Ālia - BLOCK I
888 ALA MOANA BLVD, HONOLULU, HI 96813

HCDA APPLICATION
18 MAY 2022
RESIDENTIAL UNITS

MARKET RESIDENTIAL

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LOCATED ON LEVELS 2-5, FACING KOULA ST

| TOTAL UNITS | 483 |

MARKET RATE UNITS PROVIDED / 0.8 = 554 UNITS

TOTAL UNITS 483

RESERVE HOUSING

LOCATION: ON LEVEL 6, FACING KOULA ST

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LOCATED ON LEVEL 6, FACING KOULA ST

| TOTAL UNITS | 483 |

MARKET RATE UNITS PROVIDED / 0.8 = 554 UNITS

TOTAL UNITS 483

FAR SUMMARY

200 K.S.H. MEASURE RULES

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RESERVE HOUSING DWELLING UNITS

DWELLING UNITS AS WELL AS COMMON CORRIDORS USED TO ACCESS MARKET RATE DWELLING UNITS

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LOCATED ON LEVEL 6, FACING KOULA ST

| TOTAL UNITS | 483 |

RESERVE HOUSING UNITS PROVIDED / 0.8 = 554 UNITS

TOTAL UNITS 483

OFF-STREET LOADING REQUIRED

OFF-STREET LOADING DEMAND CALCULATED FOR PER §15-22-68:

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BIKE PARKING PROVIDED

BIKE PARKING DEMAND CALCULATED AS 15% OF THE STANDARD HOUSEHOLD SIZE, BASED ON MARKET AREA RULES §15-22-185 OCCUPANCY GUIDELINES

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LOCATED ON LEVEL 6, FACING KOULA ST

| TOTAL UNITS | 483 |

RESERVE HOUSING UNITS PROVIDED / 0.8 = 554 UNITS

TOTAL UNITS 483

BIKE PARKING PROVIDED
PROJECT AUTHORIZATION
Māka & Māka'i Areas

PROPERTY INFORMATION:
Site Address: 800 & 900 Ala Moana Boulevard (Parcels 014 and 016) and 825 Auahi Street (Parcel 015), Honolulu, HI 96813
Tax Map Key: 11-2-1-96-14, 15 & 16
Lot Size: 2.446 Acres (Combined)
Neighborhood Zone: MUR-C
Present Use of Property and/or Buildings: Vehicle sales, storage, maintenance and related office use associated with the Tenant’s business as an automotive dealership.

LANDOWNER:
Name: TRUSTEES OF THE ESTATE OF BERNICE PAUAHI BISHOP
Mailing Address: 557 South King Street, Suite 200, Honolulu, HI 96813
OCE Div.: KS Legal
Telephone: 808-541-5379 | 808-541-3943 Email: sjekiva@ksbe.edu, mlimanak@ksbe.edu, pacihong@ksbe.edu

APPLICANT:
Name: KOBAYASHI GROUP LLC
Mailing Address: 1288 Ala Moana Boulevard, Suite 201, Honolulu, HI 96814
Telephone: 808-524-1508 Email: abna@kobayashi-group.com

AGENT:
Name: KOBAYASHI GROUP LLC
Mailing Address: 1288 Ala Moana Boulevard, Suite 201, Honolulu, HI 96814
Telephone: 808-524-1508 Email: alana@kobayashi-group.com

SIGNATURE:
George M. Kiriyama
Landowner (Print & Sign) Date: May 6, 2022
Alana Kobayashi Pakulani Applicant (Print & Sign) Date: May 11, 2022

NOTE TO APPLICANT:
1. Please refer to Schedule 2 of the Māka & Māka'i Rules of Use and Condition for information on permitting, permit requirements, and other applicable rules.
2. Final approval by HCDA is required prior to issuance of permits for new 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
   • Site plans
   • HCDA copy (if applicable)
3. For any projects that require a certificate of occupancy, a certificate of occupancy is not required in a "Tiered Proceeding".
4. For any project located within the Emergency Management Areas (EMAs) of the Kakaako District, the project must be reviewed with the City of Honolulu Fire Department and the State Office of Planning for the EMAs and other applicable regulations.

Signature (Signature at agent):
Date: May 6, 2022
Print name: Alana Kobayashi Pakulani
Telephone No.: 808-524-1508

FOR HCDA USE ONLY:
 Parcel: 
 Filed by: 
 Landowner’s Consent (If Applicable): 
 Section 28045-A (If Applicable): 
 Received By HCDA:
 Date: 
 HCDA Approved: 
 Date: 

MAY 18, 2022
Ália - Block I

EXHIBIT A-4 - HCDA PROJECT AUTHORIZATION + PERMIT APPLICATION
HAND DELIVERED

May 18, 2022

Mr. Craig Nakamoto, Executive Director
Hawai‘i Community Development Authority
547 Queen Street
Honolulu, HI 96813

RE: Application for Planned Development Permit ("PDP"); Kamehameha Schools Kalākaua ‘o Kakahiako Master Plan ("KKMP"); Block 1 Parcel ("Ālia at 888 Ala Moana"); Tax Map Key ("TKG"); (1) 2-1-56-14, 15 & 16
800 & 900 ALA MOANA BOULEVARD AND 825 AUahi STREET, HONOLULU, HI 96813

Dear Mr. Nakamoto:

Kobayashi Group LLC ("KG"), is pleased to present this PDP application for Ālia at 888 Ala Moana ("the Project") to the Hawai‘i Community Development Authority ("HCKA").

The Project is a mixed-use commercial and residential development, consisting of a new 39-story tower with approximately 443 market-rate condominium units and 40 reserved housing units, plus residential amenity spaces, parking, and approximately 3,668 gross square feet of retail. The building height is proposed at 400 feet. The project will be located on 3.44 acres on a site known as the Block 1 parcel within the KKM, bordered by Ala Moana Boulevard, Koulu and Auahi Streets. The Diamond Head border adjoins the former Bank of Hawai‘i property on the corner of Ward Avenue and Ala Moana Boulevard.

BACKGROUND

HCKA 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 ("KHS") and HCKA was executed, effective October 6, 2009, subsequently amended on June 20, 2011 and again on June 2, 2021 (the "Development Agreement"). The Hawai‘i Administrative Rules ("HAR") Title 15, Subtitle 4, Chapter 22 (the "Maauka 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.

VARIANCES OR MODIFICATIONS

The Project is seeking no variances from the Vested Rules. In accordance with §15-22-120 (7), the Project is seeking two modifications: a podium height modification to 60' under §15-22-62(a) and a corridor setback modification for approximately 54% of the Ala Moana Frontage under §15-22-66(b). This modification is being requested due to substantial residential uses being located within the platform along Ala Moana Boulevard and Auahi Street, as well as the Project providing significant publicly accessible pedestrian features along Auahi Street to enhance the streetscape experience.

PROJECT SITE

The Project site is bordered on the Makai side by Ala Moana Boulevard, the Ewa side by Koulu Street, the Maauka side by Auahi Street, and the Diamond Head side by the former Bank of Hawai‘i 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) 2-1-56-14: 56,106 SQ. FT.
- (1) 2-1-56-15: 52,592 SQ. FT.
- (1) 2-1-56-16: 41,428 SQ. FT.

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

CURRENT USE & TENANT RELOCATION

Current use of the site is as an auto dealership, storage, maintenance and related office use (the "Tenants"). Both KS and KG have been in contact with the Tenants regarding the Project status and schedule; KS is 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.

PROJECT DESCRIPTION

In designing the Project our team started with our roots: as Kama‘ina residents 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 Kakahiako community. Over the years KG has created buildings in Honolulu including Hokua, Capitol Place, One Ala Moana, and Park Lane with local residents in mind. We believe that Ālia at 888 Ala Moana continues that tradition. The design tries to incorporate what we consider to be the best of urban living with the comforts and conveniences of a high-rise, focusing on functionality, activity, 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 setbacks and meandering pedestrian walkways located within a meaningful landscaped pedestrian-oriented setback of 45 feet off of Ala Moana Boulevard. 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 Koulu Street as a quiet, low-density thoroughfare and includes a mid-rise podium made up of market loft, reserved housing, finished storage, and retail spaces. The building podium at the corner of Koulu and Auahi Streets will provide ample space for outdoor dining activity. We took special care to ensure that the landscaping throughout the Project be focused on indigenous, endemic, and canal plant varieties.

The Project will provide for a workshop, a dog washing station, a children’s play area, coffee bar, karaoke rooms, bowling alley, basketball court, an indoor and outdoor gym, and a movie theatre for residents, encouraging and making available spaces for activities rarely available to residents of other high-rises.

The Maauka portion of the building, currently fronting both Auahi Street and the City and County of Honolulu’s Auahi Street Baseyard, has been designed to include pedestrian-oriented activities. Retail and active pedestrian parks uses are planned for the podium level. The parking podium at this location will be clad with both finished decorative panel elements as well as decorative concrete and landscaping design elements.

At the amenity deck, 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, located at the Ewa Makai corner of the amenity deck. Many of our project team members have children: the design throughout the project is focused on encouraging outdoor play within an interactive environment.
VI. SUSTAINABILITY

It is our intention that Ala Moana be the most sustainable high-rise every built in the State of Hawaii. Environmental sustainability, water reuse, and energy efficiency are key design goals for the Project. Specific sustainability measures include use of an integrated design process, onsite water retention and reuse of rainwater, drought resistant and native landscaping selections, sustainable and healthy building materials, onsite water reuse, an extensive solar power generation system, energy conservation measures, cross ventilation, and a focus on construction methods that will carefully implement the sustainable design strategies.

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, 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 parking, guest parking, loading and unloading. ADA and retail parking. All parking on the ground floor is located under cover of the podium and will be thoughtfully screened from view from public streets. The remaining floors of parking have been reserved for residential uses.

The Project will incorporate Electronic Vehicle charging stations for both residential and retail use: KG’s previous projects at Hokua, Capitol Place, One Ala Moana and Park Lane 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 is intended to align with recent City and County of Honolulu standards promoting the use of electronic vehicles.

The Project will reuse two existing curb cuts along Ala Moana Boulevard as right-in right-out access points, which will be for residents, guests, and loading. The retail, loft, and alternate residential entrance will be via two new curb cuts along Auahi Street. The Auahi Street entrance will be pedestrian-oriented in design, and commercial and loading activities will have limited 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 at least 15% of occupancy, calculated utilizing standard household occupancy guidelines found in §15-22-1US of the Vested Rules. Covered bicycle stalls will be provided to meet commercial bicycle parking demand. The Project envisions engaging with an E-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 KKPMP, the Block I site is required to provide 12,555 sq. ft. (3.8% of ground floor site area) of Open Space, and in accordance with the 2021 KKPMP Amendment, a minimum of 15,013 (10% of ground floor site area) is required. The Project envisions significantly more Open Space than is required under the KKPMP of approximately 16%, or 24,010 square feet of the Project site being dedicated to Open Space.

Additionally, 60,285 square feet of recreation space will be provided both at the ground floor at the podium deck, with amenities focused on creating a sense of community involvement, promoting a healthy lifestyle, and education.

X. RESERVED HOUSING & PUBLIC FACILITIES

There are 443 market rate, and 40 reserved housing units within the Project utilizing the Reserved Housing formula stipulated under the Vested Rules, a total of 71 additional reserved housing units are required, as KS issuing reserved housing credits to the Project to satisfy the reserved housing requirement for the Project within the KKPMP.

In accordance with §15-22-73 of the Vested Rules, the Project requires 24,116 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 and detailing the reserved housing and dedication of public facility credit process is attached in Exhibit F-1.3 in this PDP.

XI. ARCHAEOLOGICAL & HISTORIC PROPERTY FINDINGS

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 alaaua’a, OIWC, SPHD, OHA, and KS in designing this Project. Six historic properties have been identified within the Project site, including multiple cultural layers, a historic burial cluster, and a pre-contact traditional Hawaiian bundle burial. Completed Archaeological studies in Final form for the Project include the following:

1. Archaeological Inventory Survey for Kamehameha Schools Kakaako Block 1 - Dated October 2014
2. Archaeological Data Recovery Plan for SHP # 50-80-14-7580 - Dated November 2014
3. Archaeological Preservation Plan for SHP # 50-SS-14-7580 - Dated November 2014
5. Archaeological Monitoring Plan Kamehameha Schools Kakaako Block 1 - Dated November 2014

All Chapter 4E requirements have been completed to date, with the exception of two (2) Data Recovery initiatives that will be completed by KG prior to issuance of a building permit for the Project.

An architectural inventory survey of the existing buildings on the Project site was completed by Mason Architects in August, 2014. 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 March 2022, Wilson Okamoto Corporation completed a Draft Traffic Impact Assessment Report ("TIAR") for the Project. Recommendations from the report have been incorporated into the project design.

The conclusion from the report notes:
"With the implementation of the aforementioned recommendations, traffic operations with the Kakaako Block I development are generally expected to remain similar to without project conditions."

With an existing stoplight and intersection along with a complete streets concept, Koola Street is projected to provide a pedestrian pass-through connection point between Kakaako Mauka and Makai. We believe that this concept provides the secondary access point which was envisioned for a potential future Asa‘i Street pass-through 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 "Kakaako" (if completed) will each be within a three (3) block radius of the Project.

XIII. COMMUNITY INPUT

KG facilitated an initial meeting with representatives from the Ala Moana / Kakaako Neighborhood Board in February of 2022. That meeting was followed by a formal presentation to the Neighborhood Board via Zoom on March 22, 2022. Meeting minutes are included in Exhibit F-8 & F-9 in this application. The Neighborhood Board unanimously supported the Project.

XIV. PRELIMINARY PROJECT DEVELOPMENT SCHEDULE

Subject to finalization of any outstanding entitlements, subject to approval of this PDP application, and subject to approval of condominium documents by the Hawaii Real Estate Commission, the Project is projected to begin sales in Winter of 2022.

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 me at (808) 574-1508.

Thank you,

KOBAYASHI GROUP LLC

By Alana Kobayashi Pahka
Its Chief Operating Officer
<table>
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<td><strong>5.22-30:</strong> Mixed Use Zone - Commercial Emphasis (MUE-C) The boundaries for each zone are set forth in the [Mayau Area Rules] exhibit entitled &quot;Land Use Plan,&quot; dated April 1999. <strong>5.22-31:</strong> <strong>5.22-32</strong></td>
<td><strong>Mixed Use Zone Commercial (MUC-C)</strong></td>
<td>See Exhibit A-4</td>
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| **Site Area** | **5.22-80:** Joint development of two or more adjacent zoning lots. | **THK Numbers:** (1) 2-1-956-014, 015-A 016. Three adjoining parcels encompassing 156,126 square feet (3.44 acres). Existing Site Area is comprised of (3) Commercial Use - convenience retail and service. Parcels to be jointly developed under City & County standards into a single development lot per **5.22-80.** | See Exhibits A-4, B-4, & C-3 |

| **Maximum Development Height** | **5.22-82:** No portion of any [po]dium located within any land use zone shall exceed 45' in height. Necessary utilitarian features may be exempt from height limits subject to restrictions. **5.22-120:** Modification of specific provisions. | **Modification of 1.2: Podium is proposed at 75' in height per 5.22-120 (7).** (Top of podium parapet is 60' in height; top of elevator over 79' in height.) | See Exhibits E-18 E-19 |

| **Tower Footprint** | **5.22-114:** Maximum 16,000 sq. ft. Tower footprint for Lot Size greater than or equal to 80,000 sq. ft. | **Tower footprint is 16,000 sq. ft.** | See Exhibits E-7 & E-8 |

| **Density** | **5.22-116:** Maximum 3.5 Floor Area Ratio (FAR) for Lot Size greater than or equal to 80,000 sq. ft. | **1.10 FAR is allowable under the Kamuela School District rules** | See Exhibit A-1 |

| **Yards** | **5.22-63:** | **15' Front Yard setback: Ala Moana Boulevard** | See Exhibits E-1 through E-7 |
| **5.22-63.1:** The minimum front yard for each development lot shall be fifteen feet. | **15' Front Yard setback: Kula Street** | **15' Front Yard setback: Ala Moana Boulevard** | |
| **5.22-63.2:** 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. | **7 Side Yard setback: THK (1) 2-1-1056-001** | **7 Side Yard setback: THK (1) 2-1-1056-001** | |

| **Open Space** | **5.22-64:** 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. | **16% of open space is provided totaling 24,000 sq. ft.** | See Exhibit B-B.1 |

| **Recreation Space** | **5.22-65:** 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. | **143 sq. ft. (70) is provided totaling 69,265 sq. ft.** | See Exhibits B-B.1 & B-B.2 |

| **View Corridors** | **5.22-66:** There are hereby established view corridor streets, as designated in the exhibit entitled "View Corridor Setbacks," 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. | **497 setback (Podium) 75 setback (Tower)** | See Exhibits E-18 & E-19 |

| **Off-Street Parking** | **5.22-67:** | **Eating and Drinking Establishments:** 0.9 per 300 sq. ft. of eating and drinking area, plus 0.5 per 25 sq. ft. of dance floor area, plus 1 per 44 sq. ft. of kitchen or accessory area | See Exhibit A-3 |

<p>| <strong>Multi-family Dwellings</strong> | <strong>5.22-68:</strong> | <strong>Multi-family Dwellings</strong> | See Exhibit A-3 &amp; E-1 |
| <strong>5.22-69:</strong> | <strong>5.22-69:</strong> | <strong>Multi-family Dwellings (Tower): 150k,000/20k,000/20k,000</strong> | 2 Loading Stalls provided. Signage design forthcoming |</p>
<table>
<thead>
<tr>
<th>Category</th>
<th>Mauka Area Rules &amp; Plan Chapter 22: Unofficial Completion June 2005</th>
<th>Proposed Notes</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural Criteria</td>
<td>§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.</td>
<td>See Exhibits E-10 through E-13</td>
<td>See Exhibit D-1</td>
</tr>
<tr>
<td>Circulation</td>
<td>§15-22-71: 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 is provided from Ala Moana Blvd to Auahi St. Kaula St is a private street and is not a part of this project.</td>
<td>See Exhibits B-7 &amp; E-17</td>
<td></td>
</tr>
<tr>
<td>Lanai Enclosures</td>
<td>§15-22-72: Any area originally approved as a lawn 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. Convents or other documents shall prohibit the enclosure of lanais by condo owners or anyone else.</td>
<td>See Exhibits E-8 &amp; E-10 through E-13</td>
<td></td>
</tr>
<tr>
<td>Dedication of Public Facilities</td>
<td>§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.</td>
<td>Commercial: 1,668 SF x .03 = 110.04 sq. ft. Residential: 68,031 SF x .04 = 24,012.44 sq. ft.</td>
<td>See Exhibit F-1</td>
</tr>
<tr>
<td>Mapped Street</td>
<td>§15-22-74: No building or structure shall be erected within the area of any mapped street or its required setback area, except perorganisms pedrehansways approved by the authority and standards which may be allowed to project from nonconforming structures over public property pursuant to section 15-22-15 of this chapter.</td>
<td>The proposed building does not encroach onto mapped streets nor does it encroach into building setbacks.</td>
<td>See Exhibits E-1 through E-23</td>
</tr>
<tr>
<td>Underground Utilities</td>
<td>§15-22-76: Public utility companies shall place utility lines underground within the Mauka area. Utility lines shall be placed underground.</td>
<td></td>
<td>See Exhibit C-1</td>
</tr>
<tr>
<td>Performance Standards</td>
<td>§15-22-77: Performance standards. No building wall shall contain a reflective surface for more than thirty percent of that wall’s surface area. Every use shall be so operated that it does not emit an obnoxious or dangerous degree of odor or fumes.</td>
<td>See Exhibits E-10 through E-13</td>
<td></td>
</tr>
<tr>
<td>Flood Hazard District</td>
<td>§15-22-82: The applicable provisions of Article 7 of the land use ordinance relating to flood hazard districts shall apply to all affected activities and properties within the Mauka area. Ground floor finish floor elevations are raised 62&quot;) above flood Hazard Elevations per 2011 FEMA Maps.</td>
<td></td>
<td>See Exhibit C-2</td>
</tr>
</tbody>
</table>

**Permitted Uses**

<table>
<thead>
<tr>
<th>Category</th>
<th>Mauka Area Rules &amp; Plan Chapter 22: Unofficial Completion June 2005</th>
<th>Proposed Notes</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>§15-22-113: Lots 20,000 square feet or more in size within M2Z, no more than sixty per cent of the total allowable floor area shall be placed in commercial use and the remaining floor area shall be placed in multi-family projects. The project is in conformance with the remaining subsections of this article.</td>
<td></td>
<td>See Exhibit A-3</td>
<td></td>
</tr>
<tr>
<td>§15-22-115: 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.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>§15-22-144(d): Along major streets, trees 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.</td>
<td></td>
<td>See Exhibits D-1 &amp; D-2</td>
<td></td>
</tr>
<tr>
<td>§15-22-120: Modification of specific provisions. As part of the planned development permit review process, the authority may modify plan and site requirements provided a public hearing is held.</td>
<td></td>
<td>See Exhibit B-7</td>
<td></td>
</tr>
<tr>
<td>Modified 1 of 2: Podium is proposed at 75’ in height per §15-22-120(7). (Top of podium setback is 60’ in height, top of elevation overhang is 75’ in height)</td>
<td></td>
<td>See Exhibits E-18 &amp; E-19</td>
<td></td>
</tr>
</tbody>
</table>

**Reserved Housing**

<table>
<thead>
<tr>
<th>Category</th>
<th>Mauka Area Rules &amp; Plan Chapter 22: Unofficial Completion June 2005</th>
<th>Proposed Notes</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>§15-22-93: Each building unit shall have a minimum of 0.1 square foot of outdoor space for each square foot of floor area, with maximum limit at 150 square feet, including covered lanai, at least 60% open to sky.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>§15-22-144(d): Along major streets, trees 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.</td>
<td></td>
<td>See Exhibits D-1 &amp; D-2</td>
<td></td>
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<td></td>
<td>See Exhibits D-1 &amp; D-2</td>
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<td>Mauka Area Rules &amp; Plan Chapter 22: Unofficial Completion June 2005</td>
<td>Proposed</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>Streetscapes</td>
<td>§19-22-142 (a): Curb cuts are permitted only upon approval by the executive director.</td>
<td>A site plan shall be submitted to the executive director for review of the two new curb cuts on Ala Moana Blvd. and the use of two existing curb cuts on Auahi St.</td>
<td>See Exhibit E-1</td>
</tr>
<tr>
<td></td>
<td>(b): All new developments shall provide facilities for central trash storage within the development lot</td>
<td>Three trash staging areas which are interior to the building are proposed: one for Tower Residential, one for Retail, and one for Retail.</td>
<td>See Exhibit E-1</td>
</tr>
<tr>
<td></td>
<td>(c) All new developments shall provide street furniture. (1) Benches shall be provided for resting places along pedestrian walkways at suitable locations. (2) Bus stop shelters shall be provided for bus commuters where bus stop locations are located.</td>
<td>Permanent integrated seating and signage are proposed along Auahi Street. Bus stop locations along Ala Moana Blvd are to be provided in coordination with Department of Transportation Services.</td>
<td>See Exhibit E-22</td>
</tr>
<tr>
<td>Building Orientation</td>
<td>§19-22-142 (a): Building orientation shall be determined based on height. (1) Above the forty-five foot level, the long axis of structures shall be oriented, to the extent practicable, between thirty-five degrees and sixty-five degrees west of south to minimize exposure of the long side to direct sunlight.</td>
<td>The Tower is oriented at sixty-five degrees west of south.</td>
<td>See Exhibit B-5</td>
</tr>
<tr>
<td>Tower Spacing</td>
<td>§19-22-143 (b): Spacing between building towers shall be based upon the tower location on the development lot and distances between neighboring towers. To the extent practicable, tower spacing shall be as follows: (1) At least 300 feet between the long parallel sides of neighboring towers; and (2) At least 200 feet between the short sides of towers.</td>
<td>Proposed tower is in conformance with existing conditions.</td>
<td>See Exhibit B-5</td>
</tr>
</tbody>
</table>
VIEW OF SITE LOOKING NORTH FROM ALA MOANA BLVD

VIEW OF SITE LOOKING EAST FROM ALA MOANA BLVD

VIEW OF SITE LOOKING WEST FROM AUAHI ST

VIEW OF SITE LOOKING SOUTH FROM KOULA ST
**Recreation Space Summary**

- **Recreation Space**
- **Building Setback**

**Dwelling Units**: 483

- **Required Recreation Space (55 SF/DU)**: 26,565 SF
- **Total Provided Recreation Space (143 SF/DU)**: 69,285 SF

**Provided Recreation Space:**
- Movie Theater, Bowling, Karaoke, Multi-Purpose, Health Club, Gym, Library, Dining, Game Rooms, Lawns, Pools, Spas, Cabanas, Bocce, Dog Park, etc.

**Floor Space**
- **Level 1**: 12,931 SF
- **Level 6**: 56,354 SF
- **Total**: 69,285 SF

---

**Exhibit B-8.2 - Recreation Space - Level 6**

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**Alia - Block I**

---

**MAY 18, 2022**

**Block I**
Ālia - Block I

- **Coconut Palm** - Designated HCDA Street Tree for Ala Moana Blvd (State)
- **Kukui Nut Tree** (Additional Aliia Street Tree Palette)
- **Hala Tree** (Additional Aliia Street Tree Palette)
- **Koaia Tree** - Proposed Street Tree for Koula Street (Private)
- **Kukui Nut Tree** (Additional Aliia Street Tree Palette)

**Landscaping Site Plan**

- Designed by Brownlie and Lee

**Exhibit**

- D-1 - Ground Floor
- D-2 - Proposed Street Tree Palette

**Dates**

- April 11, 2022
- May 18, 2022
FLOOR AREA BREAKDOWN:

<table>
<thead>
<tr>
<th>AREA</th>
<th>FAR AREA (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMENITY</td>
<td>5,713</td>
</tr>
<tr>
<td>CABANA (ROOFED)</td>
<td>1,675</td>
</tr>
<tr>
<td>CORE</td>
<td>1,985</td>
</tr>
<tr>
<td>MARKET RESIDENTIAL</td>
<td>8,685</td>
</tr>
<tr>
<td>18,058</td>
<td></td>
</tr>
</tbody>
</table>

Note:
All accessory structures total to less than 15% of the parking and mixed-use podium roof area and are 12ft in height maximum.
FLOOR AREA BREAKDOWN:

<table>
<thead>
<tr>
<th>AREA</th>
<th>FAR AREA (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORE</td>
<td>1,598</td>
</tr>
<tr>
<td>MARKET RESIDENTIAL</td>
<td>14,402</td>
</tr>
</tbody>
</table>

NOTE: LÄNAIS TO BE 15% OF UNIT AREA MAXIMUM
TOWER PLAN - EVEN FLOORS L8-38

TOWER PLAN - ODD FLOORS L7-39

FLOOR AREA BREAKDOWN:

<table>
<thead>
<tr>
<th>AREA</th>
<th>FAR AREA (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORE</td>
<td>1,598</td>
</tr>
<tr>
<td>MARKET RESIDENTIAL</td>
<td>14,402</td>
</tr>
</tbody>
</table>

NOTE: LANAI TO BE 15% OF UNIT AREA MAXIMUM
LEVEL 1
0'
LEVEL 2
19'-0''
LEVEL 3
28'-0''
LEVEL 4
37'-0''
LEVEL 5
46'-0''
LEVEL 6
56'-6''
LEVEL 1.5
10'-0''
TO PODIUM PARAPET
60'-0''

AUAHI ST.

STOREFRONT

PERFORATED METAL GARAGE SCREEN

CANOPY

ADULT POOL

PARKING

PARKING

PARKING

PARKING

RETAIL

RETAIL & LOFT RESIDENT PARKING

TO TOP OF PODIUM PARAPET
60'-0''

PROPERTY LINE
15' SETBACK

WALK
15'-0''

PEDESTRIAN ZONE
1'-8''

6'-0''

ADULT POOL DECK

60'-0''
ANODIZED ALUMINUM
BOARD-FORMED, CAST-IN-PLACE ARCHITECTURAL CONCRETE
WOOD-SLAT SOFFIT
PAINTED SLAB EDGE
LIGHT-TONED EIFS
PERFORATED & FOLDED METAL SCREEN
FIBER-CEMENT PANEL
May 18, 2022

Mr. Craig K. Nakamoto, Interim Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

SUBJECT: Land Block I (800/900 Ala Moana Boulevard), Reserved Housing and Public Facilities Dedication Requirements

Dear Craig:

KOBAYASHI GROUP LLC ("KG"), has submitted to the Hawaii Community Development Authority ("HCDA") its "Development Permit & Development Check Submission" and "Project Authorization," both dated May 18, 2022, which describe its proposed development (the "Development") on the land identified as "Land Block I" in the Kailulu `o Kaka`ako Master Plan (the "KKMP"). Kamehameha Schools ("KS") has agreed to provide reserved housing credits ("RH Credits") and public facilities dedication credits ("PFD Credits") to the Development through KS' existing surplus inventory. The contributions and associated modifications to KS' inventory are detailed below.

Satisfaction of Reserved Housing Requirement

Pursuant to the Findings of Fact, Conclusions of Law and Decision and Order issued by HCDA on September 9, 2009, and in compliance with Section 15-22-115 of the 2005 Maui-Kaua Rules ("Vested Rules"), KS is required to provide a minimum of twenty percent (20%) of the total number of dwelling units in the KKMP as reserved housing units. To satisfy the RH requirement for Land Block I of the KKMP and based on the 443 market units proposed, KG has determined a requirement of 111 reserved housing units for the project. KS and KG have mutually agreed the 111 reserved housing units will be satisfied via a combination of the on-site construction of 40 RH units and a contribution of 71 RH Credits from KS' surplus inventory. The revised balance of KS' RH Credits for the KKMP is 221, as summarized in the attached Exhibit "A".

Satisfaction of Public Facilities Dedication Requirement

Pursuant to Section 15-22-73 of the Vested 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 proposed program, the public facilities dedication requirement is estimated at 24,116 square feet, as summarized below.

<table>
<thead>
<tr>
<th>Public Facilities Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Component</td>
</tr>
<tr>
<td>Market Housing Floor Area</td>
</tr>
<tr>
<td>Reserved Housing Floor Area</td>
</tr>
<tr>
<td>Commercial Floor Area</td>
</tr>
<tr>
<td>Totals</td>
</tr>
</tbody>
</table>

KS has agreed to transfer up to 24,116 PFD Credits to the Development on the condition that if less PFD Credits are required, the unused PFD Credits shall be retained by KS. Should all 24,116 PFD Credits be transferred, the revised balance of KS' PFD Credit inventory account would be 34,737 credits as summarized in Exhibit "B".

This letter 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.

I trust that this satisfactorily confirms KS' commitments on these two requirements of the Development.

Thank you,

Sincerely,

Kamehameha Schools

Serge M. Krivatsy
Director, Planning and Development
Commercial Real Estate Division

Mr. Craig K. Nakamoto, Interim Executive Director
Hawaii Community Development Authority
May 18, 2022
Page 2 of 4

EXHIBIT F-1.1 - RESERVED HOUSING & PUBLIC FACILITIES DEDICATION
### Exhibit “A”
Revised KKMP Reserved Housing Credit Summary

<table>
<thead>
<tr>
<th>SOURCES</th>
<th>QUANTITY EARNED</th>
<th>DATE EARNED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block F (SALT)</td>
<td>54</td>
<td>10/8/2012</td>
</tr>
<tr>
<td>Pagoda (Rycof) Terrace</td>
<td>100</td>
<td>9/2/2014</td>
</tr>
<tr>
<td>Lot B-2 (The Flats at Pu'una'i)</td>
<td>88</td>
<td>11/12/2014</td>
</tr>
<tr>
<td>Lot A-1-2 (Keanaulo Lane)</td>
<td>167</td>
<td>3/18/2016</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>409</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USES</th>
<th>QUANTITY APPLIED</th>
<th>DATE APPLIED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Block E (The Collection)</td>
<td>117</td>
<td>5/23/2016</td>
</tr>
<tr>
<td>Land Block I (Ala)</td>
<td>71</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>188</strong></td>
<td></td>
</tr>
</tbody>
</table>

**UPDATED BALANCE** | **221** |

---

### Exhibit “B”
Revised KKMP Public Facilities Dedication Credit Summary

<table>
<thead>
<tr>
<th>Source</th>
<th>PFD Credit Demand</th>
<th>PFD Credit Supply</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Block E</strong></td>
<td>23,601 Credits</td>
<td>Pre-KKMP Park Dedication</td>
</tr>
<tr>
<td>Parcel A-1 (Keanaulo Place)</td>
<td>17,260 Credits</td>
<td>Less: PFD Credits in Dispute</td>
</tr>
<tr>
<td>Parcel A-2 (Keanaulo Lane)</td>
<td>1,174 Credits</td>
<td></td>
</tr>
<tr>
<td>Parcel B-1 (400 Keanaulo)</td>
<td>4,367 Credits</td>
<td></td>
</tr>
<tr>
<td>Parcel B-2 (440 Keanaulo)</td>
<td>9 Credits</td>
<td></td>
</tr>
<tr>
<td>Place Final Block E Adjustment</td>
<td>259 Credits</td>
<td></td>
</tr>
<tr>
<td><strong>Parcels (Total)</strong></td>
<td><strong>25,116 Credits</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Total PFD Credit Demand** | **70,777 Credits** | **Uninherited PFD Credits** | **105,514 Credits** |

**Projected Surplus (Deficit)** | **+34,737 Credits** |

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Section 4a. Master Plan: "If S/F for any parcel, lease or other devices of the Property fails to submit at least one completed development permit application to the minimum 1.5 acres, with a minimum of 300,000 square feet of total gross area, in the Master Area of the Property, by December 31, 2007, subject to subparagraph 4d. below, the KHDC shall forfeit all of the use of Five Thousand (5,000) square feet of S/F Credits."
WHEREAS, pursuant to the 2005 Mauka Rules, Declarant applied for and obtained approval for the issuance of a planned development permit (Application No. ____ ) for the Subject Parcels (the “Planned Development Permit”), including the joint development of the Subject Parcels as one development lot; and

WHEREAS, in satisfaction of one of the conditions set forth in the Planned Development Permit relating to the joint development of the Subject Parcels, Declarant hereby makes application for permission to undertake such joint development and submit the Subject Parcels to an agreement binding upon Declarant and Declarant’s successors in title to maintain the pattern of development in such a way that there will be conformity with the applicable zoning rules; and

WHEREAS, Declarant has established a condominium property regime on the Subject Parcels as set forth in that certain Declaration of Condominium Property Regime for Ali’i Condominium Project dated __________, 2022, and recorded in the Bureau as Document No. __________, and executes this Agreement pursuant to its reserved rights thereunder.

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 the joint development of two (2) or more adjacent lots and in satisfaction of one of the conditions of the Planned Development Permit which approves, among other matters, the joint development of the Subject Parcels as one development lot.

2. Declarant agrees to maintain the pattern of development of the Subject Parcels in conformity in all material respects with the provisions of the Planned Development Permit and the 2005 Mauka Rules, except where a modification has been granted by the HCDA, if any. Declarant agrees to develop the Subject Parcels in accordance with all other applicable provisions of the 2005 Mauka Rules.

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

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

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

6. 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, liensors, and any other person who claims an interest in the Subject Parcels.

(Signature on following page)

100:167205375 2
IN WITNESS WHEREOF, Declarant has caused this Agreement to be executed as of date first above written.

DECLARANT:

__________ limited liability company

By: __________________________

Name: __________________________

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

On this ______ day of __________, 20___ before me personally appeared __________, 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: __________
Document Description: Agreement for Issuance of Conditional Use Permit Under Section 15-22-80 of the 2005 Maui Area Rules
Jurisdiction/Judicial Circuit Where Signed: First Circuit

Type or print name:

Date:
Notary Public, State of Hawaii
My commission expires:
STATE OF HAWAII  
)  
) SS.  

CITY AND COUNTY OF HONOLULU  

On this _____ day of ______________, 20__ before me personally appeared ______________, 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:  
Document Description: Agreement for Issuance of Conditional Use Permit Under Section 15-22-80 of the 2005 Moku Area Rules  
Jurisdiction/Judicial Circuit Where Signed: First Circuit

Type or print name:  
Notary Public, State of Hawaii  
My commission expires:  

EXHIBIT “A”

PARCEL FIRST – TMK (1) 2-1-056-014

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, Apuna 6, No. 1 to M. Kekuanaoa no V. Kamamalu) situate, lying and being at Kakaako, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being Lot 5, Block 19, of the “KAKAKO 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 Kaula 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.

PARCEL SECOND – TMK (1) 2-1-056-016

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, Apuna 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 Kakaako, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 6-C, Block 19, of the "KAKAKO 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;

100167205375

5

100167205375

6
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.

PARCEL THIRD – TMK (1) 2-1-056-015

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. Kekuanaaio 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 Kaauakulului, 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.
Dear Kevin:

We have conducted an analysis of the environmental noise issues for the project. The purpose of the study is to quantify the noise environment at the site, compare the measured data with applicable standards, and propose mitigation measures as necessary. This report summarizes the results.

PROJECT CRITERIA

Department of Housing and Urban Development

The Hawaii's Building Code (i.e., 2012 International Building Code) does not include standards for environmental noise intrusion. However, the Department of Housing and Urban Development (HUD) has a criterion of DNL\(^1\) 45 dB for multi-family residential projects, which is used by many residential developers, including in Hawai'i. We have used that as the criterion for this project.

\(\text{DNL} = \text{Day-Night Average Sound Level}\)

1. DNL (Day-Night Average Sound Level) – A descriptor for a 24-hour A-weighted average noise level. DNL accounts for the increased acoustical sensitivity of people to noise during the nighttime hours. DNL penalizes sound levels by 10 dB during the hours from 10 PM to 7 AM. For practical purposes, the DNL and CNEL are usually interchangeable. DNL is sometimes written as DNL.

NOISE ENVIRONMENT

The project is a new 39-story condominium tower bounded by Ala Moana Boulevard, Koulia Street, and Auahi Street, just west of Ward Avenue. The noise environment at the site is predominantly controlled by vehicular traffic on Ala Moana Boulevard and Ward Avenue.

1. According to Section 11-46-4.3.2, the property line boundary means a line drawn through the points of contact of adjoining lands, apartments, condominiums, townhouses, or duplexes, owned, rented, or leased by different persons; a demarcation or a line of separation of properties; and also, for any two or more buildings sharing common grounds, the line drawn midway between any two said buildings.

2. For the purpose of this chapter, the property line includes all points on a plane formed by projecting the property line in a manner deemed appropriate by the director.

3. Class B zoning districts include all areas equivalent to lands zoned for multi-family dwellings, apartment, business, commercial, hotel, resort, or similar type.
To quantify the existing noise environment, we conducted two continuous long-term noise measurements from 20 to 24 February 2022. The sound level meters were housed in a weather resistant case. The microphone protruded from the bottom of the case and was covered with a windscreen. The weather resistant case was secured with a lock. The monitors were at a height of 12 feet above grade on light poles along Ala Moana Boulevard and Ward Avenue.

Dominant noise sources during our measurements included vehicular traffic along Ala Moana Boulevard and Ward Avenue. Secondary noise sources included pedestrians, car alarms, aircraft fly-overs, and emergency sirens. Based on our measured data, we used a 3-D noise model to calculate noise levels at the building facade.

See Figure 1 for the measurement locations and measured noise levels.

Figure 1: Kaka‘o‘ka (Block I) Measurement Locations and Measured Noise Levels

EXISTING CONDITIONS AND POTENTIAL NOISE SOURCES

During our site visits, we observed the existing conditions and identified potential noise sources that may have an impact on the future building. Existing noise sources include the following:

Vehicular Traffic Noise

The vehicular traffic on the adjacent roads (Ala Moana Boulevard, Ward Avenue, Koula Street, and Aushi Street) constitutes a significant amount of the overall existing noise levels at the project site. Our measurements indicated that noise levels from Ala Moana Boulevard were greater than those from Ward Avenue. Therefore, we anticipate needing upgraded building shell components on the Ala Moana Boulevard side of the building to reduce vehicular noise levels to the residences. The project would likely increase the number of vehicles on the nearby roads, which could increase the ambient noise levels due to vehicular traffic. A future traffic analysis was not provided for this project. However, we have added 1.0 dB to the data in our calculations to account for future traffic increases. 4

Future Honolulu Rail Transit

Currently, elevated rail tracks are planned along Haleakulaua Street, with the nearest station near the intersection of Haleakulaua Street and Ward Avenue. The rail corridor is approximately 1.5 blocks from the project site. Noise from rail activity should be considered when selecting the building shell components for the roofed structures that have a direct line-of-sight with the rail corridor. 5

Commercial Spaces

Commercial spaces are planned at the ground floor of the project. These commercial spaces could generate noise to the adjacent properties and/or to residences within the project. Noise from mechanical equipment associated with these commercial spaces shall comply with the State of Hawai‘i Department of Health Noise Regulations.

Miscellaneous Noise Sources

Aircraft fly-overs and rooftop mechanical equipment will also generate noise. The impacts will need to be evaluated as the project design develops. Noise mitigation could include upgraded building shell components for the upper-floor residences, as well as reducing noise transmission to the adjacent property lines. All stationary mechanical equipment shall comply with the State of Hawai‘i Department of Health Noise Regulations. 6

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4 A 1.0 dB increase in traffic noise corresponds to a 3 percent increase in traffic volume per year over 10 years.
RECOMMENDATIONS

Based on the measured noise levels at the project site, we calculated the exterior window and door STC\(^5\) ratings needed to meet the interior noise criterion (i.e., DNL 45 dB). We used the Schematic Design – Progress Set drawings received 25 February 2022, which show room sizes and locations.

The building design should also include features to reduce mechanical equipment noise for the future occupants, as well as to the adjacent properties to meet the Department of Health Noise Regulations.

* * *

This concludes our analysis of HCDA-related environmental noise issues for the Kaka‘ako – Block 1 project. Should you have any questions, please give us a call.

Best,

SALTER

Blake Wells, LEED GA  
Associate

Eric Mori, PE  
Senior Vice President

---

5 STC (Sound Transmission Class) – A single-number rating defined in ASTM E90 that quantifies the airborne sound insulating performance of a partition under laboratory conditions. Increasing STC ratings correspond to improved airborne sound insulation.
ÁLIA - BLOCK I
HONOLULU, HAWAII
PROJECT UPDATE
PROJECT #2203689
APRIL 1, 2022

SUBMITTED TO

Matthew Pennaz
Vice President, Development Projects
mpennaz@kobayashi-group.com

Kobayashi Group
1288 Ala Moana Blvd., Suite 201
Honolulu, HI 96814
T: 808.692.0045

SUBMITTED BY

RWDI
600 Southgate Drive
Guelph, ON N1G 4P6
T: 519.823.1311

rwdi.com

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Ália - Block I
WIND STUDY UPDATE

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

A proximity model that includes all buildings and geographical features located within approximately a 1200 ft diameter of the center of the proposed site at a 1:300 scale has been constructed. The proximity model replicates the existing and in-construction conditions adjacent to the project site.

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RWDI Project #2203689
April 1, 2022
**WIND STUDY UPDATE**

**Wind-Induced Structural Responses Study**

A rigid scale model of the proposed tower was constructed and will be mounted on a high-frequency response strain gauge force balance. The model of the proposed tower will be 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 will be determined, along with the acceleration on the top occupied floor of the tower has also been predicted.

**Pedestrian Wind Study**

A computational pedestrian wind comfort study for the development has been completed. This will be followed up with a wind tunnel test to quantify wind speeds in pedestrian areas. Wind speed sensors which are used to measure the mean and gust wind velocities at a full-scale height of 5 ft above ground will be installed on the model in wind sensitive 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 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.

**Cladding Wind Pressure Study**

Taps that measure wind pressure on the surface of the development will be installed on the test model. The pressure model of the proposed development will be tested in a boundary layer wind tunnel where the instantaneous wind pressures at each pressure tap will be measured for. The test data will be combined with the Honolulu wind climate to predict peak exterior pressures. To determine the peak cladding loads, the interior pressure is estimated and added to the exterior pressure where applicable. The estimated design loads will be presented in the form of block diagrams superimposed on the building's elevations and roof plans.

*RWDI Project #2203689
April 1, 2022*
<table>
<thead>
<tr>
<th>Tax Map Key(s)</th>
<th>Address</th>
<th>Lease Type</th>
<th>Lessee / Tenant</th>
<th>Description of Business Activities</th>
<th>Land Area</th>
<th>Building Area</th>
<th>Property Manager</th>
<th>Lease Expiration</th>
<th>Lease Termination Rights</th>
<th>Assistance Provided</th>
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<tr>
<td>1-2-1-056-014</td>
<td>800 Ala Moana Boulevard, Honolulu, HI 96814</td>
<td>Space Lease</td>
<td>AUTOSOURCE LLC</td>
<td>Vehicle sales, storage, maintenance and related office use associated with Tenant's business as an automobile dealership.</td>
<td>56,106</td>
<td>17,630</td>
<td>Colliers International Hi, LLC, dba Colliers International</td>
<td>12/31/2026</td>
<td>Landlord and Tenant shall each have the right, in its sole and absolute discretion, to terminate this Lease at any time on or after June 30, 2023 by written notice of termination delivered to the other party at least 180 calendar days prior to the effective date of the termination.</td>
<td>Tenant aware of term limit. Asset Manager in constant contact with tenant. Tenant indicated they are already looking for an alternative location and does have a broker engaged.</td>
</tr>
<tr>
<td>1-2-1-056-016</td>
<td>900 Ala Moana Boulevard, Honolulu, HI 96814</td>
<td>Space Lease</td>
<td>AUTOSOURCE LLC</td>
<td>Vehicle sales, storage, maintenance and related office use associated with Tenant's business as an automobile dealership.</td>
<td>94,020</td>
<td>20,812</td>
<td>Colliers International Hi, LLC, dba Colliers International</td>
<td>6/30/2023</td>
<td>Landlord may, at its sole and absolute discretion, for any reason or no reason, terminate the Lease at any time during the current Option Term upon 180 days prior written notice to Tenant.</td>
<td>Same as above.</td>
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| Total          | 150,126 | 38,440 | 12/31/2026 |
### Block I

**Total Land Area:** 150,126 sf  
**Total Bldg Areas:** 56,141 sf

<table>
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<th>800 Ala Moana - AUTOSOURCE LLC</th>
<th>900 Ala Moana - AUTOSOURCE LLC</th>
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<td><strong>TMK</strong></td>
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<tr>
<td>Bldg #1</td>
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<tr>
<td>Bldg #2</td>
<td>-</td>
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<tr>
<td>Bldg #1</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>56,106</td>
</tr>
</tbody>
</table>

**Source:** [https://apublic.schne](https://apublic.schne)

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**Autosource LLC Premises - Excerpt from Lease Agreement**
Ms. Lindsay Nakashima  
March 14, 2022  
Page 2

When water is made available, the applicant will be required to pay our Water System Facilities Charges (WSFC) for resource development, transmission, and daily storage. BWS reserves the option to require developers to replace block segments of old pipelines subject to frequent main breaks fronting their development in lieu of paying the transmission impact fee. Costs exceeding the impact fee will be the developer's responsibility. A map of main breaks and pipe install date is included for your information.

We are closely monitoring water usage and will keep the public informed. If consumption by our customers exceeds the available water supply capacity, we will ask for voluntary conservation and, if necessary, mandatory conservation. Water use is seasonal and tied to weather conditions. The hot and dry summer months are when water demand is at its greatest. Please visit our website at boardofwatersupply.com for the latest updates and water conservation tips.

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in our water system.

Proposed mixed-use developments are required to install separate domestic water meters and laterals serving the residential and non-residential spaces.

The construction schedule should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

The BWS has suspended fire flow tests on fire hydrants as a water conservation measure. However, you may use the following calculated flow data on Fire Hydrant No. M05702, M07361, M00149, M07362, M07363:

<table>
<thead>
<tr>
<th>Fire Hydrant Number</th>
<th>Location</th>
<th>Static Pressure (psi)</th>
<th>Residual Pressure (psi)</th>
<th>Flow (gpm)</th>
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<td>M05702</td>
<td>Auahi Street</td>
<td>76</td>
<td>20</td>
<td>3,500</td>
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<tr>
<td>M07361</td>
<td>Ala Moana Blvd.</td>
<td>76</td>
<td>54</td>
<td>4,000</td>
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<tr>
<td>M00149</td>
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<td>76</td>
<td>59</td>
<td>4,000</td>
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<tr>
<td>M07362</td>
<td>Ala Moana Blvd.</td>
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<td>4,000</td>
</tr>
<tr>
<td>M07363</td>
<td>Ala Moana Blvd.</td>
<td>76</td>
<td>58</td>
<td>4,000</td>
</tr>
</tbody>
</table>
Ms. Lindsay Nakashima  
March 14, 2022  
Page 3

The data are based on the existing water system, and the static pressure represents the theoretical pressure at the point of calculation with the reservoir full and no demands on the water system. The static pressure is not indicative of the actual pressure in the field. Therefore, in order to determine the flows that are available to the site, you will have to determine the actual field pressure by taking on-site pressure readings at various times of the day and correlating that field data with the above hydraulic design data.

The map showing the location of the fire hydrants is attached.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Ernest Lau, Manager and Chief Engineer at (808) 748-5061.

Very truly yours,

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer

Attachments
# SEWER CONNECTION APPLICATION

**APPLICATION NO:** 2022/SCA-0300  
**STATUS:** Approved  
**DATE RECEIVED:** 03/07/2022  
**PROJECT NAME:** 2022/SCA-0300 Block 1 - New Mixed-Use tower 483 residential units, parking and retail spaces (4332 sq ft)

## LOCATION:

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<th>Section</th>
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<th>Location</th>
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<td>1</td>
<td>056</td>
<td>015</td>
<td>825 AUAHI ST HONOLULU / DOWNTOWN 96814</td>
<td>52,592 Sq. Ft.</td>
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<tr>
<td>2</td>
<td>1</td>
<td>056</td>
<td>016</td>
<td>900 ALA MOANA HONOLULU / DOWNTOWN 96814</td>
<td>41,428 Sq. Ft.</td>
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<tr>
<td>2</td>
<td>1</td>
<td>056</td>
<td>014</td>
<td>800 ALA MOANA HONOLULU / DOWNTOWN 96814</td>
<td>56,106 Sq. Ft.</td>
</tr>
</tbody>
</table>

**SPECIFIC LOCATION:** 825 Aua Hi Street; 900 Ala Moana Blvd; 800 Ala Moana Blvd.

**APPLICANT:** Nakashima, P.E., Lindsay L.M.  
2513 North King Street, Suite 208  
Hilo, HI 96720

**DEVELOPMENT TYPE:** Commercial (Misc.)  
**SEWER CONNECTION WORK DESIRED:** Existing

**OTHER USES:** Mixed use - 483 residential units, parking, service and retail spaces 4332 sq ft

**NON-RESIDENTIAL AREA:** s.f.  
**APPROXIMATE DATE OF CONNECTION:**

### PROPOSED UNITS

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<th>No. of Units to be Demolished: 0</th>
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<td>1-Bedroom: 276</td>
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<td>3-Bedroom: 33</td>
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<tr>
<td>6-Bedroom: 8</td>
<td>6-Bedroom: 6</td>
<td>6-Bedroom: 0</td>
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**REMARKS:**

**APPROVAL DATE:** 03/18/2022  
**EXPIRATION DATE:** 03/17/2024

**REVIEWED BY:** Cheryl Kaneshiro

**ExpressID:** 09529061-061  
**JobID:** 09529061

Initial Print Date: Friday March 18, 2022 4:12 PM  
Page 1 of 1

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**MAY 18, 2022**  
**EXHIBIT F-7 - APPROVED SEWER CONNECTION APPLICATION**
Questions comments and concerns followed.

1. **Crosswalk:** Fearns reported another crossing near South King Street and Cook Street.
2. **Construction:** Resident Mariano commented that the community action committee is a good venue for bringing concerns like this.
3. **Refuse Island:** Craig Nakamoto commented on the installation of a refuse island and the design and construction of a crosswalk.
4. **Mixed Messages:** Komine commented on the removal of the crosswalk but not the pedestrian signs.
5. **Resolutions:** Iwamoto commented on elected officials receiving the resolutions passed at the Neighborhood Board Meetings.

Block I Project (800 Ala Moana Boulevard): Matthew Pennaz, Kobayashi Group, presented the following. Block I is about 3.5 acres located between Auali Street, Warden Street, at 888 Ala Moana Boulevard. There are 437 market rate units within the lower, 40 reserve housing units all along. There will be a six (6) level podium with a 34 story tower (400 Height). Renderings and maps were provided.

Questions comments and concerns followed.

1. **Sea Level Rise:** Choe inquired about sea level rise relating to project plans. Pennaz responded that the project accounts for a three (3) foot rise in sea level.
2. **Timeline:** Chair Tam asked about the project timeline. Pennaz responded that construction is expected to begin at the ending of 2021, with the completion in 2023.

**BOARD BUSINESS**
Approval of the minutes: Thursday, February 22, 2022 Regular Meeting Minutes. The board approved the February 22, 2022 regular meeting minutes as written by UNANIMOUS CONSENT.

Attendance at other meetings: None.

**Neighborhood Subdistrict Updates**
- **Construction Parking:** Iwamoto raised concerns with construction crews parking in the corners of intersections.
- **Fire on Pili Street:** Iwamoto commented on houseless individuals assisting with public safety during the recent fire on Pili Street.
- **Noise:** J. Wong raised concerns with mopeds and modified vehicles driving loudly at night.
- **TOK Permit:** J. Wong raised concerns with the development of additional buildings while infrastructure has not been upgraded. J. Wong commented in relation to the water crisis as the Board of Water Supply has shut down multiple wells.
- **Advisory:** J. Wong commented on some street animators sending a message: These murals are similar to billboards which are not allowed in Hawaii.
- **Redlands:** Ching raised concerns with the demolition on Keaamoku Street by NAR Inc, commenting that nails are being pushed out and fished elsewhere.
- **Food For 500:** M. Wong commented on an initiative to provide food supplies and other household goods to kupuna. Canned food and other donations are being accepted. Email [kobaidesk@kobayashigroup.com](mailto:kobaidesk@kobayashigroup.com).
- **Pickliz:** M. Wong commented Pickliz meet-ups at Moller Waldorf Park will be on the first and third Sundays of the month from 2:00p.m - 5:00p.m.
- **Church Service:** Good Friday service at Kawaiahao Church on Friday, April 15, 2022 at 7:00p.m. All are welcome to attend.
- **Ell Street Development:** Chair Tam reported a future presentation regarding the old Meadow Gold Facility.

**Koba Discussion:** Planning Organization Citizens' Advisory Committee (CAC): No report.

**Chair's Report:** Chair Tam reported submitting testimony in support of the Kekalani Basin improvements.

**Treasurer's Report:** Iwamoto reported the February expenditures were $7.90. The remaining balance was $376.82.

**Selection of Secretary:** None.

**Selection of future meeting location/venues to comply with Act 230:** Chair Tam commented on the need to provide an in-person location for the next regular meeting. The conference room at Kapiolani Hotel will be the location until the Masui Christian Church can be permitted.
Discussed transition to WebEx video-conference software in April 2022. Chair Tarn reported the switch from Zoom to WebEx. The NCO will no longer support Zoom meetings due to cost and storage.

OLD BUSINESS (DISCUSSION/ACTION)

Discussed COVID-19 pandemic response: Chair Tarn provided the current statistics for infected and deceased individuals.

Discussed homeless issues in Ala Moana-Kaka‘ako area. Lee commented on a homeless encampment on Kapiohi Boulevard and Keaau Makou Street, near First Hawaiian Bank and Target.

Discuss/consider establishing a Permitted Intersection Group to plan a Candidate Forum. Farinas inquired as to which candidates the board would invite.

Kominie MOVED and Farinas SECONDED the Motion to establish a Permitted Intersection Group to plan a Candidate Forum. The Motion PASSED; (11-0-0). (Aye: Chang, Chee, Kominie, Lee, Nam, Tam, M. Wong, J. Wong, Zohner; Farinas: Nay; None: Abstain: Iwamoto).

NEW BUSINESS (DISCUSSION/ACTION)

Consider resolution regarding restoration of marked crosswalk on Queen Street at Waimanu Street (Ko‘olau Park). Discussion followed. Councilmember Fukunaga commented that the Department of Transportation Services (DTS) did not remove a number of crosswalks around the island. The City Council passed a resolution requiring DTS to consult with Neighborhood Boards before removing crosswalks in the future.

Iwamoto MOVED and Kominie SECONDED the Motion to adopt the Resolution regarding restoration of marked crosswalk on Queen Street at Waimanu Street. The Motion PASSED; (11-0-0). (Aye: Chang, Chee, Farinas, Iwamoto, Kominie, Lee, Nam, Tam, M. Wong, J. Wong, Zohner; Nay: None: Abstain: None).

Begin discussion on community views about rapid transit project: Chair Tarn handed the gavel to Vice Chair Lee and disclosed his employment for the Honolulu Authority for Rapid Transportation (HART). Lee reported the recent announcement from Mayor Blangiardi regarding the rail project ending before Ala Moana Shopping Center. Discussion followed. J. Wong requested a HART representative attend the next regular board meeting. TOD (DPT) Iwamoto commented on the voter ballot regarding rail, and if it stated the rail project would end at Ala Moana. Discussion followed.

RESIDENTS’ AND COMMUNITY CONCERNS

Ala Moana Boulevard median landscaping: Chair Tarn reported a recommendation from a community member to plant a low-maintenance shrub on Ala Moana Boulevard’s median.

Bill Stop: Chair Tarn announced the Eki Stop forming the old Sports Authority on Ward Avenue will be relocated. A replacement site has not yet been identified.

Kapiohi Lighting: Resident David Ho raised concerns with the lighting along Kapiohi Boulevard, mentioning the trees block the street lights. Resident Ho suggested lowering the street light poles or placing the lights on the tree trunks.

ELECTED OFFICIAL REPORTS

Mayor Rick Blangiardi: Director Makalani Saka, Office of Culture and the Arts (MOCA) reported the following:

- Bill: The City and County of Honolulu is attempting to make the smartest financial decision regarding the rail project. The first section of rail that is installed is scheduled to begin ridership by the end of 2022.
- Murals: Please contact Director Saka if there is a mural that is advertising like a billboard.
- Highlights: Mayor’s Highlights: https://www.oneoahu.org/newsletter/

- Fiscal Recovery Fund: For information related to the planning and distribution of Fiscal Recovery Fund, visit: https://www.oneoahu.org/fdf/

Councilmember Carol Fukunaga: Kimberly Retiella reported the following:

- March Newsletter: https://tinyurl.com/3rFukunaga82113988
- Red Hill Mahalo for the board’s support for the shutdown of the Red Hill Fuel Storage Facility.
- Fire Sprinkler Retrofit: 867 CD, 307 was adopted by the City Council during the March 2022 meeting.

Questions concerns and concerns followed. Water Catchment: Resident Mahela inquired about Osahi’s water catchment system.

Councilmember Caleb Say: Melvia Kawashima provided a link to Councilmember Say’s newsletter: https://static1.squarespace.com/static/6/095c5bf/75e4d067bb9fbbca35/6221d257af3d8be7e5/698be1046339958e315/MAR 18-2022-newsletter%25282%2529.pdf.

Questions comments and concerns followed. Frank C Judy Mini Park: Koimine inquired about the status of the drug enforcement at the Mini Park.

Council Chair Tommy Waters: Council Chair Waters reported the following:

- Website: www.HonoluluCityCouncil.org.
- Testimony at Hawaii Honolulu will welcome back live public testimony, virtual attendance will remain via Zoom.

Questions comments and concerns followed. Empty Home Tax: Iwamoto inquired about the status of the empty home tax.

State Representative Adrian Tan: Representative Tan reported the following. Community Cleanup: There will be a cleanup on Saturday, April 9, 2022 at 10:00 a.m. at Centennial Park.

State House Speaker Scott Saiki: Speaker Scott Saiki reported the following. McKeeley Athletics: The Governor will be releasing $4.7 Million for McKeeley High School improvements.

Senator Sharon Moriwaki: No representative present.


U.S. Congressman Ed Case: No representative present.

AGENCY REPORTS

Hawaii Community Development Authority (HCDA): Craig Nakamura was available for questions. Honolulu Authority for Rapid Transit (HART): No representative present.

Honolulu Board of Water Supply (BWS): No representative present.

ANNOUNCEMENTS


Permission Revisions: Development proposals that require neighborhood board input are posted at: http://www.honolulu.gov/development/finalproposed.html and/or Peripheral/neighborhoodBoardMaterials.aspx.

Hawaii Half-Marathon: On Sunday, April 10, 2022, road closures and tow-away zones will begin as early as 12:30 a.m. along Ala Moana Boulevard, Kapiohi Boulevard, and Pidlock Street. Full information is at: https://www.thenovasports.key/infomation/trafficking.

Next Meeting: The next regular meeting of the Ala Moana/Kaka‘ako Neighborhood Board No. 11 is scheduled for Tuesday, April 26, 2022 at 6:00 p.m. via WebEx and location TBD.

Action Committee Meeting: The next Community Action Committee Meeting for the Ala Moana/Kaka‘ako Neighborhood Board No. 11 is scheduled for Thursday, April 14, 2022.

O‘ahu Broadcast: Broadcasts of the Ala Moana/Kaka‘ako Neighborhood Board No. 11 meetings are on O‘ahu on the first and third Thursdays at 8:00 a.m. or 2:00 p.m., and every second Sunday at 6:00 p.m. The full schedule is at https://oheo.gov/hv-schedule/ or full archive at https://www.honolulu.gov/oneoahu/site-roc-archives/OHE22-board-meeting-video-archive.html.

ADJOURNMENT: As there was no further business before the Board, Chair Tarn adjourned the meeting at 8:23 p.m.

Submitted by: Spencer Johnson, Neighborhood Assistant
Reviewed by: Dylan Whitall, Deputy
Finalized by: Ryan Tam, Chair.
Thank you for the opportunity to review the revised draft plan titled "Archaeological Monitoring Plan for Kamahanaheha Schools Kukaha Block 1, Honolua Ahupua'a, Honolua (Kona) District, Island of O'ahu."

The archaeological inventory survey (AIS) was conducted at the request of Kamahanaheha Schools (KS). The Block 1 project, known as Vida at 888 Ali Moana Boulevard, is a mixed-use joint development between The MacNaughton Group and Kobayashi Group (MK) on land presently owned by Kamahanaheha Schools. MK will be responsible for implementation of this archaeological monitoring plan. The project area is within the block bounded by Anahi Street, Ward Avenue, Ali Moana Boulevard, and Koolau Street. The project area totals approximately 3.4 acres. The project will include construction of a 400-foot-tall, 38-story mixed-use building, structured parking, and landscaping and open spaces. Ground-disturbing construction activities associated with the project will include demolition of existing structures, foundation slabs, and utility lines; construction of new foundations, building footings, and retaining walls; and installation of new utility lines.

The AIS report documented six newly-identified historic properties: 50-80-14-7578 (early to mid-20th century cultural layer and associated coral pavement and pit features), 50-80-14-7579 (early 20th century fill layer and associated structural remains), 50-80-14-7580 (pre- and post-Contact cultural layer with human burial cluster), 50-80-14-7581 (pre-Contact Hawaiian bungalow building), 50-80-14-7582 (isolated human skeletal remains), and 50-80-14-7583 (isolated human skeletal remains). The recommended mitigation measures included (1) in situ preservation of the Site 7580, 7581, and 7583 burials, a portion of the Site 7580 cultural layer and any associated pit features and burials, and the Site 7582 burial proposed for on-site relocation; (2) archaeological data recovery excavations within Site 7580; (3) burial treatment for all burials and isolated human remains in Sites 7580, 7581, 7582, and 7583; and (4) archaeological monitoring for the entirety of the project area.

The archaeological monitoring plan indicates that on-site archaeological monitoring will occur for all ground disturbing work extending more than 30 embankments. It will focus on better defining the horizontal extent, nature, function, and temporal association of the historic properties identified during the archaeological inventory survey (Tulchin et al. 2014). The 20th century cultural layers (SHIP 7578 and 7579) will be primarily recorded in the field with only a representative sample of potentially datable diagnostic artifact or sample materials being collected for laboratory analysis. Where newly exposed (i.e., beyond the AIS and DR interpolated site boundaries), measured bulk samples will be collected and screened from the 19th century cultural layer (SHIP 7580) and from possible fire- and/or cooking-related pit features. Within the AIS and DR interpolated site boundaries, the collection and screening of measured bulk samples will be limited to possible fire- and/or cooking-related pit features.

The revisions adequately address the issues and concerns raised in our earlier correspondence (November 13, 2014; Log No. 201404732, Doc. No. 1410SL25). The archaeological monitoring plan meets the requirements specified in Hawai‘i Administrative Rules (HAR) §13-279-4. It is accepted. Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Ka‘ōpae SHPD office, attention SHPD Library.

Please contact me at (808) 692-8019 or at Susan.Lebo@hawaii.gov if you have any questions or concerns regarding this letter.

Aloha,

Susan A. Lebo, PhD
Oahu Lead Archaeologist
cc: Dr. Hallert H. Hammatt, President, Cultural Surveys Hawai‘i (hhammatt@culturalsurveys.com)
Mr. Matthew Pennaz, Sr. Project Manager, Kobayashi Group, LLC (mpennaz@kobayashigroup.com)
Mr. Jason Alapaki Jeremiah, Sr. Manager, Cultural Resources, Kamahanahea Schools (jjeremiah@kshbe.edu)
Mr. Douglas Borthwick, Project Manager, Cultural Surveys Hawai‘i (dborthwick@culturalsurveys.com)