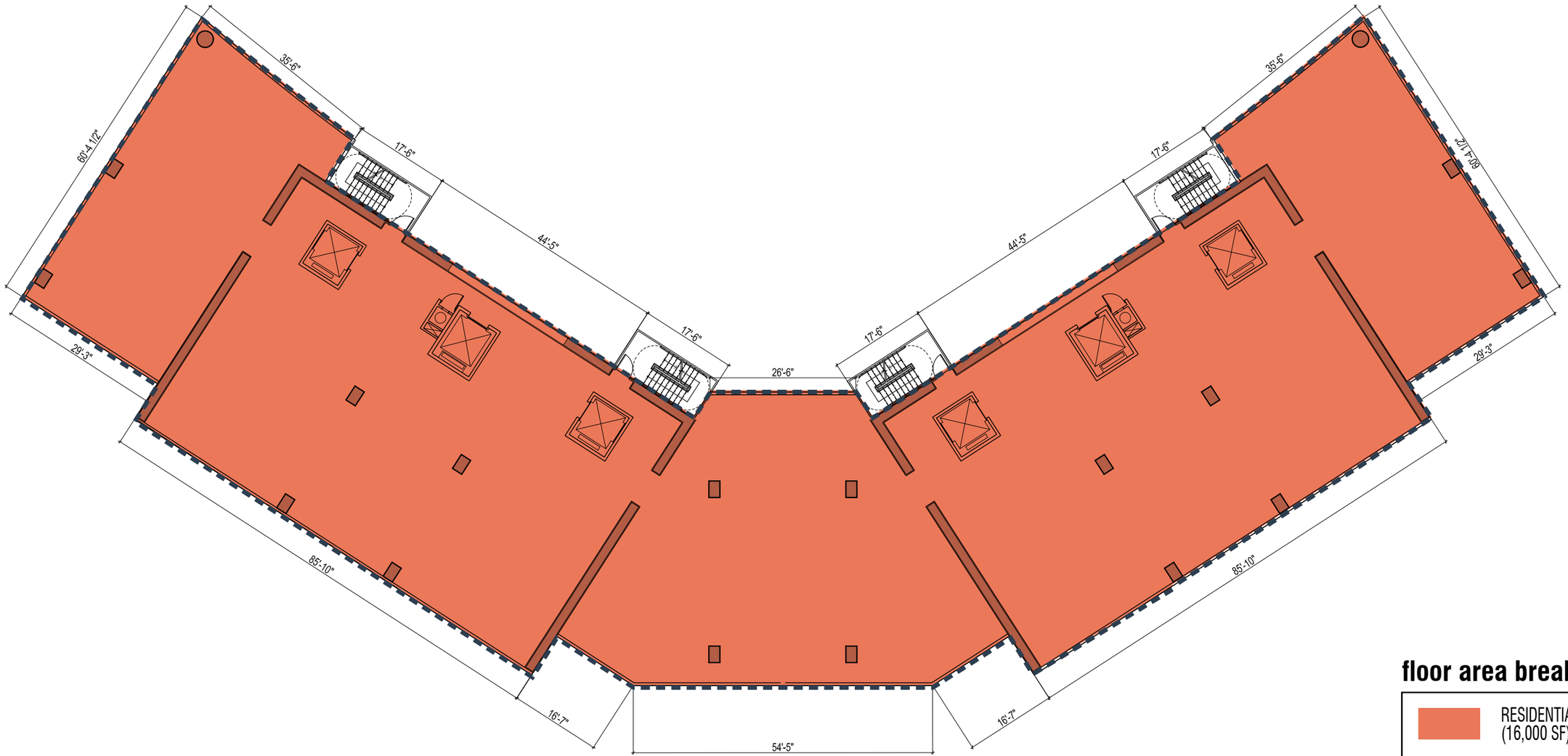
BLOCK I
Honolulu Hawaii

Amenity Level 05

N

0 40' 80' 160'
Scale 1" = 80'

August 29, 2014
EXHIBIT B-9



floor area breakdown:

RESIDENTIAL FLOOR AREA (16,000 SF)

FLOOR PLATE (16,000 SF)

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KOBAYASHI GROUP

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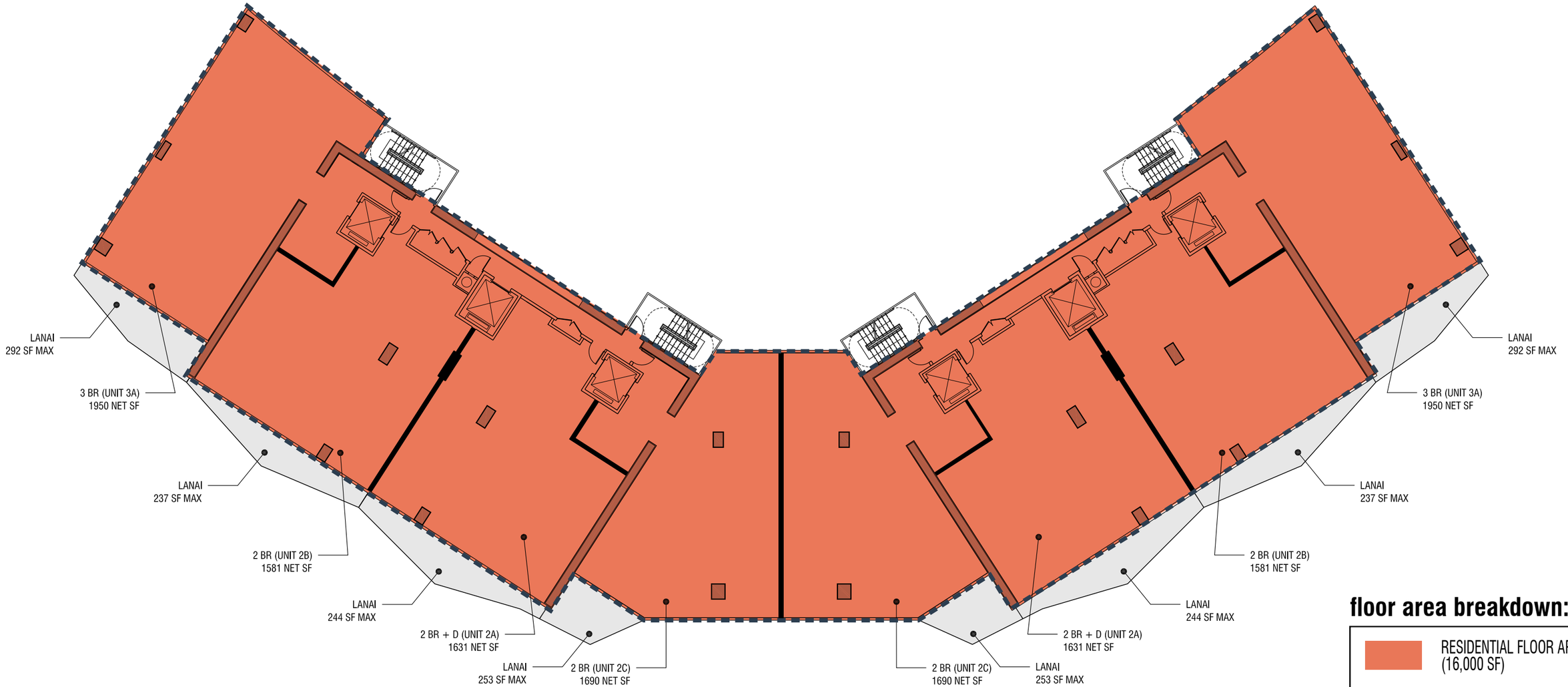
BLOCK I
Honolulu Hawaii

Storage Level 06

N

0 5 10 20 40
Scale 1" = 20'

August 29, 2014
EXHIBIT B-10



floor area breakdown:

- RESIDENTIAL FLOOR AREA (16,000 SF)
- FLOOR PLATE (16,000 SF)
- LANAI AREA
  LESS THAN 15% OF UNIT

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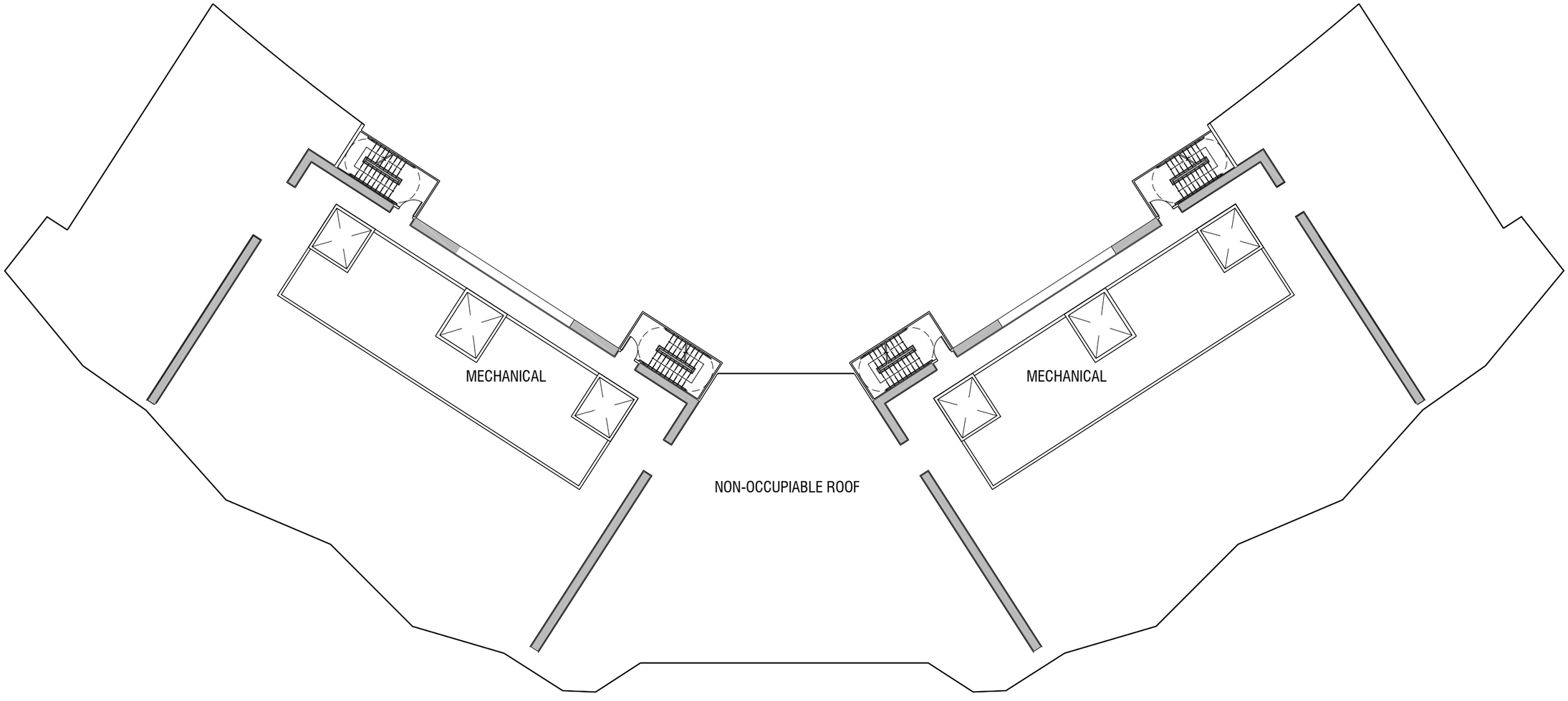
BLOCK I
Honolulu Hawaii

Typical Residential

N

0 5 10 20 40
Scale 1" = 20'

August 29, 2014
EXHIBIT B-11



FLOOR AREA: 16,000 SF
TOTAL FLOORS: 01

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BLOCK I
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Roof Level

N

0 5 10 20 40
Scale 1" = 20'

August 29, 2014
EXHIBIT B-12

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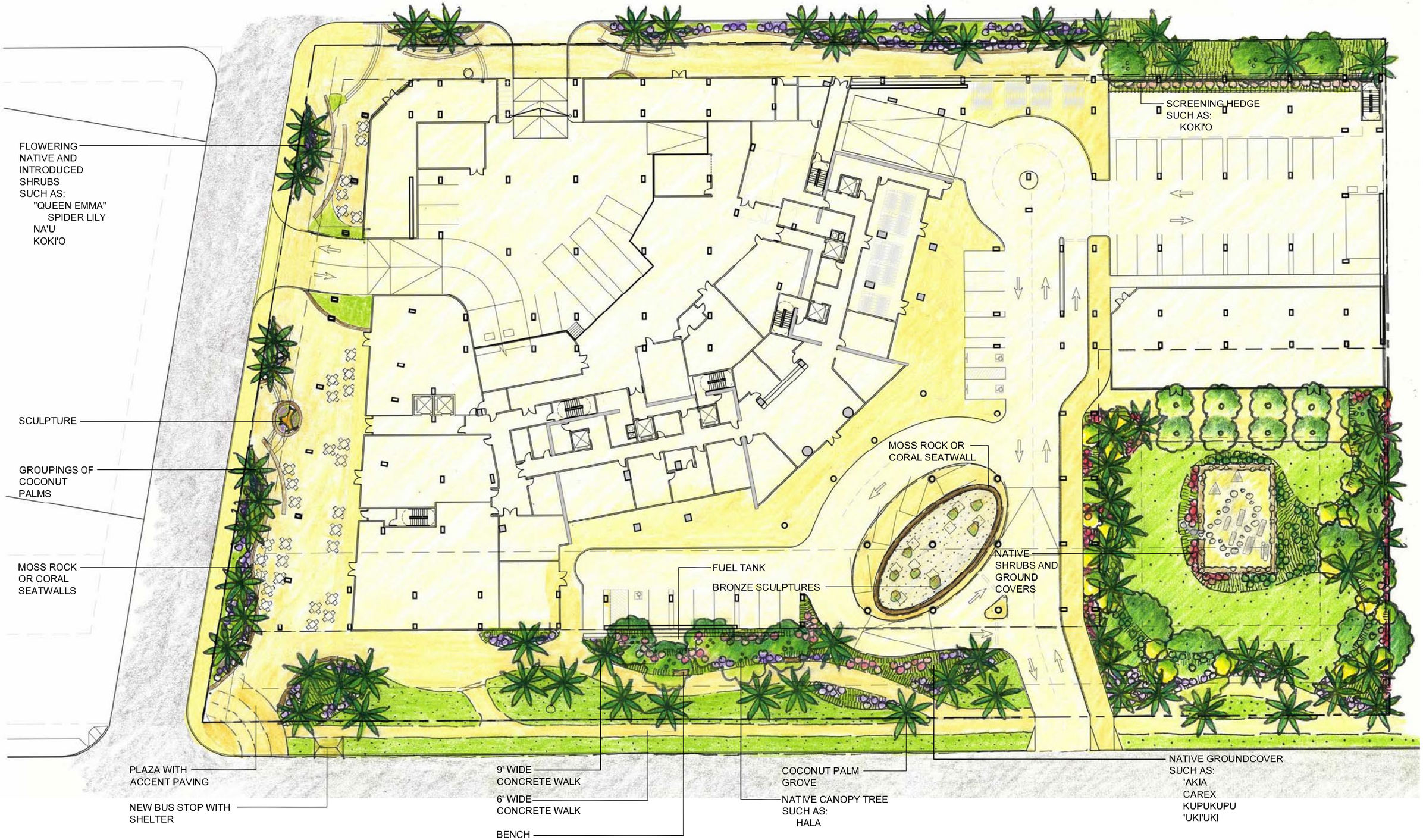
BLOCK I
Honolulu Hawaii

Pedestrian and Vehicular Circulation Plan

N

0 20' 40' 80'
Scale 1" = 40'

August 29, 2014
EXHIBIT C-1



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BLOCK I
Honolulu Hawaii

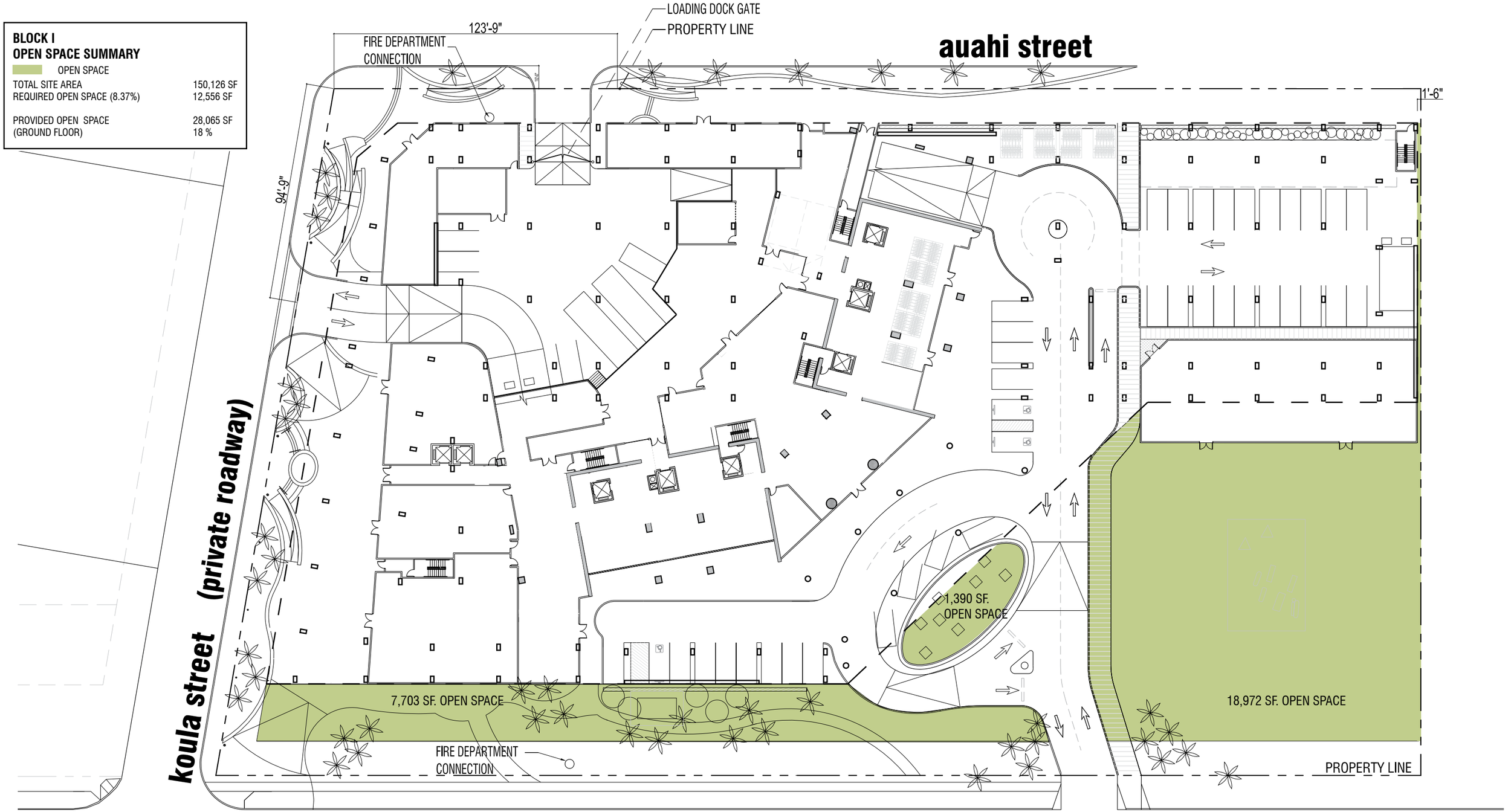
Landscape Plan

August 29, 2014
EXHIBIT C-2

BLOCK I
OPEN SPACE SUMMARY

OPEN SPACE

TOTAL SITE AREA	150,126 SF
REQUIRED OPEN SPACE (8.37%)	12,556 SF
PROVIDED OPEN SPACE (GROUND FLOOR)	28,065 SF
	18 %



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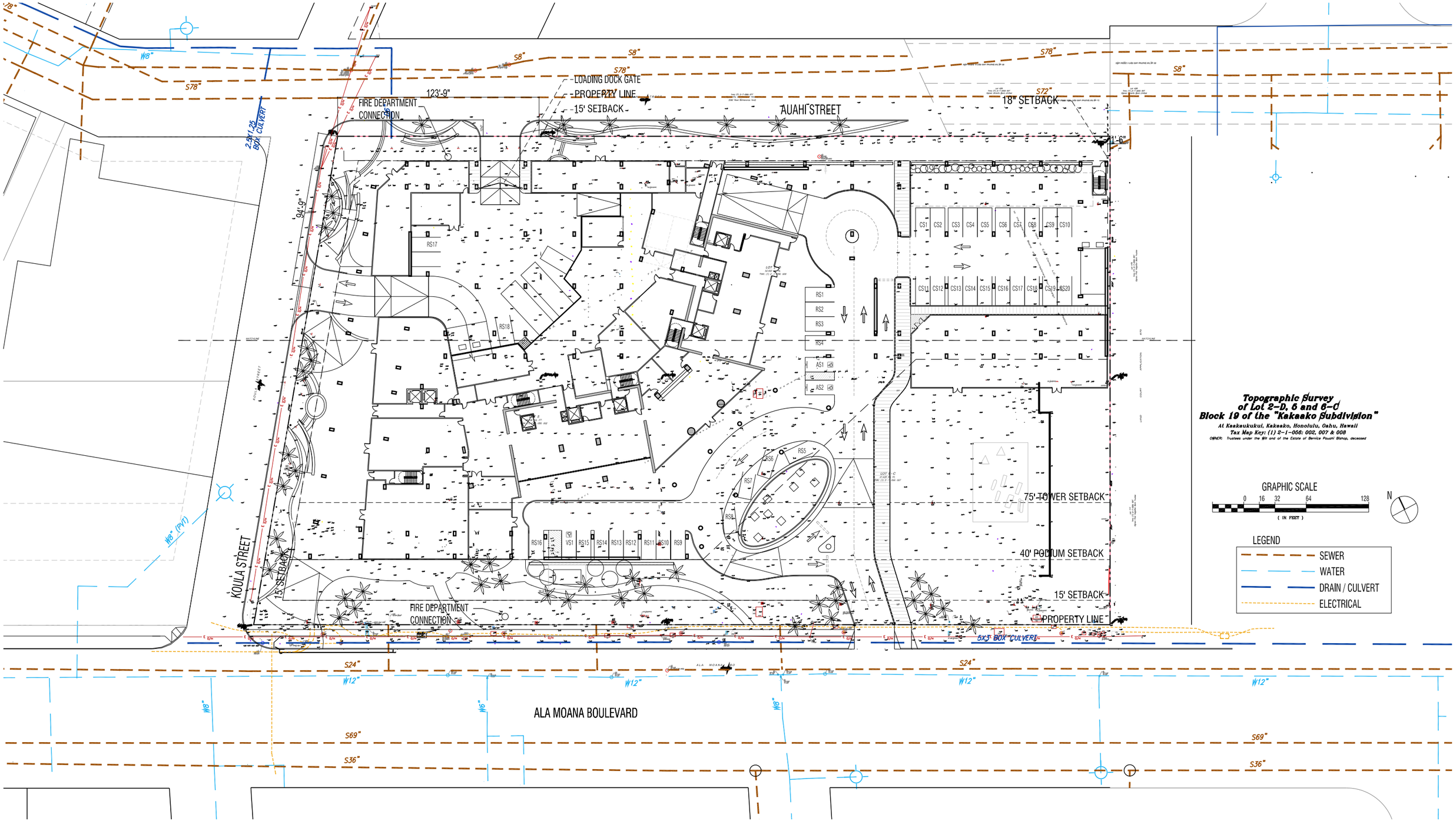
BLOCK I
Honolulu Hawaii

Open Space Plan

N

0 20' 40' 80'
Scale 1" = 40'

August 29, 2014
EXHIBIT C-3



Topographic Survey
of Lot 2-D, 5 and 6-C
Block 19 of the "Kakaako Subdivision"

At Kaakaukukui, Kakaako, Honolulu, Oahu, Hawaii
Tax Map Key: (1) 2-1-056: 002, 007 & 008
OWNER: Trustees under the Will and of the Estate of Bernice Pauahi Bishop, deceased

GRAPHIC SCALE
0 16 32 64 128
(IN FEET)

N

LEGEND
- SEWER
- WATER
- DRAIN / CULVERT
- ELECTRICAL

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BLOCK I
Honolulu Hawaii

Topographic Information with Utilities and Improvements

August 29, 2014
EXHIBIT D-1

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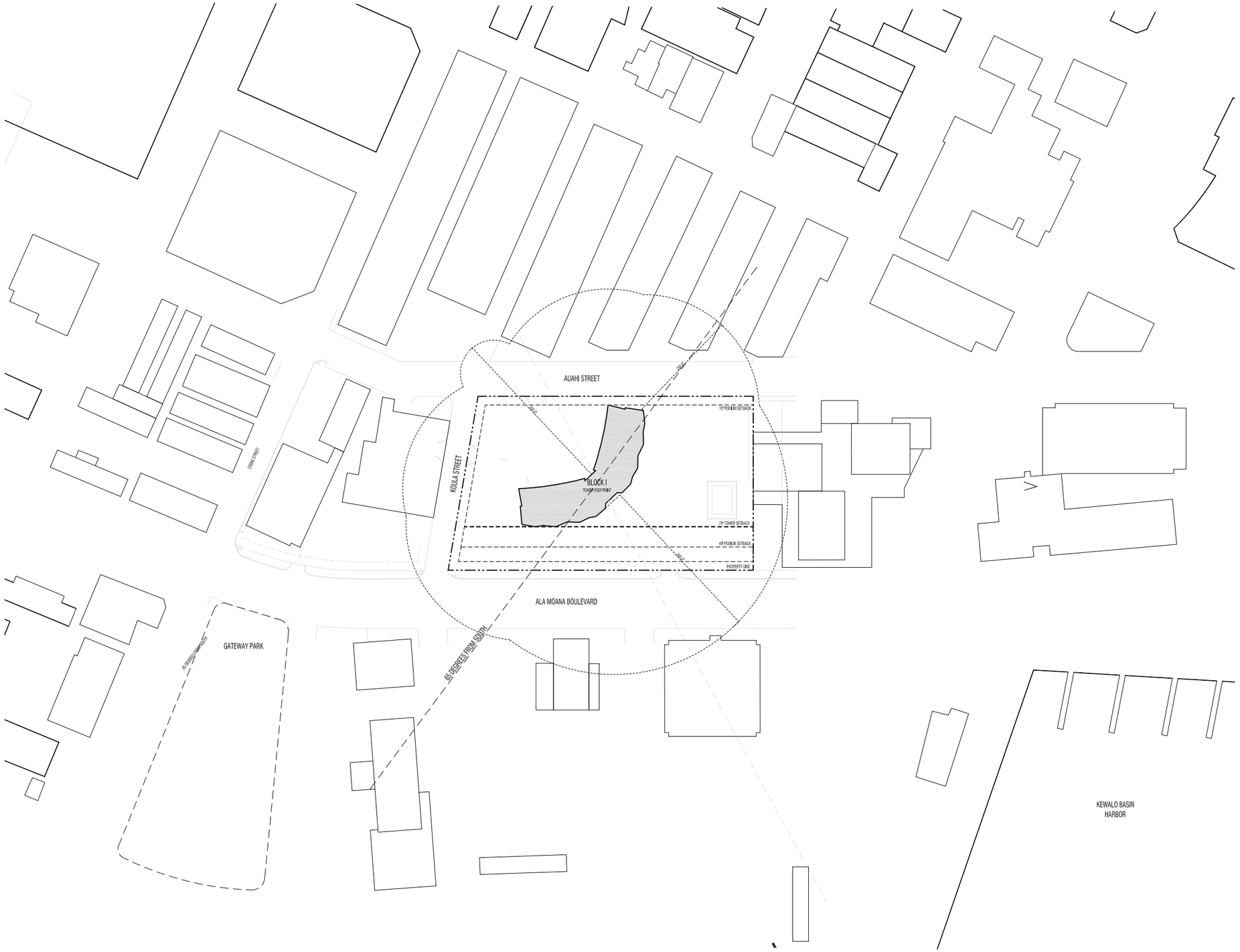
BLOCK I
Honolulu Hawaii

Flood Hazard Evaluation Map

August 29, 2014
EXHIBIT D-2



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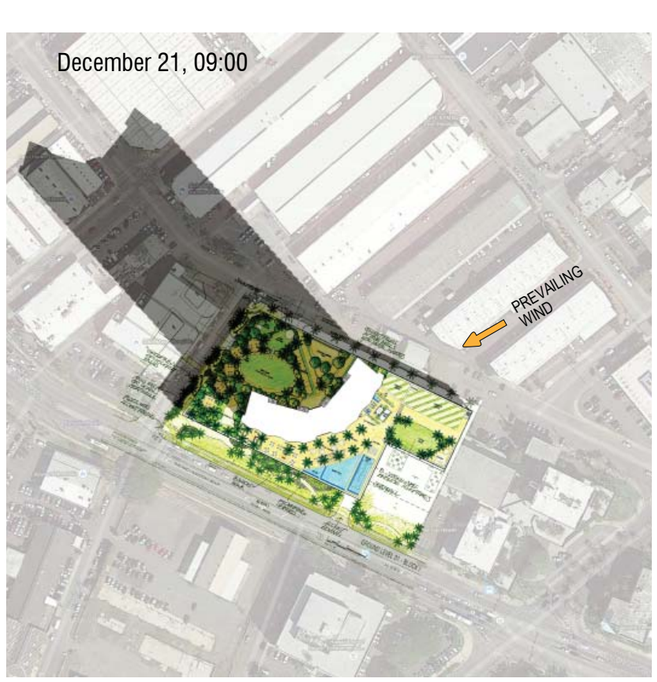
BLOCK I
Honolulu Hawaii

Orientation and Tower Spacing Plan

N

0 50' 100' 200'
Scale 1" = 100'

August 29, 2014
EXHIBIT D-3



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KCBAYASHI GROUP

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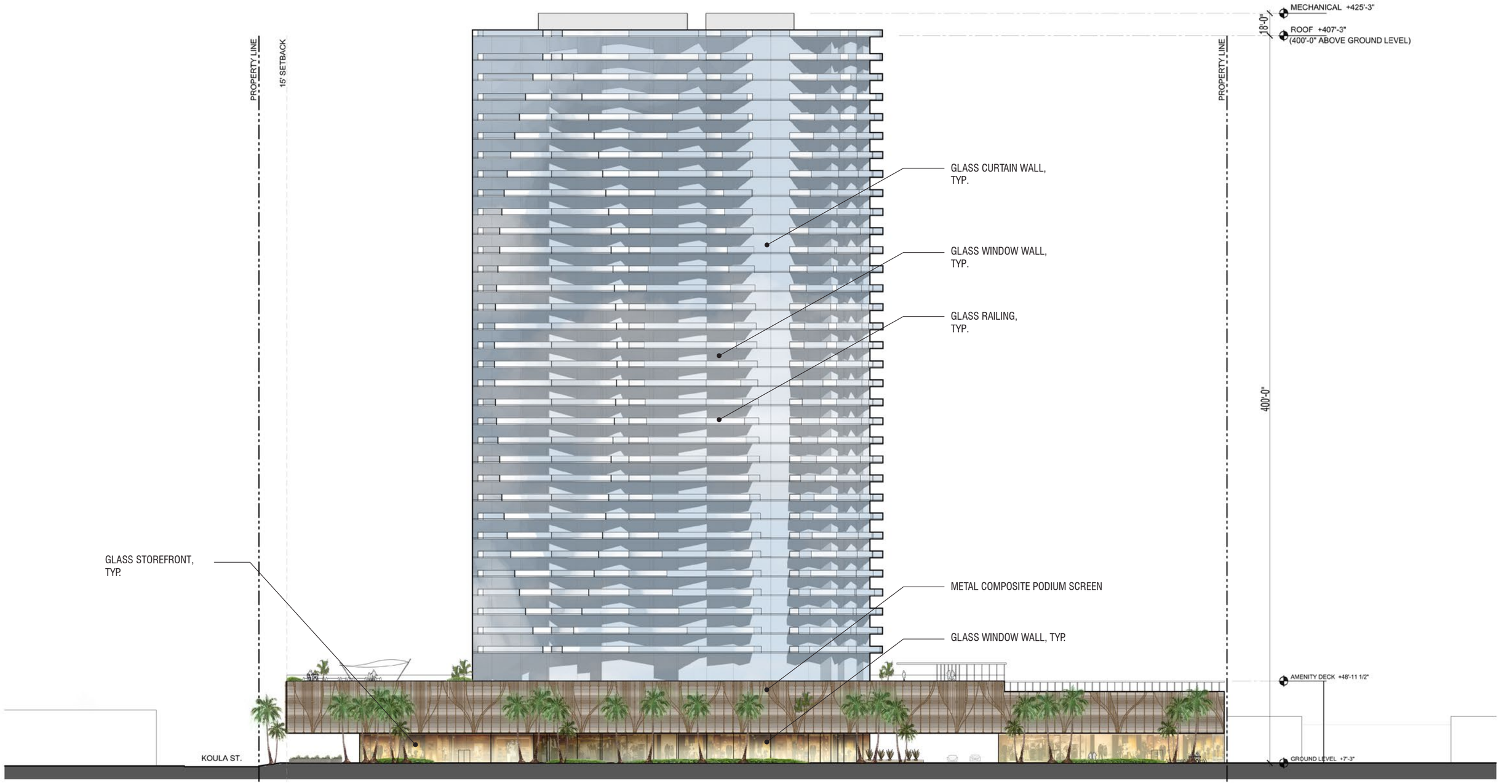
BLOCK I
Honolulu Hawaii

Shadow Study
Summer and Winter Solstice

August 29, 2014
EXHIBIT D-4



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KOBAYASHI GROUP

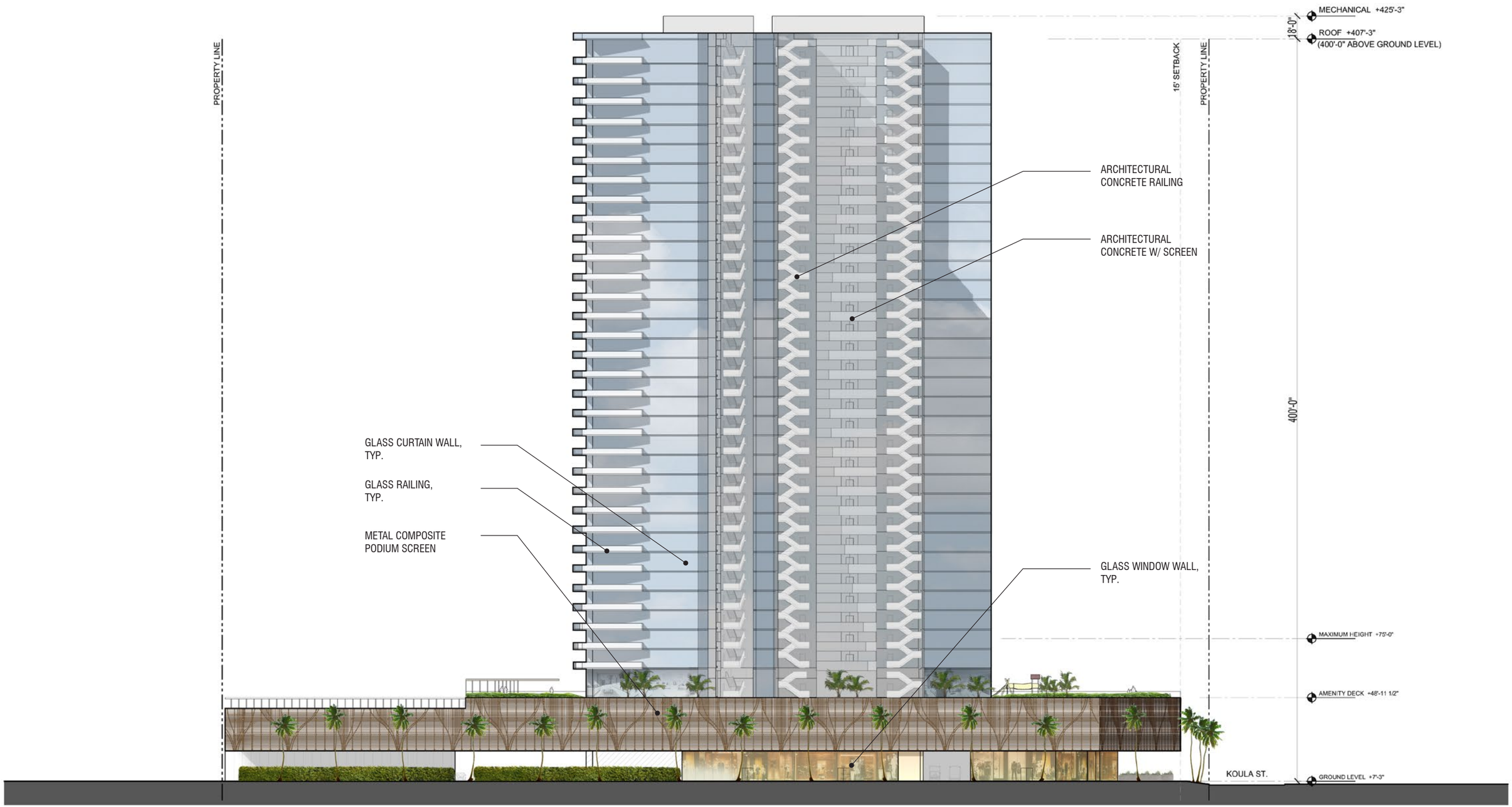
THE MACNAUGHTON GROUP

BLOCK I
Honolulu Hawaii

Elevation
Ala Moana Boulevard

N
0 25' 50' 100'
Scale 1" = 50'

September 4, 2014
EXHIBIT E-1



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KOBAYASHI GROUP

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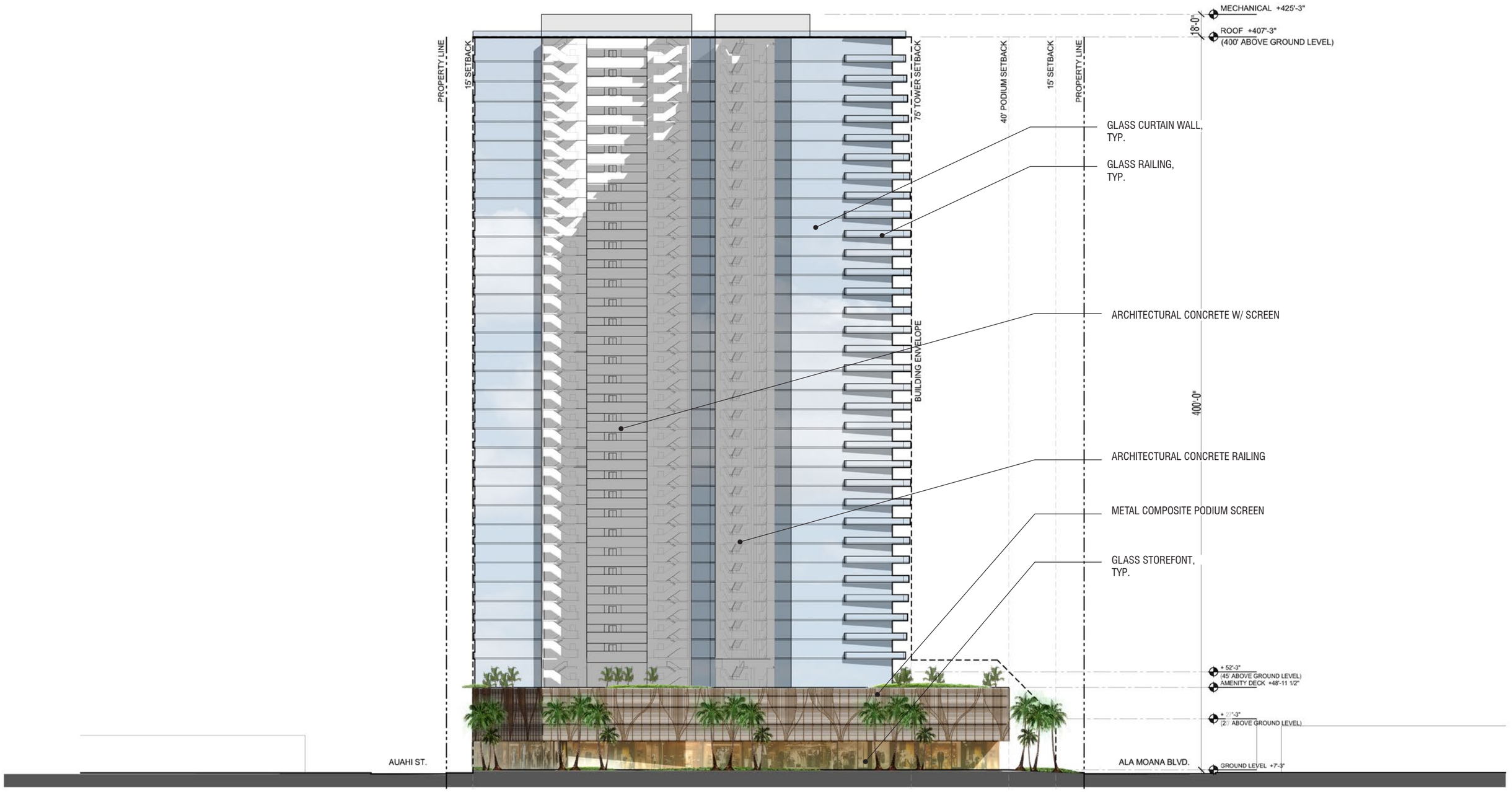
BLOCK I
Honolulu Hawaii

Elevation
Auahi Street

N
0 25' 50' 100'
Scale 1" = 50'

September 4, 2014
EXHIBIT E-2



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KOBAYASHI GROUP

THE MACNAUGHTON GROUP

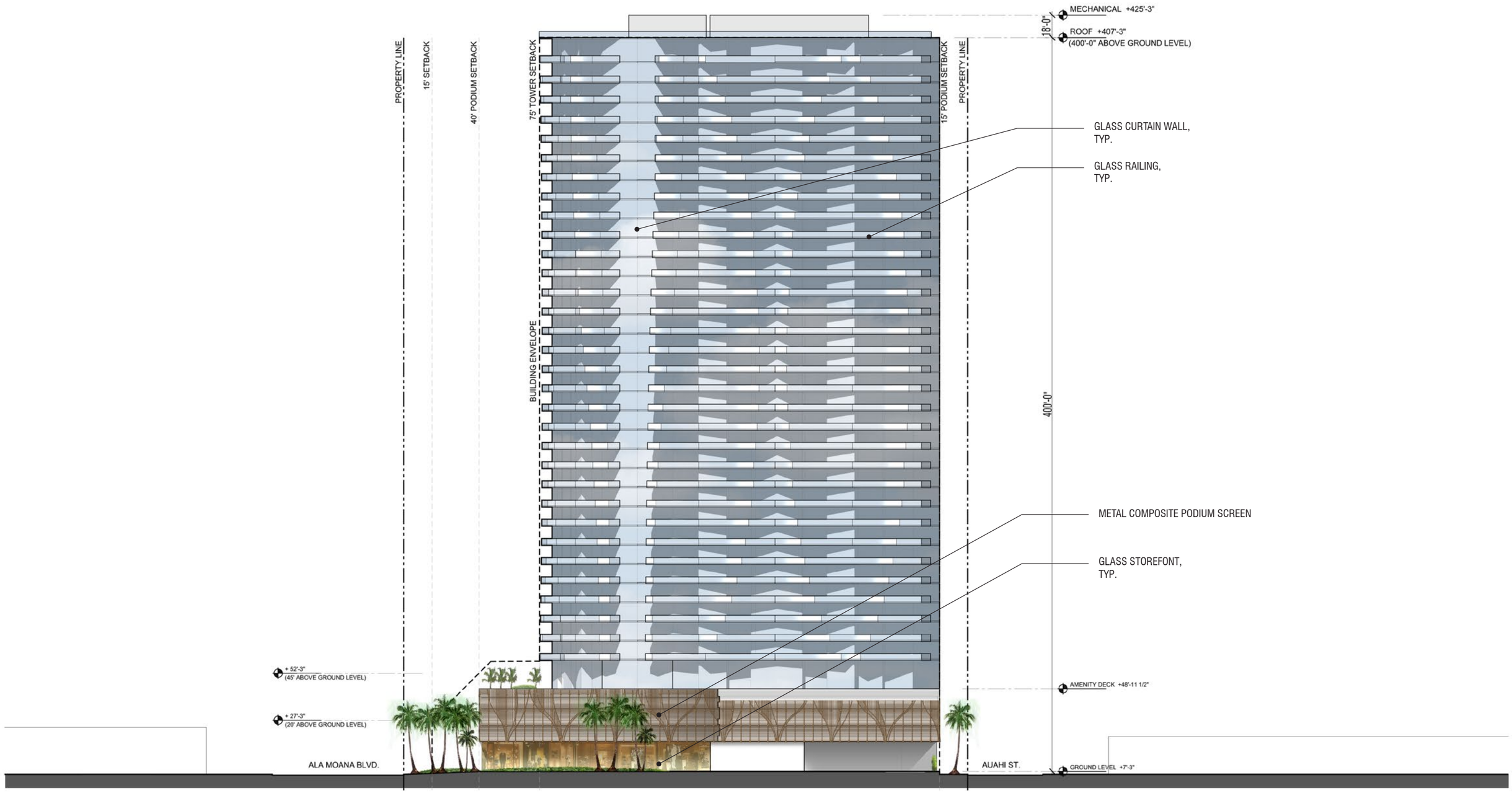
BLOCK I
Honolulu Hawaii

Elevation
Koula Street

N

0 25' 50' 100'
Scale 1" = 50'

September 4, 2014
EXHIBIT E-3



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KOBAYASHI GROUP

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BLOCK I
Honolulu Hawaii

Elevation
Diamond Head

N

0 25' 50' 100'
Scale 1" = 50'

September 4, 2014
EXHIBIT E-4

Curtain Wall + Window Wall
Glass Sample

Mullion + Metal Panel Color Sample

Metal Composite Podium Screening Sample

Example of glass mock-up installation

Example of metal panel installation

Example of metal composite installation

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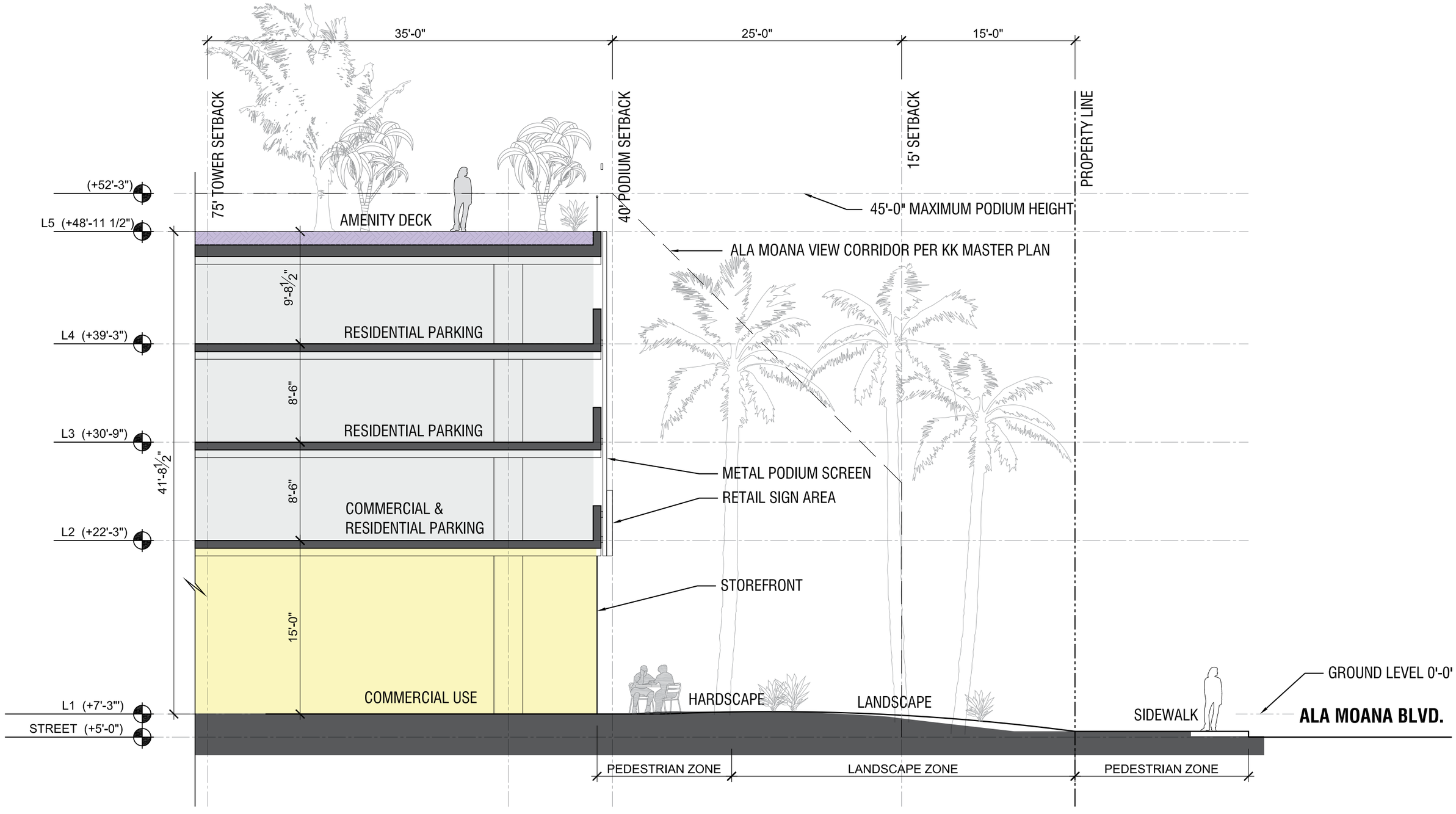
BLOCK I
Honolulu Hawaii

Typical Material Details

August 29, 2014
EXHIBIT E-5



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KOBAYASHI GROUP

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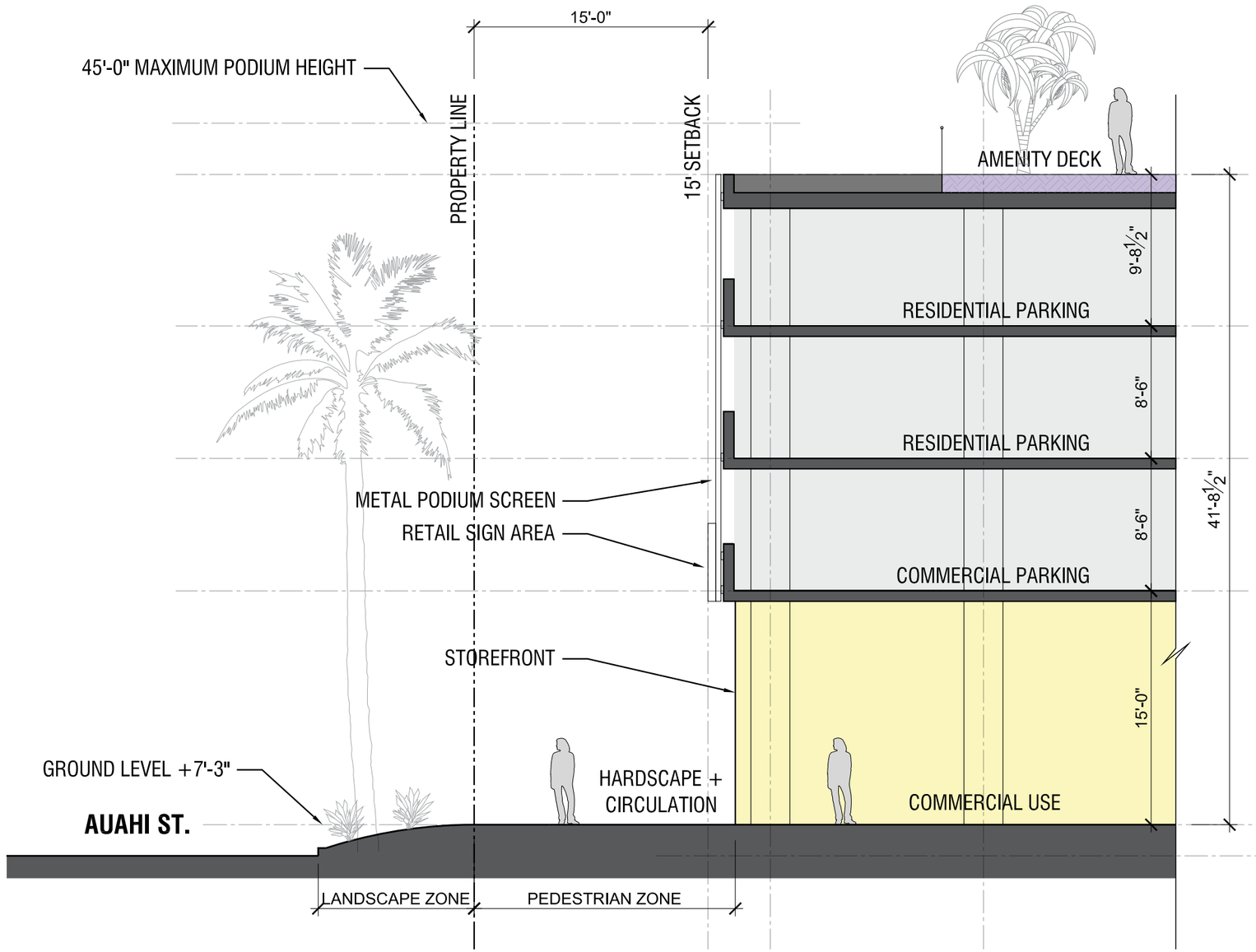
BLOCK I
Honolulu Hawaii

Section
Ala Moana Boulevard

August 29, 2014
EXHIBIT E-6



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KOBAYASHI GROUP

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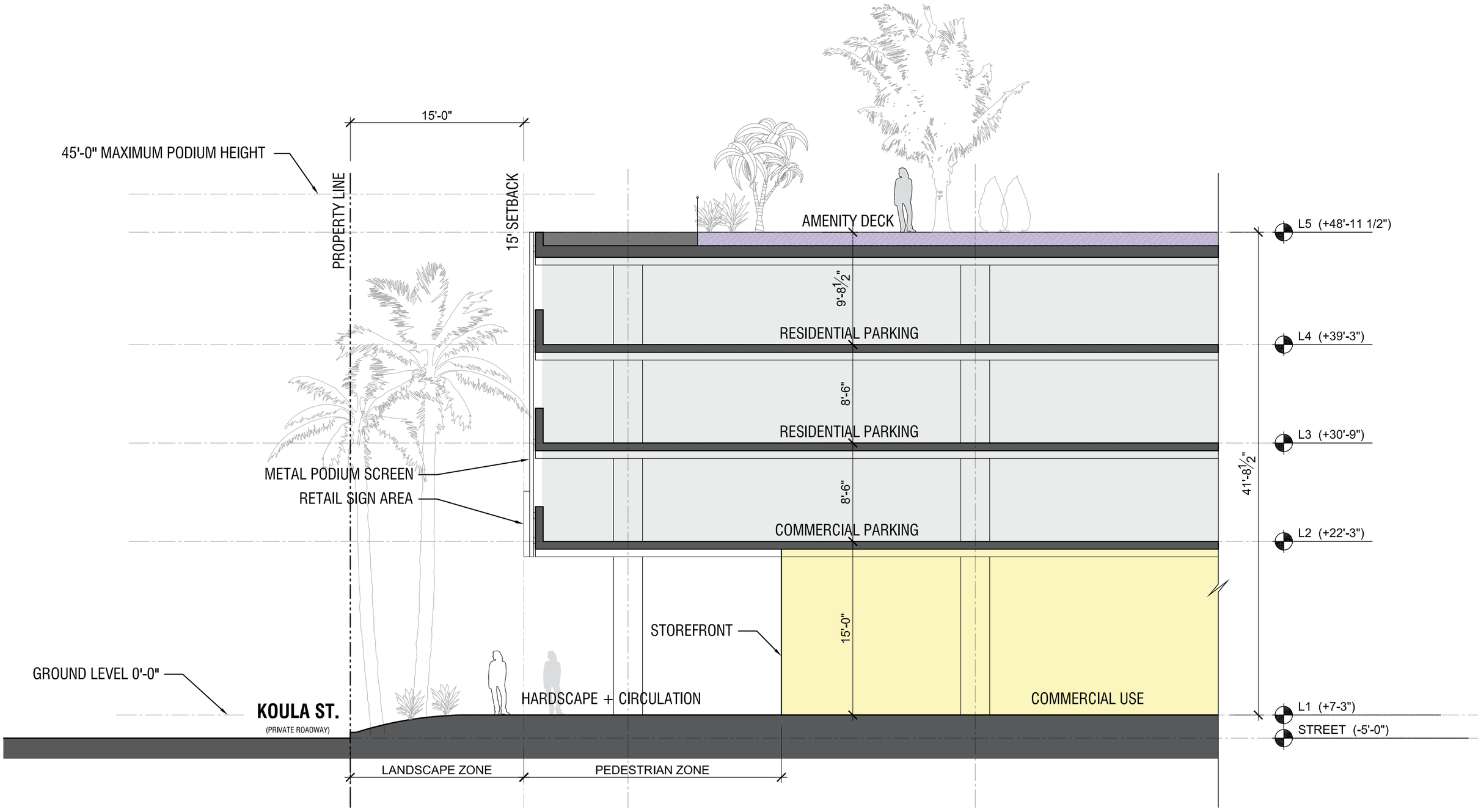
BLOCK I
Honolulu Hawaii

Section
Auahi Street

August 29, 2014
EXHIBIT E-7



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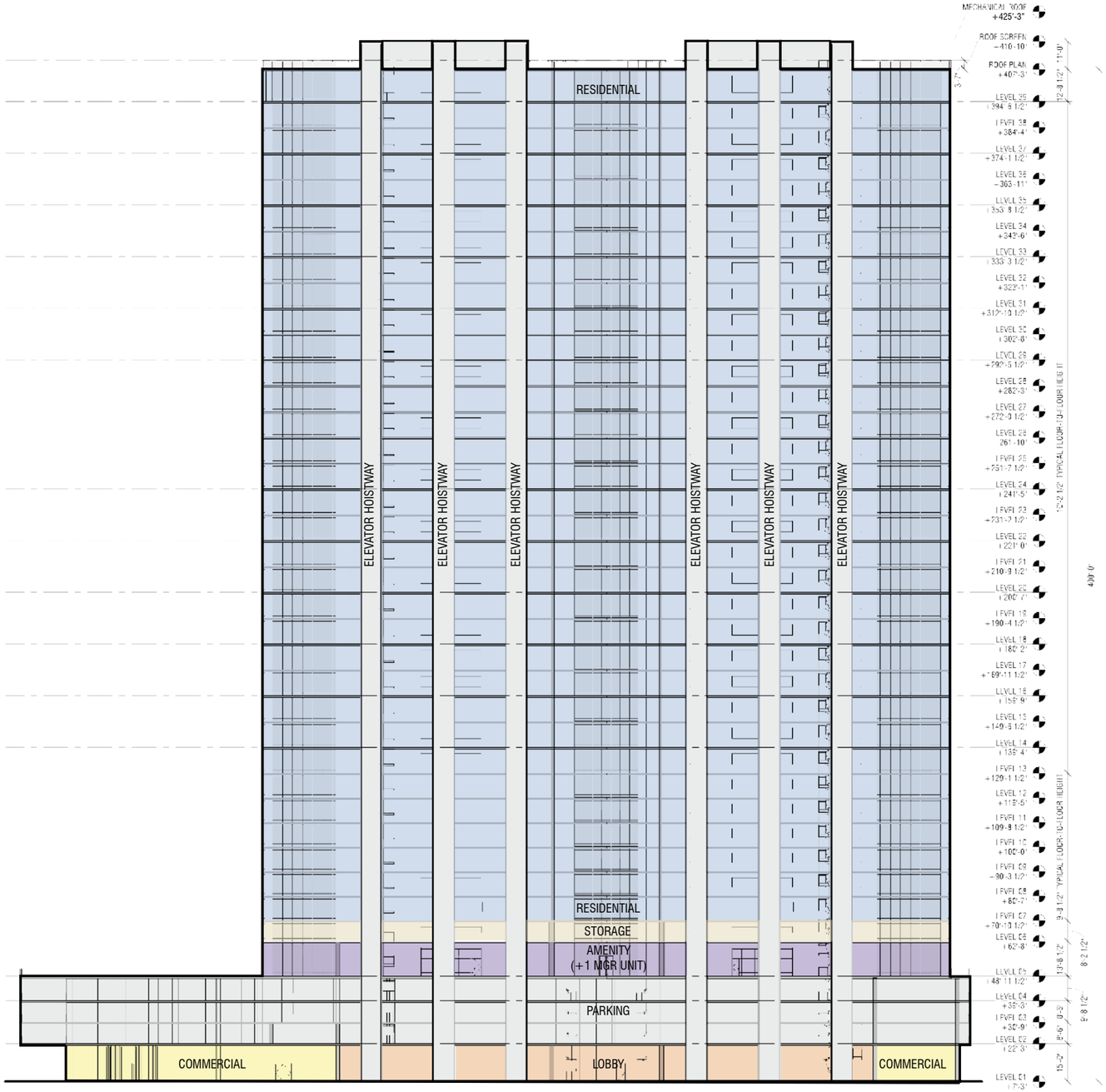
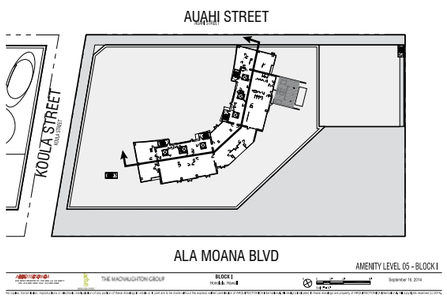
BLOCK I
Honolulu Hawaii

Section
Koula Street

August 29, 2014
EXHIBIT E-8





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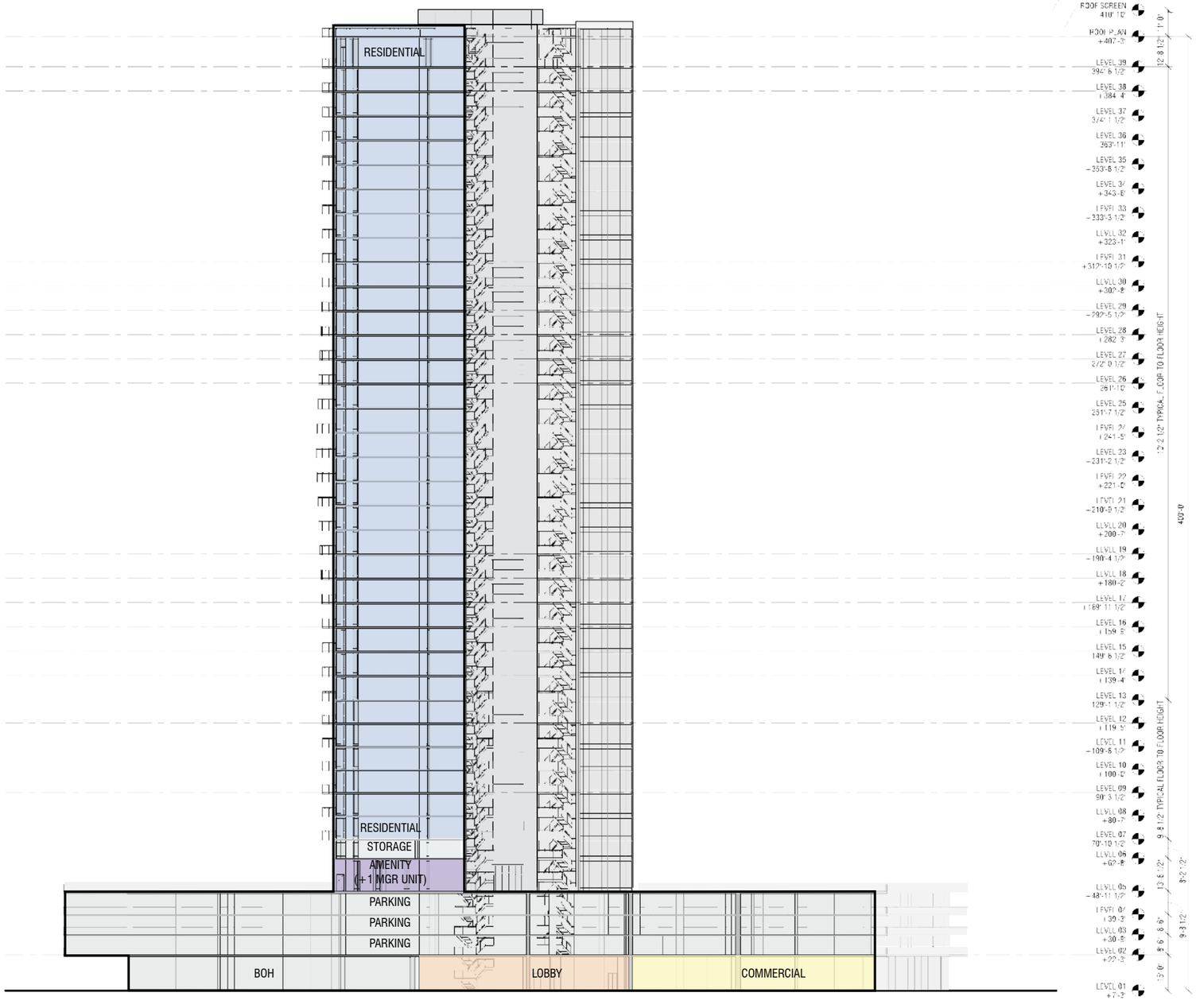
BLOCK I
Honolulu Hawaii

Longitudinal Section

0 25 50 100
Scale 1" = 50'

August 29, 2014
EXHIBIT E-9



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BLOCK I
Honolulu Hawaii

Transverse Section

0 25 50 100
Scale 1" = 50'

August 29, 2014
EXHIBIT E-10

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BLOCK I
Honolulu Hawaii

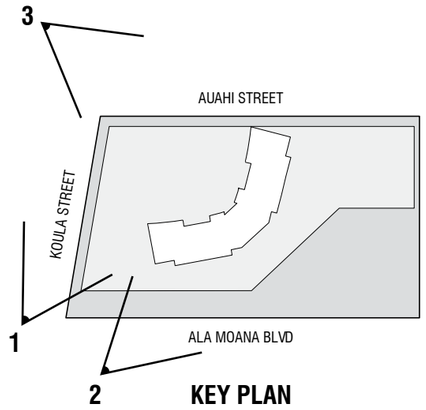
Overall Building Perspective

August 29, 2014
EXHIBIT E-11

1

2

3



KEY PLAN

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BLOCK I
Honolulu Hawaii

Streetscape Perspectives

August 29, 2014
EXHIBIT E-12

KAMEHAMEHA SCHOOLS®

August 29, 2014

VIA EMAIL AND REGISTERED MAIL - RETURN RECEIPT REQUESTED

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

SUBJECT: Land Block I (888 Ala Moana Boulevard), Reserved Housing and Public Facilities Dedication Requirements

Dear Tony:

MK Vida LLC, a Delaware limited liability company (the "***Developer***"), submitted to the Hawaii Community Development Authority (the "***HCDA***") its "Development Permit & Development Check Submission" and "Project Authorization," both dated August 29, 2014, which describe its proposed development (the "***Development***") on the land identified as "Land Block I" in the Kaiāulu ʻO Kakaʻako Master Plan (the "***KKMP***").

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.

Development. The Development is proposed to contain (a) 265 dwelling units, (b) 595,517 square feet of residential floor area and their associated common areas, and (c) 20,000 square feet of commercial floor area.

Reserved Housing Requirement under the Rules.
The Rules (§15-22-115) provides in part, "*Every applicant for a planned development containing multi-family dwelling units on a development lot of at least 20,000 square feet shall provide at least twenty per cent of the total number of dwelling units in the development for sale or rental to qualified persons as determined by the authority*." Because 265 market dwelling units are to be developed, under this Rule, 67 reserved housing dwelling units are required for Land Block I (the "***RH Requirement***"). That is, 332 total units would be required with 265 market units and 67 reserved housing units (332 total dwelling units x 20% = 67 reserved housing units). Because the 67 dwelling units are not being built on Land Block I, those reserved housing units need to be developed outside of Land Block I. KS commits to satisfy this RH Requirement for the Development.

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Satisfaction of RH Requirement.

Background. The KKMP estimated as many as 2,750 residential dwellings would be developed in the KKMP area. D&O ¶92. KS proposed to satisfy the reserved housing requirement by providing approximately 550 new reserved housing units on- or off-site within the Kaka'ako Community Development District ("***KCDD***") as permitted by HCDA. D&O ¶92. The Master Plan Development Agreement provides that, to encourage the early delivery of reserved housing within the KCDD in advance of the construction of market housing, a reserved housing credit account process will be effectuated. KS is entitled to earn reserved housing credits (RH Credits) (i) if KS transfers land in the KCDD to HCDA or another entity identified by HCDA and at a rate approved by HCDA, (ii) KS constructs more reserved housing units for any planned development in the KKMP than is required for that project; (iii) if a third-party entity has built more reserved housing in the KCDD than required under its development and transfers RH Credits to KS; (iv) if KS participates in a joint venture that results in excess reserved housing units in the KCDD; and/or (v) as approved by HCDA, KS converts non-reserved housing into reserved housing within the KCDD. Further, it provides that the RH Credits shall be applied on a one-for-one basis.

Supplement No. 1. The D&O provides that supplements to the Master Plan Development Agreement should be developed as details become available to provide HCDA with assurances and/or specifications including but not limited to the general timing and phasing of the delivery, manner and timing of reserved housing, and additional implementation issues. D&O at ¶ 2. Pursuant thereto and after compliance with applicable procedures, HCDA and KS entered into Supplement No. 1.

Supplement No. 1 also provides, "*All or a portion of the reserved housing requirement from one or more Benefited Lots may be transferred by KS to one or more the Burdened Lots in which event HCDA shall allow the development of the Benefited Lots free and clear of the reserved housing requirement so transferred*." It also permits RH Credits to be applied to the Benefitted Lot to reduce or eliminate the reserved housing requirement for the Burdened Lot.

Reserved Housing Proposal for Land Block I. To satisfy the RH Requirement of Land Block I, prior to the issuance of the initial building permit for the Development, KS shall record a Declaration (as defined in Supplement No. 1) against Land Block C (the "***Burdened Lot***") to transfer the RH Requirement from Land Block I (the "***Benefitted Lot***"), in which event, the Benefitted Lot shall be free and clear of the RH Requirement. Nevertheless, in accordance with Supplement No. 1, prior to the issuance of the initial certificate of occupancy for the Development, KS may elect to apply RH Credits to the Benefitted Lot (Land Block I) thus reducing or eliminating the need for the transfer of the RH Requirement to the Burdened Lot (Land Block C). KS shall satisfy the balance of the RH Requirement on Land Block C, if any, through the applicable of additional RH Credits or by other means, some of which are described in Supplement No. 1.

Satisfaction of Public Facilities Dedication Requirement.

PFD Requirement. Pursuant to the Rules, "*The amount of land area required to be dedicated for public facilities shall be equal to: (1) Three per cent of the total commercial . . . and (2) Four per cent of the total residential floor area of the development to be constructed exclusive of floor area devoted to reserved housing units and their associated common areas in proportion with the floor area of other uses*." Based on the Development's 20,000 square feet of commercial floor area (20,000 x 3% = 600.0 square feet), and 595,517 square feet of residential floor area exclusive of the floor area devoted to

Satisfaction of RH Requirement.

Background. The KKMP estimated as many as 2,750 residential dwellings would be developed in the KKMP area. D&O ¶92. KS proposed to satisfy the reserved housing requirement by providing approximately 550 new reserved housing units on- or off-site within the Kaka'ako Community Development District ("***KCDD***") as permitted by HCDA. D&O ¶92. The Master Plan Development Agreement provides that, to encourage the early delivery of reserved housing within the KCDD in advance of the construction of market housing, a reserved housing credit account process will be effectuated. KS is entitled to earn reserved housing credits (RH Credits) (i) if KS transfers land in the KCDD to HCDA or another entity identified by HCDA and at a rate approved by HCDA, (ii) KS constructs more reserved housing units for any planned development in the KKMP than is required for that project; (iii) if a third-party entity has built more reserved housing in the KCDD than required under its development and transfers RH Credits to KS; (iv) if KS participates in a joint venture that results in excess reserved housing units in the KCDD; and/or (v) as approved by HCDA, KS converts non-reserved housing into reserved housing within the KCDD. Further, it provides that the RH Credits shall be applied on a one-for-one basis.

Supplement No. 1. The D&O provides that supplements to the Master Plan Development Agreement should be developed as details become available to provide HCDA with assurances and/or specifications including but not limited to the general timing and phasing of the delivery, manner and timing of reserved housing, and additional implementation issues. D&O at ¶ 2. Pursuant thereto and after compliance with applicable procedures, HCDA and KS entered into Supplement No. 1.

Supplement No. 1 also provides, "*All or a portion of the reserved housing requirement from one or more Benefited Lots may be transferred by KS to one or more the Burdened Lots in which event HCDA shall allow the development of the Benefited Lots free and clear of the reserved housing requirement so transferred.*" It also permits RH Credits to be applied to the Benefitted Lot to reduce or eliminate the reserved housing requirement for the Burdened Lot.

Reserved Housing Proposal for Land Block I. To satisfy the RH Requirement of Land Block I, prior to the issuance of the initial building permit for the Development, KS shall record a Declaration (as defined in Supplement No. 1) against Land Block C (the "***Burdened Lot***") to transfer the RH Requirement from Land Block I (the "***Benefitted Lot***"), in which event, the Benefitted Lot shall be free and clear of the RH Requirement. Nevertheless, in accordance with Supplement No. 1, prior to the issuance of the initial certificate of occupancy for the Development, KS may elect to apply RH Credits to the Benefitted Lot (Land Block I) thus reducing or eliminating the need for the transfer of the RH Requirement to the Burdened Lot (Land Block C). KS shall satisfy the balance of the RH Requirement on Land Block C, if any, through the applicable of additional RH Credits or by other means, some of which are described in Supplement No. 1.

Satisfaction of Public Facilities Dedication Requirement.

PFD Requirement. Pursuant to the Rules, "*The amount of land area required to be dedicated for public facilities shall be equal to: (1) Three per cent of the total commercial . . . and (2) Four per cent of the total residential floor area of the development to be constructed exclusive of floor area devoted to reserved housing units and their associated common areas in proportion with the floor area of other uses.*" Based on the Development's 20,000 square feet of commercial floor area (20,000 x 3% = 600.0 square feet), and 595,517 square feet of residential floor area exclusive of the floor area devoted to

reserved housing units and their associated common areas in proportion with the floor area of other uses (595,517 x 4% = 23,820.7 square feet), the public facilities dedication requirement would be satisfied by a dedication of a total of 24,421 square feet (the "***PFD Requirement***").

PFD Credits. The D&O's findings of fact at ¶¶ 66 to 70, provide in relevant part as follows, "*Since 1989, [KS] has dedicated approximately 3 acres of land in the KCDD for the HCDA to develop public projects . . . In return, Petitioner received 123,466 square feet public facilities dedication credits ("**PFD Credits**") that may be applied in lieu of land dedication to satisfy the requirements of the public facilities dedication rule § 15 22 73, HAR, for new projects on Petitioner's lands. Petitioner applied 2,952 square feet of its PFD Credits to satisfy its requirements in the development of the CompUSA site in 1997, leaving a balance at that time of 120,514 square feet of PFD Credits. . . . The September 8, 2006, PPMP Termination Agreement vested KS with 120,514 PFD Credits that is equivalent to 120,514 square feet of land. These PFD Credits may be applied by the Petitioner towards public facilities dedication requirements generated by the Master Plan subject to certain conditions. . . KS and HCDA have disagreed as to whether KS forfeited 15,000 PFD Credits under the terms of the PPMP Termination Agreement and they will arbitrate or negotiate this dispute pursuant to the arbitration provision in the Termination Agreement. . . . KS has a minimum of 105,514 square feet of PFD Credits that is not in dispute.*" Paragraph 6 of the D&O provides that KS shall satisfy the public facilities dedication requirements "*by the application of PFD Credits, or in accordance with the Rules including but not limited § 15-22-205(f), HAR, which provides for cash-in-lieu payment, and/or through the dedication of land for public facilities within various locations of the Master Plan Area to be determined as a part of the development permit review process*."

Application of the PFD Credits. KS does hereby transfer 24,421 PFD Credits to the Development on the condition that if the PFD Requirement is reduced, the unused PFD Credits shall be refunded and transferred back to KS. As the result of the transfer, the following is the current status of KS' PFD Credits:

Original Minimum PFD Credits:	105,514
PFD Credits Allocated to Land Block E	23,601
PFD Credits Allocated to Lot A-1-1, portion of Land Block A	17,007
PFD Credits Allocated to Lot A-1-2, portion of Land Block A	1,174
PFD Credits Allocated to Lot B-1, portion of Land Block B	4,367
Minimum PFD Credits Available for Allocation:	59,365
PFD Credits for the Development:	24,421
Balance of Minimum PFD Credits:	34,944
PFD Credits in Dispute	15,000

Return by Mail ( ) Pickup ( ) To:

This document contains _____ pages.

Tax Map Key Nos. (1) 2-1-056-002, -007 and -008

AGREEMENT FOR ISSUANCE OF JOINT DEVELOPMENT PERMIT
UNDER CHAPTER 22, SECTION 15-22-80 OF THE 2005 MAUKA AREA RULES

THIS INDENTURE, made this ____ day of _____, 20___, by **MK Vida LLC**, a Delaware limited liability company, as fee simple owner of those certain parcels of land more particularly described in Exhibit A attached hereto and made a part hereof, being hereinafter referred to as "***Declarant***").

WITNESSETH:

WHEREAS, Section 15-22-80 ("***Section 15-22-80***") of the 2005 Mauka Area Rules, Chapter 22, Hawaii Administrative Rules (the "***2005 Mauka Rules***") provides that an owner or owners of adjacent lots may apply for permission from the **Hawaii Community Development Authority**, a body corporate and public instrumentality of the State of Hawaii ("***HCDA***") to allow such joint development and to treat the adjacent lots as one (1) "development lot" for purposes of Chapter 22 of the 2005 Mauka Area Rules; and

WHEREAS, Section 15-22-80 requires an applicant of a joint development permit to submit to an agreement binding the applicant and the applicant's successors in title to maintain the pattern of development proposed in such a way that there will be conformity with applicable zoning rules; and

WHEREAS, Declarant proposes to develop all of those parcels of land described in Exhibit A attached hereto (the "***Subject Parcels***"), in accordance with the applicable zoning rules, in the belief that said proposed development would result in a more efficient use of the Subject Parcels; and

WHEREAS, Declarant desires to avail itself of the benefits of Section 15-22-80 of the 2005 Mauka Rules, and hereby makes application for the issuance of a joint development permit pursuant thereto.

NOW, THEREFORE, Declarant hereby covenants and makes the following declarations:

1. This Agreement is made pursuant to and in compliance with the provisions of Section 15-22-80 of the 2005 Mauka Rules, relating to joint development of two (2) or more adjacent lots [as may be required as a condition to the issuance of that certain Planned Development Permit for the development of the Subject Parcels] and issues a joint development permit therefor.

2. Declarant agrees to develop the Subject Parcels in accordance with all other provisions of the zoning regulations.

3. Declarant agrees that all of the Subject Parcels shall at all times remain an integral part of said development.

4. Failure to maintain the development in accordance with this Agreement shall constitute grounds for the HCDA to revoke or suspend the joint development permit issued pursuant to this Agreement.

5. This Agreement shall not be amended, terminated, extinguished, or canceled without the express written approval of the executive director of the HCDA.

6. The HCDA shall have the right to enforce this Agreement and the conditions contained in this Agreement by appropriate action at law or suit in equity against Declarant and any person or persons claiming an interest in the Subject Parcels.

7. This Agreement shall run with the land and shall bind, inure to the benefit of, and constitute notice to the respective successors, grantees, assignees, mortgagees, lienors, and any other person who claims an interest in Subject Parcels.

(Signature on following page)

IN WITNESS WHEREOF, Declarant has caused this Agreement to be executed the day and date first above written.

DECLARANT:

MK Vida LLC,
a Delaware limited liability company

By: MKV Development, LLC,
a Delaware limited liability company
Its Manager

By _____
Patrick K. Kobayashi
Its

By _____
Ian W. MacNaughton
Its

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 18th day of September, 20 14, before me personally appeared PATRICK K. KOBAYASHI, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.

Further, I certify, as of this date, as follows:

Date of Document: Undated at time of notarization
Number of Pages: 7
Document Description: Agreement for Issuance of Conditional Use Permit Under Section 15-22-80 of the 2005 Mauka Area Rules
Jurisdiction/Judicial Circuit Where Signed: First Circuit

CANDICE MIYASHITA NOTARY PUBLIC No. 10-443 STATE OF HAWAII

_____
Type or print name:
Date: Candice Miyashita 9/18/14
Notary Public, State of Hawaii
My commission expires: 12/26/2014

Doc Date: undated at time of notary # Pages 7
Notary Name: Candice ~~K. Nishiyama~~ Miyashita 1st Circuit
Doc. Description: Agreement for Issuance of Conditional use permit under Section 15-22-80 of the 2005 Mauka Area Rules
Notary Signature 9/18/14 Date

CANDICE MIYASHITA NOTARY PUBLIC No. 10-443 STATE OF HAWAII

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 18th day of September, 2014, before me personally appeared IAN W. MACNAUGHTON, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.

Further, I certify, as of this date, as follows:

Date of Document: Undated at time of notarization
Number of Pages: 7
Document Description: Agreement for Issuance of Conditional Use Permit Under Section 15-22-80 of the 2005 Mauka Area Rules
Jurisdiction/Judicial Circuit Where Signed: First Circuit

CANDICE MIYASHITA NOTARY PUBLIC No. 10-443 STATE OF HAWAII

Type or print name: Candice Miyashita
Date: 9/18/2014
Notary Public, State of Hawaii
My commission expires: 12/26/2014

Doc. Date: undated at time of notary # Pages 7
Notary Name: Candice ~~Y. Nishiyama~~ Miyashita 1st Circuit
Doc. Description Agreement for Issuance of Conditional use permit Under Section 15-22-80 of the 2005 Mauka Area Rules
9/18/14
Notary Signature Date

CANDICE MIYASHITA NOTARY PUBLIC No. 10-443 STATE OF HAWAII

EXHIBIT "A"

ITEM I:

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 Kakaukukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being Lot 5, Block 19, of the "KAKAAKO SUBDIVISION" and thus bounded and described:

Beginning at the south corner of this lot, the same being the west corner of Lot 6, Block 19, and on the northerly side of Ala Moana, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,975.83 feet south and 3,413.32 feet west, and running thence by azimuths measured clockwise from true South:

1. 116° 24' 250.00 feet along the northerly side of Ala Moana;
2. 216° 09' 304.40 feet along the southwest side of Koula Street;
3. 296° 24' 124.04 feet along the southerly side of Auahi Street;
4. 26° 24' 150.00 feet along Lot 2-A;
5. 296° 24' 74.42 feet along Lots 2-A and 2-B;
6. 26° 24' 150.00 feet along Lot 6 to the point of beginning and containing an area of 56,106 square feet, more or less.

TMK (1) 2-1-056-002

ITEM II:

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 and portion(s) of Royal Patent Number 1944 to E. W. Clarke, Land Commission Award Number 387 to the American Board of Commissioners for Foreign Missions) situate, lying and being at Kaakaukukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 6-C, Block 19, of the "KAKAAKO SUBDIVISION", as delineated on Bishop Estate Map No. 1045 A & B and thus bounded and described:

Beginning at a pipe at the southwest corner of this lot, the south corner of Lot 5 and on the northerly side of Ala Moana, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,098.63 feet south and 3,165.93 feet west, and running thence by azimuths measured clockwise from true South:

1. 206° 24' 150.00 feet along Lot 5 to a pipe;
2. 296° 24' 276.19 feet along Lots 2-B and 2-C to a pipe;

3. 26° 24' 150.00 feet along Land Court Application 670 to a pipe;

4. 116° 24' 276.19 feet along the northeast side of Ala Moana to the point of beginning, containing an area of 41,428 square feet, more or less.

TMK (1) 2-1-056-007

ITEM III:

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 and portion(s) of Royal Patent Number 1944 to E. W. Clarke, Land Commission Award Number 387 to the American Board of Commissioners for Foreign Missions) situate, lying and being at Kaakaukukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 2-D, Block 19, of the "KAKAAKO SUBDIVISION", as Delineated on Bishop Estate Map No. 1045 A, & B and thus bounded and described:

Beginning at a pipe at the east corner of this lot, the north corner of Lot 416, Land Court Application 670 and on the southwesterly side of Auahi Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,829.66 feet south and 3,032.56 feet west and running thence by azimuths measured clockwise from true South:

1. 26° 24' 150.00 feet along Lot 416 of Land Court Application 670 to a pipe;

2. 116° 24' 350.61 feet along Lot 6-C and Lot 5 to a pipe, passing over a pipe at 276.19 feet;

3. 206° 24' 150.00 feet along Lot 5 to a pipe;

4. 296° 24' 350.61 feet along the southwest side of Auahi Street to the point of beginning, containing an area of 52,592 square feet, more or less.

TMK (2) 2-1-056-008

CENSEO
AV+Acoustics
P.O. Box 1694 • Kailua, HI 96734

July 02, 2014

Mr. Ben Woo
Benjamin Woo Architects
1240 Ala Moana Blvd., Suite 540
Honolulu, HI 96814

Re: Kaka'ako Block I and Block H Noise Study (#14034)

Dear Mr. Woo:

We visited the Kaka'ako Block I and Block H project sites on June 16, 2014 and June 23, 2014 to observe the existing conditions and to conduct ambient noise level measurements at/near the locations of the future buildings. This letter summarizes our measurement results, site observations, comments, and recommendations.

Please note that our comments and recommendations are based on meeting acoustical objectives only. Compliance with applicable building codes should be reviewed by qualified personnel prior to implementing recommendations.

ACOUSTICAL MEASUREMENTS

Ambient noise level measurements were conducted to access the existing acoustical environments at the future Block I and Block H buildings. Long and short term measurements were performed.

Long Term Noise Measurement

Continuous, hourly, statistical sound levels were recorded from June 16, 2014 through June 23, 2014. The equipment used to measure the long term ambient noise levels is summarized below in Table 1.

Table 1. Long Term Measurement Test Equipment Summary

Equipment Type	Manufacturer	Model No.	Serial No.	Calibration Date
Sound Level Meter	Larson Davis	820	1078	Dec 03, 2012
Pre Amp	PCB	PRM828	1893	Dec 03, 2012
Microphone	PCB	2560	2817	Jan 04, 2013
Calibrator	Larson Davis	CAL200	7492	May 09, 2012

The sound level meter was housed in a weather resistant case. The microphone was covered with a windscreen and mounted on a tripod. The weather resistant case was secured with a lock. The equipment was located on the rooftop of the Block I Fiat building and was mounted to an existing metal pole at the edge of the building approximately 5 feet above the rooftop finish. The equipment was left stationary from June 16, 2014 through June 23, 2014. The long term measurement location is shown below in Figures 1 and 2.

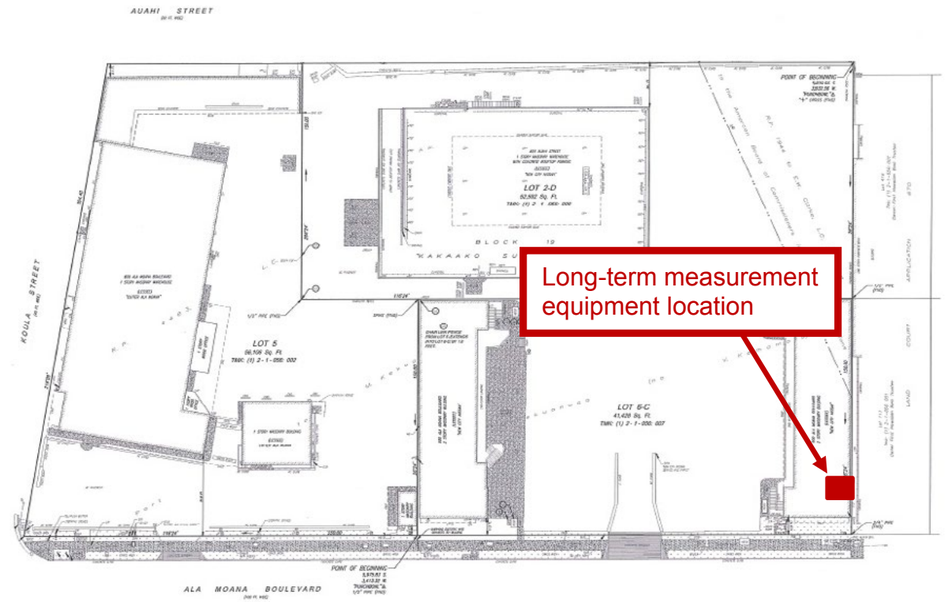

Figure 1. Long Term Noise Measurement Location

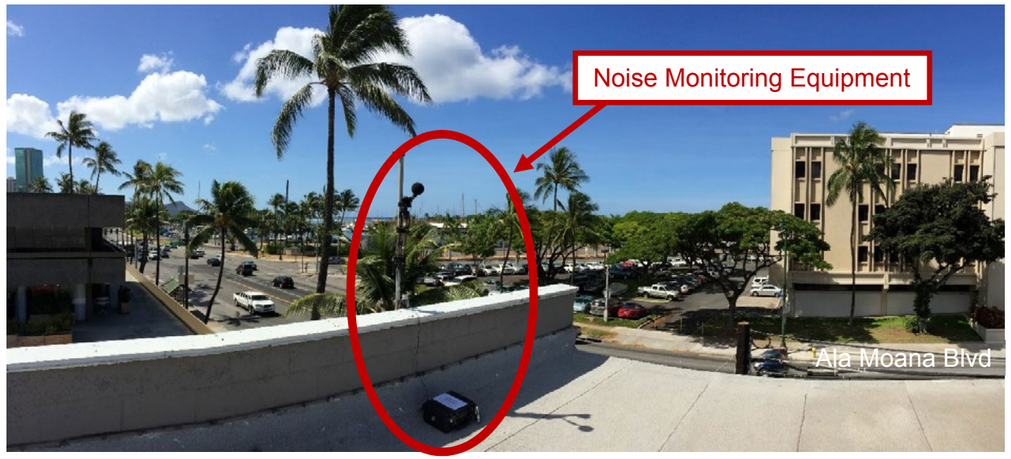

Figure 2. Photo of Long Term Noise Measurement Location

Short Term Noise Measurements

Short term ambient noise levels were recorded in two locations at the Block H project and two locations near the Block I project. Noise levels were recorded for twenty minutes in each location and were averaged to determine the approximate ambient noise level for each measurement location. The measurements were performed on June 16, 2014 and June 23, 2014 at midday. The equipment used to measure the short term ambient noise levels is summarized below in Table 2.

Table 2. Short Term Measurement Test Equipment Summary

Equipment Type	Manufacturer	Model No.	Serial No.	Calibration Date
Sound Level Meter	Larson Davis	831	2880	May 30, 2012
Pre Amp	PCB	PRM831	021385	May 08, 2012
Microphone	PCB	377B20	123876	May 25, 2012
Calibrator	Larson Davis	CAL200	7492	May 09, 2012

The short term noise level measurement locations are shown below in Figure 3.

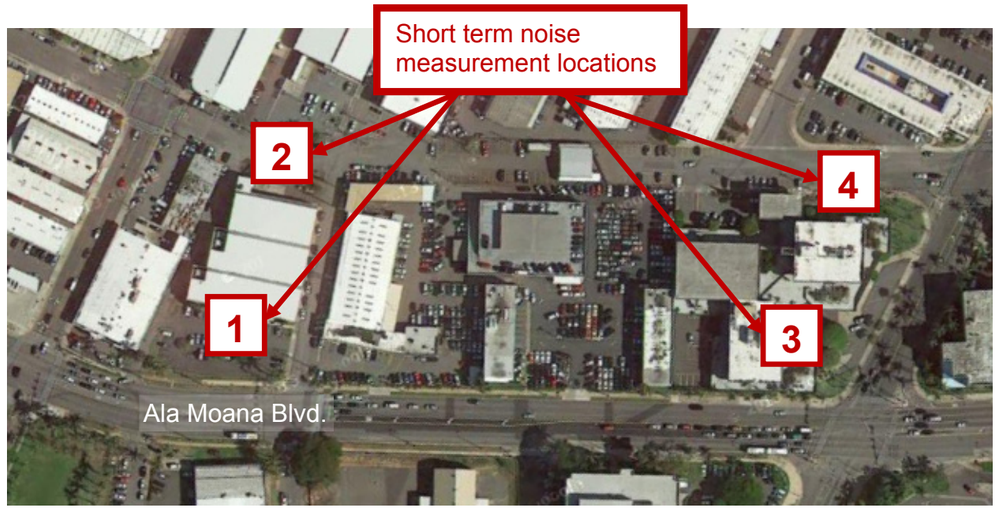

Figure 3. Short Term Noise Measurement Locations

Short Term measurement location #1 was 45 feet north of Ala Moana Boulevard and 60 feet west of Koula Street. Measurement location #2 was 20 feet south of Auahi Street and 60 feet west of Koula Street. Measurement location #3 was 70 feet north of Ala Moana Boulevard and 50 feet west of Ward Avenue. Measurement location #4 was 20 feet south of Auahu Street and 80 feet west of Ward Avenue.

EXISTING AMBIENT NOISE ENVIRONMENT

Dominant noise sources during our long and short term measurements included vehicular traffic and wind. Secondary noise sources included pedestrians, car/truck alarms, aircraft fly-overs, emergency sirens, rooftop mechanical equipment, typical car dealership noises and birds.

MEASUREMENT RESULTS

Long Term Measurements

The results of our long term noise measurements are shown below in Figure 4.

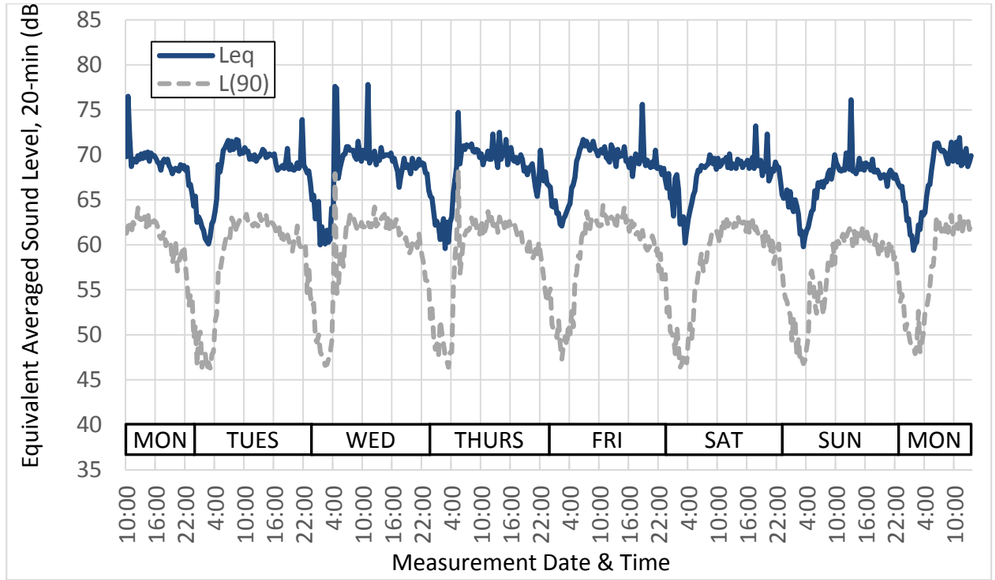

Figure 4. Long Term Noise Measurements

The above graph depicts the measured equivalent sound level (L_{eq}) and the 90% exceedance level (L_{90}) in A-weighted decibels (dBA) as a function of the measurement date and time. The L_{90} and L_{eq} are both common metrics that are used for assessing ambient noise environments. Using the long term measurement data, we calculated the overall daily average sound levels, which are shown below in Table 3.

Table 3. Overall Daily Average Sound Levels

Average (Day) Sound Level - $L_{eq\ (day)}$[1]	Average (Night) Sound Level - $L_{eq\ (night)}$[2]	Average Day/Night Level - L_{dn}[3]
70 dBA	67 dBA	74 dBA

Notes:
1. $L_{eq\ (day)}$ is an average of the equivalent sound levels during the daytime hours only (between 7am and 10pm) within a 24-hour measurement period.

2. $L_{eq\ (night)}$ is an average of the equivalent sound levels during the nighttime hours only (between 10pm and 7am) within a 24-hour measurement period.
3. The L_{dn} is the 24-hour L_{eq} obtained after addition of 10 dBA to the sound levels from 10pm to 7am.

Short Term Measurements

The results of our short term measurements are shown below in Table 4 and Figure 5.

Table 4. Short Term Noise Measurement Results

Measurement Location	Day 1 - L_{eq} (dBA)	Day 2 - L_{eq} (dBA)
1	59	59
2	67	65
3	66	64
4	62	63

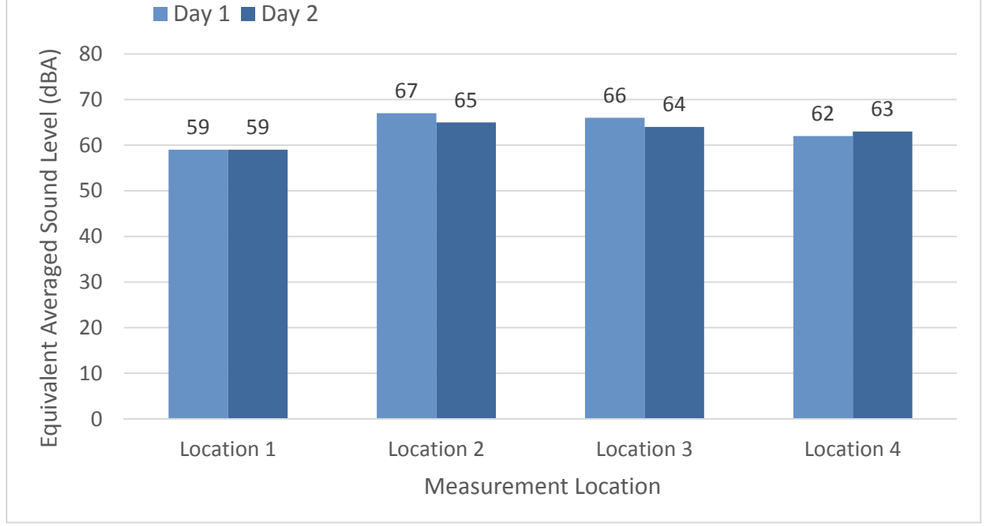

Figure 5. Short Term Noise Measurement Results

INTERIOR NOISE LEVEL DESIGN CRITERIA

There is no regulatory sound level requirement for interior noise levels for residential housing due to exterior noises. However, there is documentation available for incorporating design *guidelines* for interior noise levels due to exterior noises. The US Housing and Urban Development (HUD) has conducted research in this area of noise control and has developed noise guidelines for HUD projects. Although this project is not a HUD funded project, the noise guidelines established by the organization are helpful for assessing the impact of exterior noises. The 2009 United States Department of Housing and Urban Development (HUD) Noise Guidebook states the following:

> *"HUD's regulations do not contain standards for interior noise levels. Rather a goal of 45 decibels [L_{dn}] is set forth…"*

The above criteria does not distinguish between various grades of housing, but it is assumed that the criteria is used as a minimum standard for any grade of housing. Therefore, in addition to the above reference, the 1967 HUD Guide to Airborne, Impact, and Structure Borne Noise states a recommended nighttime interior noise criteria for Grade I (luxury) housing at NC 20-25 (L_{eq} of approximately 25 to 30 dBA). Although this criteria is intended for the application of HVAC related noises, it remains helpful in the evaluation of determining design goals for interior noise levels. It is important to note that this 1967 document assumes that the luxury grade housing is located in a suburban area, which tend to be areas that are less noisy compared to urban environments. Although the Kaka'ako area is unique in many ways, the ambient noise environment profile is similar to an urban environment. It is common for residents in urban environments to expect higher levels of noise compared to residents in suburban or rural areas. However, even in urban areas, excessive noise can be problematic, if not properly controlled.

Considering the various factors of the project location, project type, housing grade, and the various design guidelines, we recommend the following design criteria for interior noise levels due to exterior noise for residential units.

Recommended (Max.) Interior Noise Level L_{dn} = 40 dBA
(Due to Exterior Noise)

EXISTING CONDITIONS AND POTENTIAL NOISE SOURCES

During our site visits, we observed the existing conditions and identified potential noise sources which may have an impact on the future Block I and Block H buildings. Existing noise sources include the following:

Vehicular Traffic Noise

The vehicular traffic on the adjacent roads (Ala Moana Boulevard, Ward Avenue, Koula Street, Cooke Street and Auahi Street) constitutes a significant amount of the overall existing noise levels at the project sites. Our short term noise level measurements indicated that noise levels from Ala Moana Boulevard were greater than those from Ward Avenue, Koula Street, Cooke Street or Auahi Street. Therefore, we anticipate needing upgraded building shell components on the Ala Moana Boulevard sides of the buildings to reduce vehicular noise levels to the residences.

The projects may likely increase the number of vehicles on the nearby roads, which could increase the ambient noise levels due to vehicular traffic. However, the increase in traffic due to the projects is not expected to significantly raise the ambient vehicular traffic noise levels.

Future Honolulu Rail

Currently, the Honolulu Rail is planned to be located along Halekauwila Street with the nearest station near the intersection of Halekauwila Street and Ward Avenue. The rail corridor is approximately 1.5 blocks from the Block H and I project sites. Noise from the Honolulu Rail may be disturbing to residents because the noise is intermittent as opposed to a continuous noise such as rooftop mechanical equipment or constant vehicular traffic on nearby roads. For the Block H and I projects, noise from the light rail corridor should be considered when selecting the building shell components with facades that have a direct line-of-sight with the light rail corridor.

Commercial/Retail Spaces

Commercial/retail spaces are planned for the lower floor(s) of the projects. These commercial/retail spaces may generate noise to the adjacent properties and to residents within the project. Mechanical related noise generated by these commercial/retail spaces must be controlled and must comply with the State of Hawaii Department of Health Noise Regulations.

Miscellaneous Noise Sources

Aircraft fly-overs and rooftop mechanical equipment will also generate some noise and the impacts will need to be evaluated as the project design develops. Noise mitigation may include upgraded building shell components for the upper floor residences as well as managing noise transmission to the adjacent property lines. All stationary

mechanical equipment will comply with the State of Hawaii Department of Health Noise Regulations.

NOISE MITIGATION

Based on the existing conditions, noise sources, and the Daily Average Day/Night Level (Ldn) = 74 dBA calculated from the noise measurements, the Block I and Block H projects will likely need to include upgraded building components to reduce exterior noise transmissions through the building shells to achieve the recommended max interior noise level of 40 dBA in the residences. Windows and glazing configurations that have a high acoustical performance may be critical for achieving a quiet environment inside the new residential units.

The design of the new buildings should also incorporate acoustical and noise reduction methods for mitigating the building's noisy mechanical equipment. Predictions of noise not only to residents within the new buildings, but also to the adjacent properties should be considered in assessing effective noise mitigation treatments.

Please let me know if you have any questions.

Best regards,

Kristina Sells
Project Consultant

Vida at 888 Ala Moana (Block I)

Honolulu, HI

Project Update

RWDI #1401255
July 21, 2014

SUBMITTED TO

Masato Tochika, Intl. Assoc. AIA, LEED AP
Senior Project Manager / Project Architect
Benjamin Woo Architects
IBM Building, Suite 540
1240 Ala Moana Boulevard
Honolulu, HI 96814
masato@benwooarchitects.com

SUBMITTED BY

Rowan Williams Davies & Irwin Inc.
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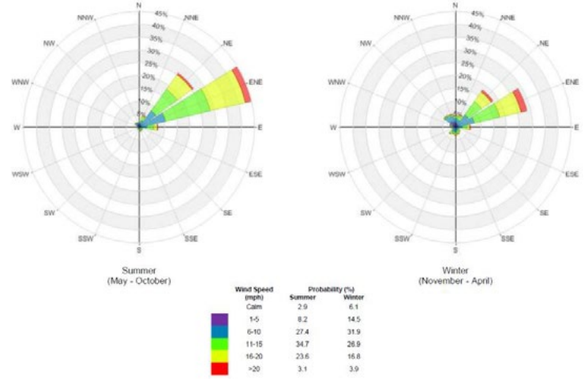
Mark A. Hunter, C.E.T.
Project Manager / Principal
Mark.Hunter@rwdi.com

Mark P. Chatten, MICE, C.Eng., P.E.
Project Director
Mark.Chatten@rwdi.com

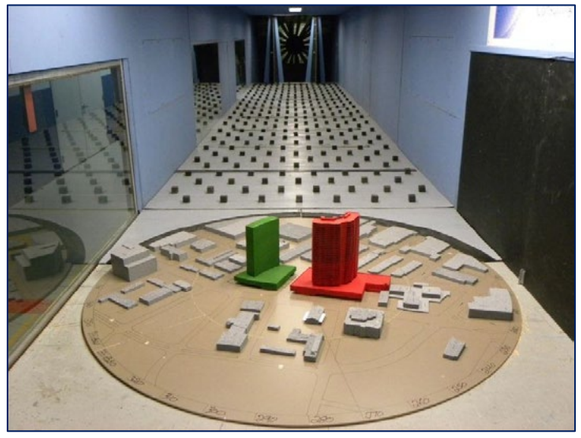
Wind Climate Model

RWDI carried out a meteorological assessment where we gathered long-term meteorological data Honolulu. This was based on wind data collected at Honolulu International Airport and state-of-the-art typhoon simulations to account for the long term probability of extreme weather events. This information, along with information on the topography surrounding the wind instrument has been used to establish wind speeds for the area and to develop a statistical model of the joint probability of wind speed and direction. This mathematical model of the Honolulu wind climate will be used to analyze the wind tunnel test data.

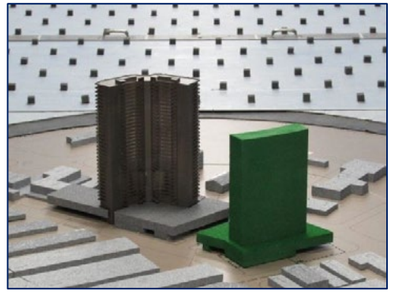


Proximity Model Construction – Required for all Wind Tunnel Studies

A proximity model that includes all buildings and geographical features located within approximately a 1600 ft diameter of the center of the proposed site at a 1:400 scale has been constructed. The proximity model replicates the existing and in-construction conditions adjacent to the project site



Wind-Induced Structural Responses Study (HFFB)



A rigid scale model of the proposed tower was constructed and mounted on a high-frequency response strain gauge force-balance. The model of the proposed tower was tested in position with the proximity model, in a boundary layer wind tunnel for 36 wind directions at 10 degree intervals in a fully simulated turbulent wind. The test data for the tower has been combined with structural information (i.e., natural modes of vibration, building mass and the structural damping) and the wind climate model to determine the dynamic response of the building. From the data analysis results, wind force and torque distributions as a function of height has been provided for the proposed tower in the form of floor-by-floor for the 50-year return period (or as specified by the project team). The acceleration on the top occupied floor of the tower has also been predicted.

Cladding Wind Pressure Study

Taps that measure wind pressure on the surface of the development were installed on the test model. The pressure model of the proposed development was tested in a boundary layer wind tunnel where the instantaneous wind pressures at each pressure tap was measured for 36 wind azimuths in 10^{o} increments. The test data was combined with the Honolulu wind climate to predicted peak exterior pressures for the 50-year return period. To determine the peak cladding loads, the interior pressure is estimated and added to the exterior pressure where applicable. The estimated design loads for the 50-year return period are presented in the form of block diagrams (in 10 pst increments) superimposed on the building's elevations and roof plans.

Pedestrian Wind Study

Wind speed sensors which are used to measure the mean and gust wind velocities at a full-scale height of 5 ft above ground are installed on the model in wind sensitive areas such as the various entranceways, building corners, great lawn, dog park, pool deck and other amenity areas. The test model together with the surrounding model is tested in a boundary layer wind tunnel where wind speed data at each sensor is collected for 36 wind directions. The wind tunnel data is analyzed with the long term meteorological statistics for Honolulu to predict how often selected wind speed ranges will occur at each location. The data can is then evaluated to determine the level of pedestrian comfort based on the wind force impact on the pedestrian. In the event that undesirable conditions are found, design concepts to minimize uncomfortable winds will be suggested.

KAK Block I
Kamehameha Schools
Tenant Relocation Plan

August 29, 2014

Address	Space Lease / Ground Lease	Suite	Lessee / Tenant	Description of Business Activities	Land Area	Building Area	Property Manager	Lease Expiration	Lease Termination Rights	Relocation
TMK (1) 2-1-056:002										
800 Ala Moana Blvd	Ground Lease	N/A	GAC Auto Group, Inc.	Car sales, servicing & ancillary office	56,106 sf	17,638 sf	N/A	12/31/2018	180 days prior written notice	180 day notice, relocation assistance
TMK (1) 2-1-056:007										
900 Ala Moana Blvd	Ground Lease	N/A	Cutter Chrysler Jeep Dodge, Inc.	Car sales, servicing & ancillary office	41,428 sf	20,812 sf	N/A	12/31/2018	180 days prior written notice	180 day notice, relocation assistance
TMK (1) 2-1-056:008										
825 Auahi St	Ground Lease	N/A	Cutter Chrysler Jeep Dodge, Inc.	Car sales, servicing & ancillary office	52,592 sf	35,696 sf	N/A	12/31/2018	180 days prior written notice	180 day notice, relocation assistance
			Total Block I		**150,126 sf**	**74,146 sf**				

Sustainable Sites — Possible Points: 26

Y	?	N	d/C			
Y			C	Prereq 1	Construction Activity Pollution Prevention	
1			d	Credit 1	Site Selection	1
	5		d	Credit 2	Development Density and Community Connectivity	5
1			d	Credit 3	Brownfield Redevelopment	1
6			d	Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			d	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			d	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	d	Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		C	Credit 5.1	Site Development—Protect or Restore Habitat	1
1			d	Credit 5.2	Site Development—Maximize Open Space	1
1			d	Credit 6.1	Stormwater Design—Quantity Control	1
1			d	Credit 6.2	Stormwater Design—Quality Control	1
1			C	Credit 7.1	Heat Island Effect—Non-roof	1
1			d	Credit 7.2	Heat Island Effect—Roof	1
	1		d	Credit 8	Light Pollution Reduction	1

Notes:

Water Efficiency — Possible Points: 10

Y	?	N				
Y			d	Prereq 1	Water Use Reduction—20% Reduction	
2		2	d	Credit 1	Water Efficient Landscaping	2 to 4
					Reduce by 50%	2
					No Potable Water Use or Irrigation	4
		2	d	Credit 2	Innovative Wastewater Technologies	2
2	1	1	d	Credit 3	Water Use Reduction	2 to 4
					Reduce by 30%	2
					Reduce by 35%	3
					Reduce by 40%	4

Notes:

Energy and Atmosphere — Possible Points: 35

Y	?	N				
Y			C	Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			d	Prereq 2	Minimum Energy Performance	
Y			d	Prereq 3	Fundamental Refrigerant Management	
5	2	12	d	Credit 1	Optimize Energy Performance	1 to 19
					Improve by 12% for New Buildings or 8% for Existing Building Renovations	1
					Improve by 14% for New Buildings or 10% for Existing Building Renovations	2
					Improve by 16% for New Buildings or 12% for Existing Building Renovations	3
					Improve by 18% for New Buildings or 14% for Existing Building Renovations	4
					Improve by 20% for New Buildings or 16% for Existing Building Renovations	5
					Improve by 22% for New Buildings or 18% for Existing Building Renovations	6
					Improve by 24% for New Buildings or 20% for Existing Building Renovations	7
					Improve by 26% for New Buildings or 22% for Existing Building Renovations	8
					Improve by 28% for New Buildings or 24% for Existing Building Renovations	9
					Improve by 30% for New Buildings or 26% for Existing Building Renovations	10
					Improve by 32% for New Buildings or 28% for Existing Building Renovations	11
					Improve by 34% for New Buildings or 30% for Existing Building Renovations	12
					Improve by 36% for New Buildings or 32% for Existing Building Renovations	13
					Improve by 38% for New Buildings or 34% for Existing Building Renovations	14
					Improve by 40% for New Buildings or 36% for Existing Building Renovations	15
					Improve by 42% for New Buildings or 38% for Existing Building Renovations	16
					Improve by 44% for New Buildings or 40% for Existing Building Renovations	17
					Improve by 46% for New Buildings or 42% for Existing Building Renovations	18
					Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19
		7	d	Credit 2	On-Site Renewable Energy	1 to 7
					1% Renewable Energy	1
					3% Renewable Energy	2
					5% Renewable Energy	3
					7% Renewable Energy	4
					9% Renewable Energy	5
					11% Renewable Energy	6
					13% Renewable Energy	7
	2		C	Credit 3	Enhanced Commissioning	2
		2	d	Credit 4	Enhanced Refrigerant Management	2
	3		C	Credit 5	Measurement and Verification	3
	2		C	Credit 6	Green Power	2

Notes:

Materials and Resources — Possible Points: 14

Y	?	N				
Y			d	Prereq 1	Storage and Collection of Recyclables	
		3	C	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
					Reuse 55%	1
					Reuse 75%	2
					Reuse 95%	3
		1	C	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1	1		C	Credit 2	Construction Waste Management	1 to 2
					50% Recycled or Salvaged	1
					75% Recycled or Salvaged	2
		2	C	Credit 3	Materials Reuse	1 to 2
					Reuse 5%	1
					Reuse 10%	2
1	1		C	Credit 4	Recycled Content	1 to 2
					10% of Content	1
					20% of Content	2
	1	1	C	Credit 5	Regional Materials	1 to 2
					10% of Materials	1
					20% of Materials	2
		1	C	Credit 6	Rapidly Renewable Materials	1
1			C	Credit 7	Certified Wood	1

Notes:

Indoor Environmental Quality — Possible Points: 15

Y	?	N				
Y			d	Prereq 1	Minimum Indoor Air Quality Performance	
Y			d	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		d	Credit 1	Outdoor Air Delivery Monitoring	1
		1	d	Credit 2	Increased Ventilation	1
1			C	Credit 3.1	Construction IAQ Management Plan—During Construction	1
	1		C	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			C	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			C	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			C	Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			C	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		1	d	Credit 5	Indoor Chemical and Pollutant Source Control	1
1			d	Credit 6.1	Controllability of Systems—Lighting	1
1			d	Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			d	Credit 7.1	Thermal Comfort—Design	1
		1	d	Credit 7.2	Thermal Comfort—Verification	1
	1		d	Credit 8.1	Daylight and Views—Daylight	1
1			d	Credit 8.2	Daylight and Views—Views	1

Notes:

Innovation and Design Process — Possible Points: 6

Y	?	N				
	1		d/C	Credit 1.1	Innovation in Design: Exemplary Performance in EA6	1
1			d/C	Credit 1.2	Innovation in Design: Exemplary Performance in Parking	1
	1		d/C	Credit 1.3	Innovation in Design: Exemplary Performance in CWM	1
1			d/C	Credit 1.4	Innovation in Design: Green Building Education	1
	1		d/C	Credit 1.5	Innovation in Design: IPM	1
1			d/C	Credit 2	LEED Accredited Professional	1

Notes:

Regional Priority Credits — Possible Points: 4

Y	?	N				
1			d/C	Credit 1.1	Regional Priority: Stormwater Design - Quanity	1
1			d/C	Credit 1.2	Regional Priority: Stormwater Design - Quality	1
	1	1	d/C	Credit 1.3	Regional Priority: Optimize Energy Performance	1
	1		d/C	Credit 1.4	Regional Priority: Water Use Reduction	1

Notes:

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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Honolulu Hawaii

LEED NC-2009 Checklist

August 29, 2014
EXHIBIT F-6