



KOBAYASHI GROUP

Ālia - BLOCK I

888 ALA MOANA BLVD, HONOLULU, HI 96813

HCDA APPLICATION

18 MAY 2022

PROJECT DIRECTORY

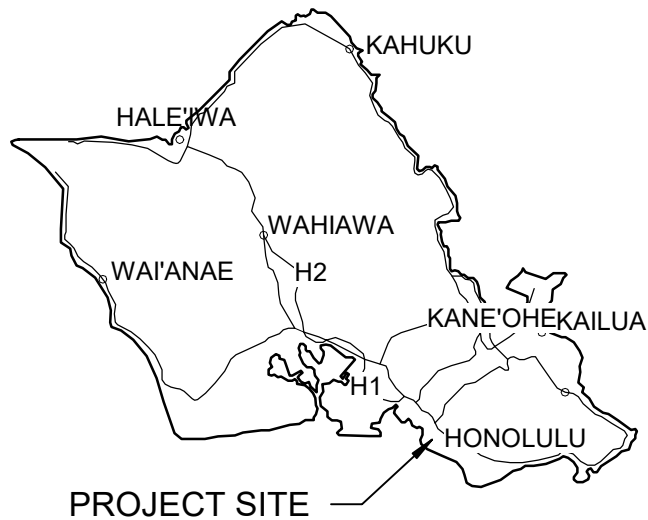
OWNER
KOBAYASHI GROUP LLC
1288 ALA MOANA BLVD
SUITE 201
HONOLULU, HI 96814
808-524-1508

ARCHITECT
WRNS STUDIO
677 ALA MOANA BLVD
SUITE 307
HONOLULU, HI 96813
808-356-5880

CONTACT: ALANA KOBAYASHI PAKKALA
808-524-1508

CONTACT: ADAM WOLTAG
415-489-2232

LOCATION MAP



VICINITY MAP



HCDP APPLICATION - INDEX OF EXHIBITS

| SHEET # | SHEET NAME |
|------------------|-------------------------------------------------------|
| 00 GENERAL | |
| EXHIBIT A-1 | COVER |
| EXHIBIT A-2 | INDEX OF EXHIBITS, DIRECTORY, CONTEXT PLAN |
| EXHIBIT A-3 | PROJECT INFORMATION |
| EXHIBIT A-4 | HCDP PROJECT AUTHORIZATION + PERMIT APPLICATION |
| EXHIBIT A-5.1 | COVER LETTER |
| EXHIBIT A-5.2 | COVER LETTER |
| EXHIBIT A-5.3 | COVER LETTER |
| EXHIBIT A-6.1 | MAUKA AREA RULES CONFORMANCE TABLE |
| EXHIBIT A-6.2 | MAUKA AREA RULES CONFORMANCE TABLE |
| EXHIBIT A-6.3 | MAUKA AREA RULES CONFORMANCE TABLE |
| EXHIBIT B-1 | VICINITY PLAN |
| EXHIBIT B-2 | AERIAL PHOTO OF SURROUNDING LAND AREA |
| EXHIBIT B-3 | EXISTING SITE PHOTOS |
| EXHIBIT B-4 | ALTA SURVEY |
| EXHIBIT B-5 | ORIENTATION AND TOWER SPACING PLAN |
| EXHIBIT B-6 | SHADOW STUDY - SUMMER & WINTER SOLSTICE |
| EXHIBIT B-7 | PEDESTRIAN AND VEHICULAR CIRCULATION PLAN |
| EXHIBIT B-8.1 | OPEN SPACE + RECREATION SPACE - LEVEL 1 |
| EXHIBIT B-8.2 | RECREATION SPACE - LEVEL 6 |
| 19 | |
| 01 CIVIL | |
| EXHIBIT C-1 | TOPOGRAPHIC INFORMATION WITH UTILITIES & IMPROVEMENTS |
| EXHIBIT C-2 | FLOOD HAZARD EVALUATION MAP |
| EXHIBIT C-3 | TAX MAP KEY |
| 3 | |
| 02 LANDSCAPE | |
| EXHIBIT D-1 | GROUND FLOOR LANDSCAPE SITE PLAN |
| EXHIBIT D-2 | PROPOSED STREET TREE PALETTE |
| 2 | |
| 04 ARCHITECTURAL | |
| EXHIBIT E-1 | FLOOR PLAN - LEVEL 1 |
| EXHIBIT E-1.5 | FLOOR PLAN - LEVEL 1.5 |
| EXHIBIT E-2 | FLOOR PLAN - LEVEL 2 |
| EXHIBIT E-3 | FLOOR PLAN - LEVEL 3 |
| EXHIBIT E-4 | FLOOR PLAN - LEVEL 4 |
| EXHIBIT E-5 | FLOOR PLAN - LEVEL 5 |
| EXHIBIT E-6 | FLOOR PLAN - LEVEL 6 |
| EXHIBIT E-7 | FLOOR PLAN - TYPICAL TOWER LEVEL |
| EXHIBIT E-8 | FLOOR PLAN - TOWER LEVELS 7-39 |
| EXHIBIT E-9 | ROOF PLAN |
| EXHIBIT E-10 | DIAMOND HEAD ELEVATION |
| EXHIBIT E-11 | MAKAI ELEVATION |
| EXHIBIT E-12 | EWA ELEVATION |
| EXHIBIT E-13 | MAUKA ELEVATION |
| EXHIBIT E-14 | BUILDING SECTION |
| EXHIBIT E-15 | BUILDING SECTION |
| EXHIBIT E-16 | BUILDING SECTION |
| EXHIBIT E-17 | BUILDING SECTION |
| EXHIBIT E-18 | STREETSCAPE PLANS & SECTIONS - ALA MOANA |
| EXHIBIT E-19 | SECTION - ALA MOANA BLVD - VIEW CORRIDOR SETBACK |
| EXHIBIT E-20 | STREETSCAPE PLANS & SECTIONS - KOULA ST |
| EXHIBIT E-21 | SECTION - KOULA STREET |
| EXHIBIT E-22 | STREETSCAPE PLANS & SECTIONS - AUAAHI ST |
| EXHIBIT E-23 | SECTION - AUAAHI STREET |
| EXHIBIT E-24 | OVERALL BUILDING PERSPECTIVE |
| EXHIBIT E-25 | RESERVE HOUSING PERSPECTIVES |
| EXHIBIT E-26 | MATERIAL BOARD |
| 27 | |

| SHEET # | SHEET NAME |
|------------------|-------------------------------------------------|
| 50 MISCELLANEOUS | |
| EXHIBIT F-1.1 | RESERVED HOUSING & PUBLIC FACILITIES DEDICATION |
| EXHIBIT F-1.2 | RESERVED HOUSING & PUBLIC FACILITIES DEDICATION |
| EXHIBIT F-2.1 | DRAFT JOINT DEVELOPMENT AGREEMENT |
| EXHIBIT F-2.2 | DRAFT JOINT DEVELOPMENT AGREEMENT |
| EXHIBIT F-2.3 | DRAFT JOINT DEVELOPMENT AGREEMENT |
| EXHIBIT F-2.4 | DRAFT JOINT DEVELOPMENT AGREEMENT |
| EXHIBIT F-3.1 | ACOUSTICAL STUDY |
| EXHIBIT F-3.2 | ACOUSTICAL STUDY |
| EXHIBIT F-3.3 | ACOUSTICAL STUDY |
| EXHIBIT F-4.1 | WIND STUDY |
| EXHIBIT F-4.2 | WIND STUDY |
| EXHIBIT F-4.3 | WIND STUDY |
| EXHIBIT F-5.1 | TENANT RELOCATION PLAN |
| EXHIBIT F-5.2 | TENANT RELOCATION PLAN |
| EXHIBIT F-6.1 | BOARD OF WATER SUPPLY AVAILABILITY RESPONSE |
| EXHIBIT F-6.2 | BOARD OF WATER SUPPLY AVAILABILITY RESPONSE |
| EXHIBIT F-7 | APPROVED SEWER CONNECTION APPLICATION |
| EXHIBIT F-8 | NEIGHBORHOOD BOARD MEETING MINUTES |
| EXHIBIT F-9 | NEIGHBORHOOD BOARD MEETING MINUTES |
| EXHIBIT F-10 | SHPD ACCEPTANCE LETTER |
| 20 | |
| 71 | |

RESIDENTIAL UNITS

MARKET RESIDENTIAL

| TOWER | TYPE | UNIT AREA (SF) | # | TOTAL AREA (SF) |
|---------|----------------------------|----------------|-----|-----------------|
| UNIT 00 | 2 BEDROOM / 2 BATH + DEN | 1,235.18 | 34 | 41,996 |
| UNIT 01 | 2 BEDROOM + 2.5 BATH | 1,161.23 | 34 | 39,482 |
| UNIT 02 | 2 BEDROOM / 2 BATH | 959.32 | 34 | 32,617 |
| UNIT 03 | 2 BEDROOM + 2.5 BATH + DEN | 1,446.13 | 33 | 47,722 |
| UNIT 05 | 1 BEDROOM / 1 BATH + DEN | 761.97 | 33 | 25,145 |
| UNIT 06 | 1 BEDROOM / 1 BATH + DEN | 635.01 | 33 | 20,955 |
| UNIT 07 | 2 BEDROOM + 2.5 BATH | 1,151.55 | 33 | 38,001 |
| UNIT 08 | 2 BEDROOM / 2 BATH | 990.08 | 33 | 32,673 |
| UNIT 09 | 2 BEDROOM / 2 BATH + DEN | 1,150.87 | 34 | 39,130 |
| UNIT 10 | 1 BEDROOM / 1 BATH | 557.09 | 34 | 18,941 |
| UNIT 11 | 1 BEDROOM / 1.5 BATH | 756.85 | 34 | 25,733 |
| UNIT 12 | 2 BEDROOM / 2 BATH + DEN | 1,033.39 | 34 | 35,135 |
| UNIT 13 | 2 BEDROOM / 2 BATH | 990.44 | 34 | 33,675 |
| | | | 437 | 431,205 |

| KOULA ST LOFTS | TYPE | UNIT AREA (SF) | # | TOTAL AREA (SF) |
|------------------|---------------------|----------------|---|-----------------|
| LOFT LOWER LEVEL | 2 BED / 2 BATH LOFT | 623.50 | 6 | 3,741 |
| LOFT UPPER LEVEL | 2 BED / 2 BATH LOFT | 325.20 | 0 | 1,951 |
| | | | 6 | 5,692 |

RESERVE HOUSING
LOCATED ON LEVELS 2-5, FACING KOULA ST

| RESERVE HOUSING | TYPE | UNIT AREA (SF) | # | TOTAL AREA (SF) |
|-----------------|------------------|----------------|----|-----------------|
| UNIT RH-4 | 1 BED / 1 BATH | 409.69 | 4 | 1,639 |
| UNIT RH-3 | 1 BED / 1 BATH | 506.80 | 4 | 2,027 |
| UNIT RH-2 | 1 BED / 1 BATH | 501.09 | 16 | 8,017 |
| UNIT RH-1 | JR 1 BR / 1 BATH | 471.22 | 16 | 7,540 |
| | | | 40 | 19,223 |

TOTAL UNITS 483

443 MARKET RATE UNITS PROVIDED / 0.8 = 554 UNITS
554 UNITS * 0.2 = 111 RESERVED HOUSING UNITS REQUIRED
40 RESERVED HOUSING UNITS ARE PROVIDED ONSITE
71 RESERVED HOUSING UNITS ARE PROVIDED BY KAMEHAMEHA SCHOOLS
REFER TO EXHIBIT F-1

FAR SUMMARY

2005 HCDA MAUKA AREA RULES
TABLE 5-12: LAND USE AND DEVELOPMENT SUMMARY

| | | |
|---------------------------------------|-----------------|--------------------|
| SITE AREA | 150,126 SF | |
| ALLOWABLE FAR | 3.45 ACRES | 4.10 |
| ALLOWABLE AREA | 615,517 SF | |
| KKMP TRANSFER | | |
| FAR TRANSFER FROM KAMEHAMEHA SCHOOLS | 16,000 SF | |
| ALLOWABLE AREA + FAR TRANSFER | 631,517 SF | |
| FAR + FAR TRANSFER | 4.21 | |
| | | |
| AREA | GROSS AREA (SF) | HCDA FAR AREA (SF) |
| | | |
| ADMIN | 2,703 | 2,703 |
| AMENITY | 18,524 | 18,524 |
| BOH (SEE NOTE 4) | 9,435 | 9,435 |
| BOH (OPEN TO PARKING) (SEE NOTE 5) | 617 | 0 |
| CABANA (ROOFED) | 1,675 | 1,675 |
| CABANA (TRELLISED) | 1,063 | 0 |
| CORE | 63,041 | 63,041 |
| EXTERIOR SOFFIT | 14,752 | 0 |
| EXTERIOR STAIR | 8,818 | 0 |
| LANAI | 26,920 | 0 |
| LOBBY | 5,148 | 5,148 |
| MARKET RESIDENTIAL (SEE NOTE 1) | 490,716 | 490,716 |
| PARKING | 322,580 | 0 |
| PARKING - BICYCLE | 3,504 | 0 |
| PARKING - LOADING | 7,981 | 0 |
| PARKING - RETAIL | 13,271 | 0 |
| PARKING - VISITOR | 17,849 | 0 |
| RECREATION DECK | 52,552 | 0 |
| RESERVE HOUSING (SEE NOTE 2) | 27,716 | 27,716 |
| RETAIL (SEE NOTE 3) | 3,668 | 3,668 |
| RETAIL - EXTERIOR | 400 | 0 |
| ROOF | 16,000 | 0 |
| STORAGE | 8,891 | 8,891 |
| STORAGE (OPEN TO PARKING)(SEE NOTE 6) | 23,672 | 0 |
| STORAGE (OPEN) | 581 | 0 |
| TOTAL | 1,142,077 | 631,517 |

- NOTES:
- "MARKET RESIDENTIAL" INCLUDES FLOOR AREA WITHIN MARKET RATE DWELLING UNITS AS WELL AS COMMON CORRIDORS USED TO ACCESS MARKET RATE DWELLING UNITS
 - "RESERVE HOUSING" INCLUDES FLOOR AREA WITHIN RESERVE HOUSING DWELLING UNITS AS WELL AS COMMON CORRIDORS USED TO ACCESS RESERVE HOUSING DWELLING UNITS
 - "RETAIL" REFERS TO THE FOOD & BEVERAGE SPACES ON AUAHI STREET WHICH ARE DESIGNATED FOR EATING AND DRINKING
 - "BOH" REFERS TO BACK OF HOUSE ROOMS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, EQUIPMENT, MAINTENANCE, TRASH STAGING, AND RELATED SPACES.
 - "BOH (OPEN TO PARKING)" REFERS TO BACK OF HOUSE SPACES THAT ARE OPEN TO PARKING
 - "STORAGE (OPEN TO PARKING)" REFERS TO STORAGE SPACES THAT ARE OPEN TO PARKING

PARKING REQUIRED

Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005
Offstreet Parking Requirement: §15-22-67:

RESIDENT

≤ 600 SF: 74 DU X 0.9 SPACES / DU = 67 SPACES
> 600 SF / < 800 SF: 100 DU X 1.13 SPACES / DU = 113 SPACES
> 800 SF: 309 DU X 1.35 SPACES / DU = 417 SPACES

TOTAL RESI PARKING REQUIRED: 597 SPACES

VISITOR

VISITOR PARKING NOT REQUIRED

EATING & DRINKING

MAUKA AREA RULES REQUIREMENT:
3,668 SF @ 0.9 SPACES / 300 SF =

TOTAL E&D PARKING REQUIRED: 11 SPACES

TOTAL PARKING REQUIRED 608

OFF-STREET LOADING REQUIRED

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

RETAIL / EATING & DRINKING ESTABLISHMENTS
2,000SF-10,000SF: 1

MULTI-FAMILY DWELLINGS (TOWER)
150,001SF-300,000SF: 2
EACH ADDITIONAL 200,000SF OVER 300,000SF: 1

4 LOADING STALLS REQUIRED

BIKE PARKING REQUIRED

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

| UNIT SIZE | QUANTITY | STANDARD HOUSEHOLD SIZE | PERSONS |
|-----------|----------|-------------------------|---------|
| 0 BEDROOM | 0 | 1 PERSON | 0 |
| 1 BEDROOM | 174 | 2 PERSONS | 348 |
| 2 BEDROOM | 309 | 4 PERSONS | 1,236 |
| 3 BEDROOM | 0 | 5 PERSONS | 0 |
| | | 483 | 1,584 |

1,584 PERSONS X 15% = 238

TOTAL RESI BIKE PARKING REQUIRED: 238 BIKE SPACES

PARKING PROVIDED

RESIDENT

| TYPE | SIZE | # |
|--------------------|-------------------|-----|
| ACCESSIBLE | 9'x18' (5' AISLE) | 16 |
| ACCESSIBLE VAN | 9'x18' (8' AISLE) | 4 |
| COMPACT | 7'-6"x16' | 92 |
| COMPACT 8'x16' | 8'x16' | 36 |
| STANDARD | 9'x18' | 542 |
| STANDARD 8'-3"x18' | 8'-3"x18' | 92 |
| STANDARD 8'-9"x18' | 8'-9"x18' | 24 |
| TANDEM COMPACT | 9'-0"x16' | 12 |
| TANDEM STANDARD | 9'x18' | 44 |
| | | 862 |

TOTAL RESI PARKING PROVIDED: 862 SPACES

VISITOR

TOTAL VISITOR PARKING PROVIDED: 39 SPACES

EATING & DRINKING

TOTAL E&D PARKING PROVIDED: 12 SPACES

TOTAL PARKING PROVIDED 913

| | |
|----------|-----|
| RESIDENT | 862 |
| RETAIL | 12 |
| VISITOR | 39 |
| TOTAL | 913 |

OFF-STREET LOADING PROVIDED

ADJUSTMENT OF UP TO 50% OF THE REQUIRED NUMBER OF LOADING SPACES WHEN SUCH SPACES SERVE 2 OR MORE USES.

4 LOADING STALLS PROVIDED

BIKE PARKING PROVIDED

TOTAL RESI BIKE PARKING PROVIDED: 238 BIKE SPACES



PROJECT AUTHORIZATION
Mauka & Makai Areas



Application No. _____

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: (1) 2-1-56-14, 15 & 16

Lot Size: 3.446 Acres (Combined)

Neighborhood Zone: MUZ-C

Present Use of Property and/or Buildings: Vehicle sales, storage, maintenance and related office use associated with the Tenant's business as an automobile dealership.

LANDOWNER:

Name: TRUSTEES OF THE ESTATE OF BERNICE PAUAI BISHOP

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

CRE Div. KS Legal

Telephone: (808) 541-5378 | (808) 534-3943

Email: sekrivat@ksbe.edu, miimanak@ksbe.edu, pachong@ksbe.edu

APPLICANT:

Name: KOBAYASHI GROUP LLC

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

Telephone: (808) 524-1508

Email: alana@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:

Serge M. Krivatsy

Landowner: (Print & Sign)

Alana Kobayashi Pakkala

Applicant: (Print & Sign)

May 6, 2022

Date

MAY 11, 2022

Date

(October 2014)



Hawaii Community Development Authority
Planning Office
547 Queen Street
Honolulu, Hawaii 96813
(808) 594-0340 FAX (808) 587-0299

PERMIT APPLICATION
Kakaako Community Development District



APPLICANT INFORMATION

Applicant KOBAYASHI GROUP LLC

Mailing Address 1288 Ala Moana Blvd., Suite 201

Honolulu, HI 96814

Telephone No. (808) 524-1508

Project Site Address 800 & 900 Ala Moana Boulevard and 825 Auahi Street, Honolulu, HI 96813

Land Owner TRUSTEES OF THE ESTATE OF BERNICE PAUAI BISHOP

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

Description of Work to be Done Mixed-use condominium project with retail, storage, and residential condominiums.

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) 2-1-56-14, 15 & 16

Neighborhood Zone: MUZ-C

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

- ☒ Commercial 74,146
☐ Industrial _____
☐ Residential _____
☐ Other _____
TOTAL _____

Nature of Work

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

Proposed Use and Floor Area (s.f.)

- ☒ Commercial 3,668
☐ Industrial _____
☒ Residential 627,849
☐ Other _____
TOTAL 631,517

Notes:

NOTE TO APPLICANT

- Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District. For approval of building permits, submit the building permit application form and the following sets of plans:
 - Building Department copy
 - Job site copy
 - HCDA copy (if applicable)
- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".
- For any project located within the Special Management Area (SMA) of the Kakaako Makai Area, please consult with the State Office of Planning for SMA use requirements.

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: 05/18/2022

Print name: Alana Kobayashi Pakkala 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

July 2015

May 18, 2022

HAND DELIVERED

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 Kaiāulu 'o Kaka'ako
Master Plan ("KKMP") Block I 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 ("HCDA").

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 I parcel within the KKMP, bordered by Ala Moana Boulevard, Koula 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.

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, 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 "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. 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 view 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.

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 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.

IV. 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.

V. PROJECT DESCRIPTION

In designing the Project our team started with our roots: as Kama'āina 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 Kaka'ako 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 Koula 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 Koula 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 canoe 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 Mauka 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 park uses are planned for the block. 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.

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

It is our intention that Ālia at 888 Ala Moana be the most sustainable high-rise ever built in the State of Hawai'i. 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 Hoku, Capitol Place, One Ala Moana and Park Lane were some of the first buildings in Hawai'i 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 entrances 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 §15-22-185 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 KKMP, the Block I site is required to provide 12,556 sq. ft. (8.37% of ground floor site area) of Open Space, and in accordance with the 2021 KKMP

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 KKMP 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, with KS issuing reserved housing credits to the Project 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 24,116 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-1.1 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 ahupua'a, OIBC, SHPD, 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 Hawai'ian bundle burial. Completed Archaeological studies in Final form for the Project include the following:

1. Archaeological Inventory Survey for Kamehameha Schools Kaka'ako Block I - Dated October 2014
2. Archaeological Data Recovery Plan for SIHP # 50-80-14-7580 - Dated November 2014
3. Archaeological Preservation Plan for SIHP # 50-80-14-7580 - Dated November 2014
4. Burial Site Component of an Archaeological Data Recovery and Preservation Plan for SIHP #'s 50-80-14-7580, 50-80-14-7581, 50-80-14-7582, and 50-80-14-7583 - Dated November 2014
5. Archaeological Monitoring Plan Kamehameha Schools Kaka'ako Block I - Dated November 2014

All Chapter 6E 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, 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 Auahi 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" (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 / Kaka'ako 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 Hawai'i 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) 524-1508.

Thank you,


KOBAYASHI GROUP LLC

By Alana Kobayashi Pakkala
Its Chief Operating Officer

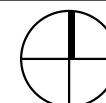
| Category | Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005 | Proposed | Notes |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Land Use Zone | §15-22-30: Mixed Use Zone - Commercial Emphasis (MUZ-C). The boundaries for each zone are set forth in the [Mauka Area Rules] exhibit entitled "Land Use Plan", dated April 1999. §15-22-31 §15-22-32 | Mixed Use Zone Commercial (MUZ-C) | See Exhibit A-4 |
| Site Area | §15-22-80: Joint development of two or more adjacent zoning lots. | TMK Numbers (1) 2-1-056-014, 015 & 016. Three adjoining parcels encompassing 150,126 square feet (3.44 acres). Existing Site Area is comprised of (3) Commercial uses - convenience retail and service. Parcels to be jointly developed under City & County standards into a single development lot per §15-22-80. | See Exhibits A-4, B-4, & C-3 |
| Maximum Development Height | §15-22-62 : No portion of any [podium] located within any land use zone shall exceed 45' in height. [Necessary utilitarian features] and associated screening may be exempt from height limits subject to restrictions. §15-22-120 Modification of specific provisions. §15-22-116: Maximum 400' Building Height for Lot Size greater than or equal to 80,000 sq. ft. Necessary utilitarian features shall not exceed 18' in height. | Modification 1 of 2: Podium is proposed at 75' in height per §15-22-120(7). (Top of podium parapet is 60' in height; top of elevator overrun is 75' in height) Tower shall be 400' in height. Mechanical penthouse to be 18' maximum in height | See Exhibits E-18 & E-19 See Exhibits E-10 through E-17 |
| Tower Footprint | §15-22-116: 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 | §15-22-116: Maximum 3.5 Floor Area Ratio (FAR) for Lot Size greater than or equal to 80,000 sq. ft. §15-22-61 §15-22-203(b)(1) | 4.100 FAR is allowable under the Kamehameha Schools Kālāhuli 'o Kaka'ako Master Plan (KKMP). See revised Table 5-12: Land Use and Development Summary dated January 9, 2014 in the KKMP. KKMP FAR Transfer allows an additional 16,000 sf, which increases FAR to 4.21. | See Exhibit A-3 |
| Yards | §15-22-63 §15-22-63.1: The minimum front yard for each development lot shall be fifteen feet. §15-22-63.2: 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. | 15' Front Yard Setback: Ala Moana Boulevard 15' Front Yard Setback: Koula Street 15' Front Yard Setback: Auahi Street 0' Side Yard Setback: TMK (1) 2-1-056; 001 | See Exhibits E-1 through E-7 |

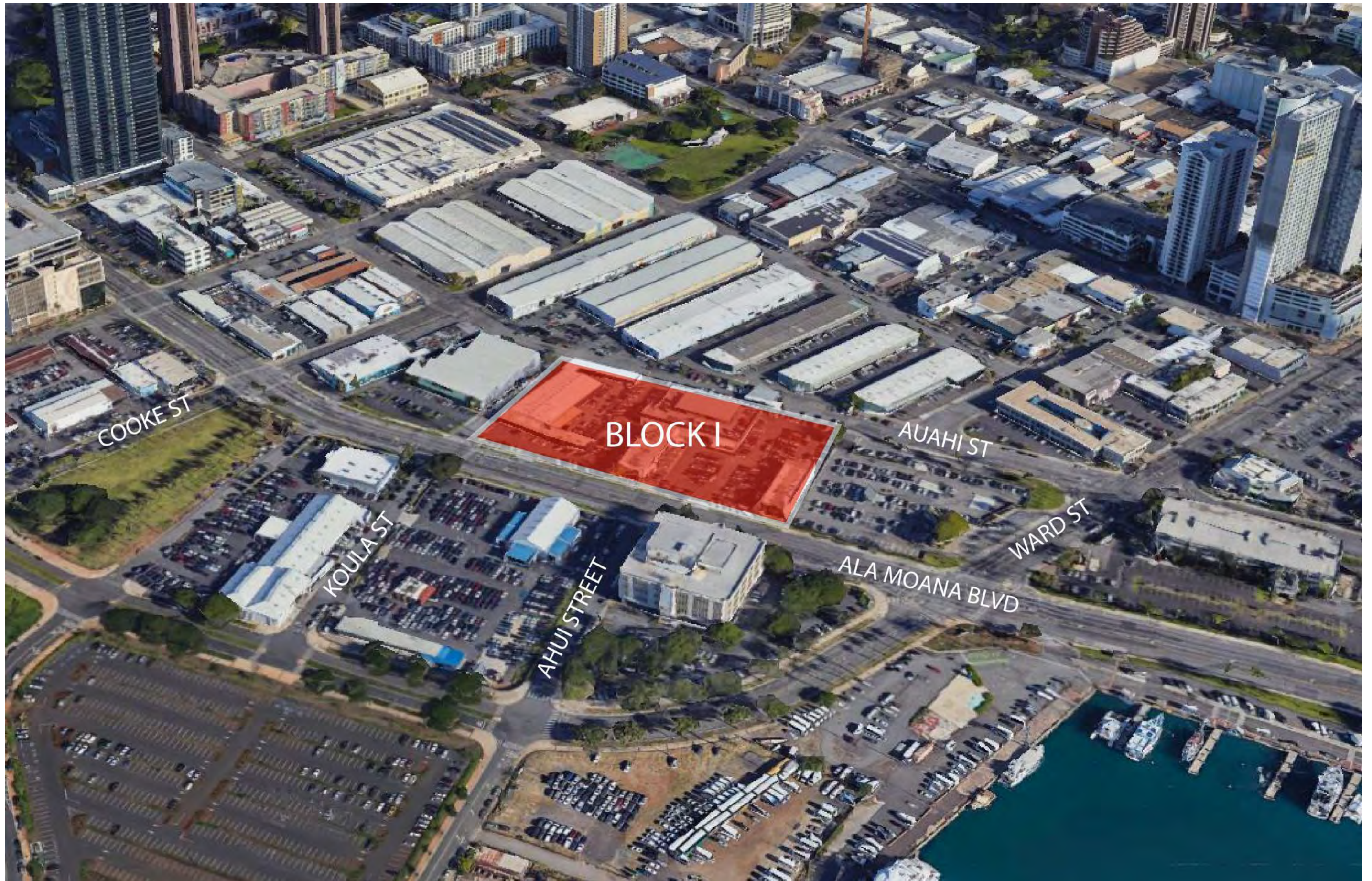
| Category | Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005 | Proposed | Notes |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Open Space | §15-22-64: 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. 150,126 x .10 = 15,013 sq. ft. required. | 16% of open space is provided totalling 24,010 sq. ft. | See Exhibit B-8.1 |
| Recreation Space | §15-22-65: 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. 55 x 483 = 26,565 sq. ft. required. | 143 sq. ft. / DU is provided totalling 69,285 sq. ft. | See Exhibits B-8.1 & B-8.2 |
| View Corridors | §15-22-66: 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. §15-22-117: View Corridor Setbacks §15-22-120: Modification of specific provisions. | 40' Setback (Podium) 75' Setback (Tower) Modification 2 of 2: Podium encroaches on Ala Moana View Corridor Setback for 44% of the Ala Moana Frontage. | See Exhibits E-18 & E-19. |
| 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 Multi-family dwellings 600 sq. ft. or less 0.9 per unit >600 but <800 sq. ft 1.13 per unit 800 sq. ft. and over: 1.35 per unit Residential Visitor: Not required | Eating & Drinking: 11 Stalls Required 12 Stalls including 2 Accessible Stalls Provided Multi-family dwellings: 597 Stalls Required 862 Stalls Provided including 20 Accessible Stalls Residential Visitors: 39 Visitor Stalls Provided | See Exhibit A-3 |
| Off-Street Loading | §15-22-68: Retail / Eating & Drinking Establishments 2,000sf-10,000sf: 1 Multi-family Dwellings (Tower) 150,001sf-300,000sf: 2 Each additional 200,000sf over 300,000sf: 1 4 Loading Stalls required | 4 Loading Stalls provided. Justification based upon adjustment of up to 50% of the required number of loading spaces when such spaces serve 2 or more uses. | See Exhibit A-3 & E-1. |
| 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. | Signage design forthcoming |

| Category | Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005 | Proposed | Notes |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Architectural Criteria | <p>§15-22-70:</p> <p>(a) All rooftop mechanical appurtenances, stairwells and elevator enclosures, ventilators, and air-conditioning equipment shall be screened from view by architectural or landscape treatments.</p> <p>(b) Parking structures shall have a minimum fifteen-foot landscape strip within the front yard setback along adjacent streets.</p> | All Rooftop elements shall be screened from view. The parking structure is beyond the fifteen-foot landscaped strip within the front yard setback. | See Exhibits E-10 through E-13 & Exhibit D-1 |
| Circulation | §15-22-71: Public or private mid-block pedestrian or bicycle circulation paths may be required where appropriate in conjunction with development projects. | <p>A mid-block pedestrian path at is provided from Ala Moana Blvd to Auahi St.</p> <p>Koula St is a private street and is not a part of this project.</p> | See Exhibits B-7 & E-17 |
| 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. Covenants or other documents shall prohibit the enclosure of lanais by condo owners or anyone else. | See Exhibits E-8 & E-10 through E-13 |
| Dedication of Public Facilities | <p>§15-22-73: The amount of land area required to be dedicated for public facilities shall be equal to:</p> <p>(1) 3% of the total commercial and community service floor area of the development to be constructed; and</p> <p>(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.</p> | <p>Commercial: 3,668 SF x .03 = 110.04 sq. ft.</p> <p>Residential: 600,133 SF x .04 = 24,005.32 sq. ft.</p> <p>24,116 PFD credits will be provided by Kamehameha Schools.</p> | See Exhibit F-1 |
| Mapped Street | §15-22-74: No building or structure shall be erected within the area of any mapped street or its required setback area, except upper-level pedestrianways approved by the authority and awnings which may be allowed to project from nonconforming structures over public property pursuant to section 15-22-15 of this chapter. | The proposed building does not encroach onto mapped streets nor does it encroach into building setbacks. | See Exhibits E-1 through E-23 |
| Underground Utilities | §15-22-76: Public utility companies shall place utility lines underground within the Mauka area. | Utility lines shall be placed underground. | See Exhibit C-1 |
| Performance Standards | <p>§15-22-77: Performance standards.</p> <p>No building wall shall contain a reflective surface for more than thirty percent of that wall's surface area.</p> <p>Every use shall be so operated that it does not emit an obnoxious or dangerous degree of odor or fumes.</p> | <p>Curtain and window wall systems will have a maximum reflective surface of 30%.</p> <p>Uses shall not emit an obnoxious or dangerous degree of odors or fumes.</p> | See Exhibits E-10 through E-13 |
| Flood Hazard District | §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 0.25' above Flood Hazard Elevations per 2011 FEMA Maps. | See Exhibit C-2 |

| Category | Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005 | Proposed | Notes |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Permitted Uses | §15-22-113: Lots 20,000 square feet or more in size within MUZ-C, 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 | The project includes less than 1% commercial use and the balance floor area is multi-family. The project is in conformance with the remaining subsections of this article. | See Exhibit A-3 |
| Reserved Housing | §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. | <p>443 Market Rate Units Provided / 0.8 = 554 Units</p> <p>554 Units * 0.2 = 111 Reserved Housing Units Required</p> <p>40 Reserved Housing are provided onsite</p> <p>71 Reserved Housing Units are provided by Kamehameha Schools</p> | See Exhibit F-1 |
| 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. | See Exhibits D-1 & D-2 |
| 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. | <p>The project is seeking two modifications from the HCDA Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005:</p> <p>Modification 1 of 2: Podium is proposed at 75' in height per §15-22-120(7). (Top of podium parapet is 60' in height; top of elevator overrun is 75' in height)</p> <p>Modification 2 of 2: Podium encroaches on Ala Moana View Corridor Setback for 54% of the Ala Moana Frontage.</p> | <p>See Exhibit B-7.</p> <p>see Exhibits E-18 & E-19.</p> |

| Category | Mauka Area Rules & Plan Chapter 22: Unofficial Compilation June 2005 | Proposed | Notes |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Streetscapes | <p>§15-22-142 (a): Curb cuts are permitted only upon approval by the executive director.</p> <p>(b): All new developments shall provide facilities for central trash storage within the development lot</p> <p>(c) All new developments shall provide street furniture. (1) Benches shall be provided for resting places along pedestrianways at appropriate locations (2) Bus stop shelters shall be provided for bus commuters where bus stops are located.</p> | <p>A site plan shall be submitted to the executive director for review of the two new curb cuts on Auahi St and the use of two existing curb cuts on Ala Moana Blvd.</p> <p>Three trash staging rooms which are interior to the building are proposed; one for Tower Residential, one for Reserve Housing, and one for Retail.</p> <p>Permanent integrated seating and tables are proposed along Auahi Street. Bus stop along Ala Moana Blvd to be provided in coordination with Department of Transportation Services.</p> | <p>See Exhibit E-1</p> <p>See Exhibit E-1</p> <p>See Exhibit E-22</p> |
| Building Orientation | <p>§15-22-143(a): Building orientation shall be determined based on height.</p> <p>(2) 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 exposing the long side to direct sunlight.</p> | <p>The Tower is oriented at sixty-five degrees west of south.</p> | <p>See Exhibit B-5</p> |
| Tower Spacing | <p>§15-22-143(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:</p> <p>(1) At least 300 feet between the long parallel sides of neighboring towers; and</p> <p>(2) At least 200 feet between the short side of towers.</p> | <p>Proposed tower is in conformance with existing conditions.</p> | <p>See Exhibit B-5</p> |







VIEW OF SITE LOOKING NORTH FROM ALA MOANA BLVD



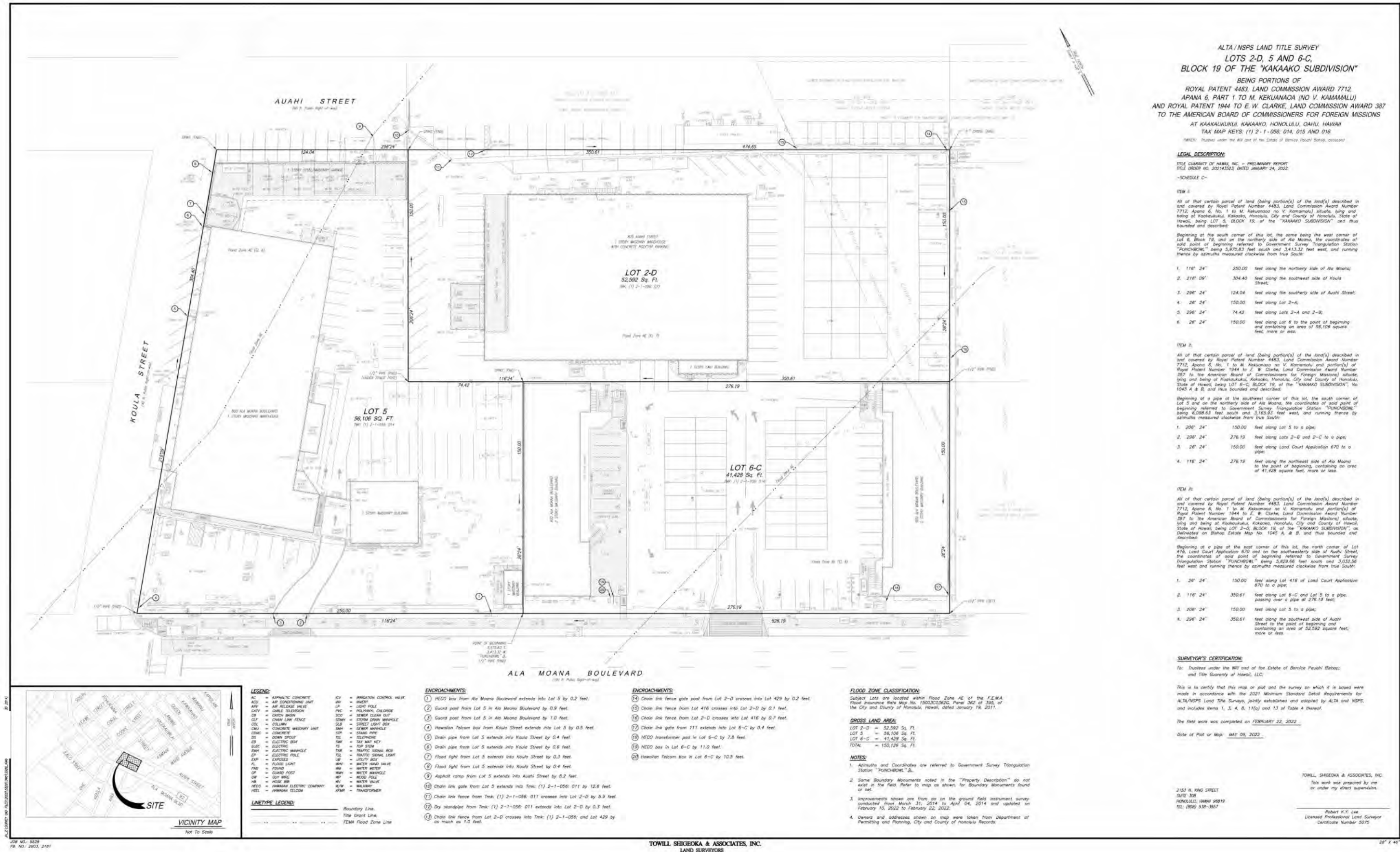
VIEW OF SITE LOOKING EAST FROM ALA MOANA BLVD

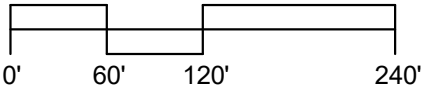
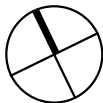


VIEW OF SITE LOOKING WEST FROM AUAHU ST



VIEW OF SITE LOOKING SOUTH FROM KOULA ST







06/21 - 9AM

1" = 400'-0"



06/21 - 12PM

1" = 400'-0"



06/21 - 3PM

1" = 400'-0"



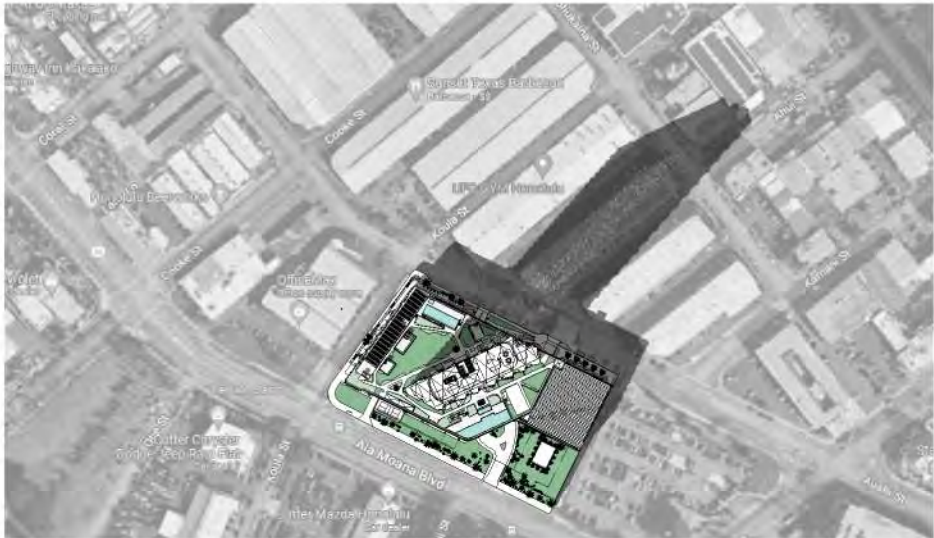
12/21 - 9AM

1" = 400'-0"



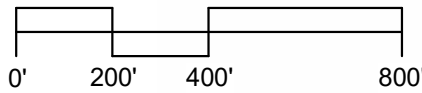
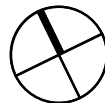
12/21 - 12PM

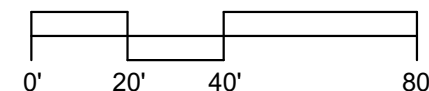
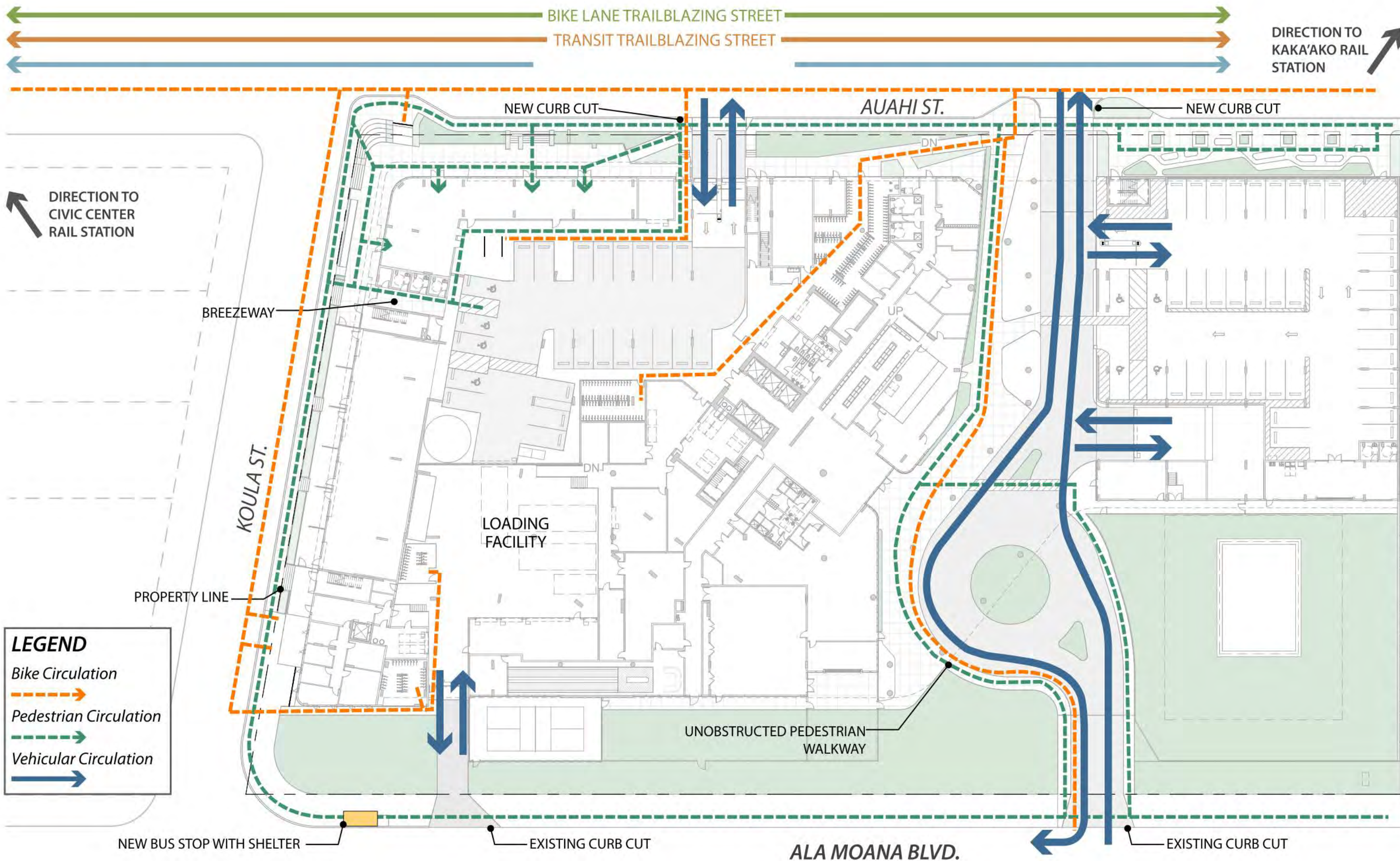
1" = 400'-0"



12/21 - 3PM

1" = 400'-0"





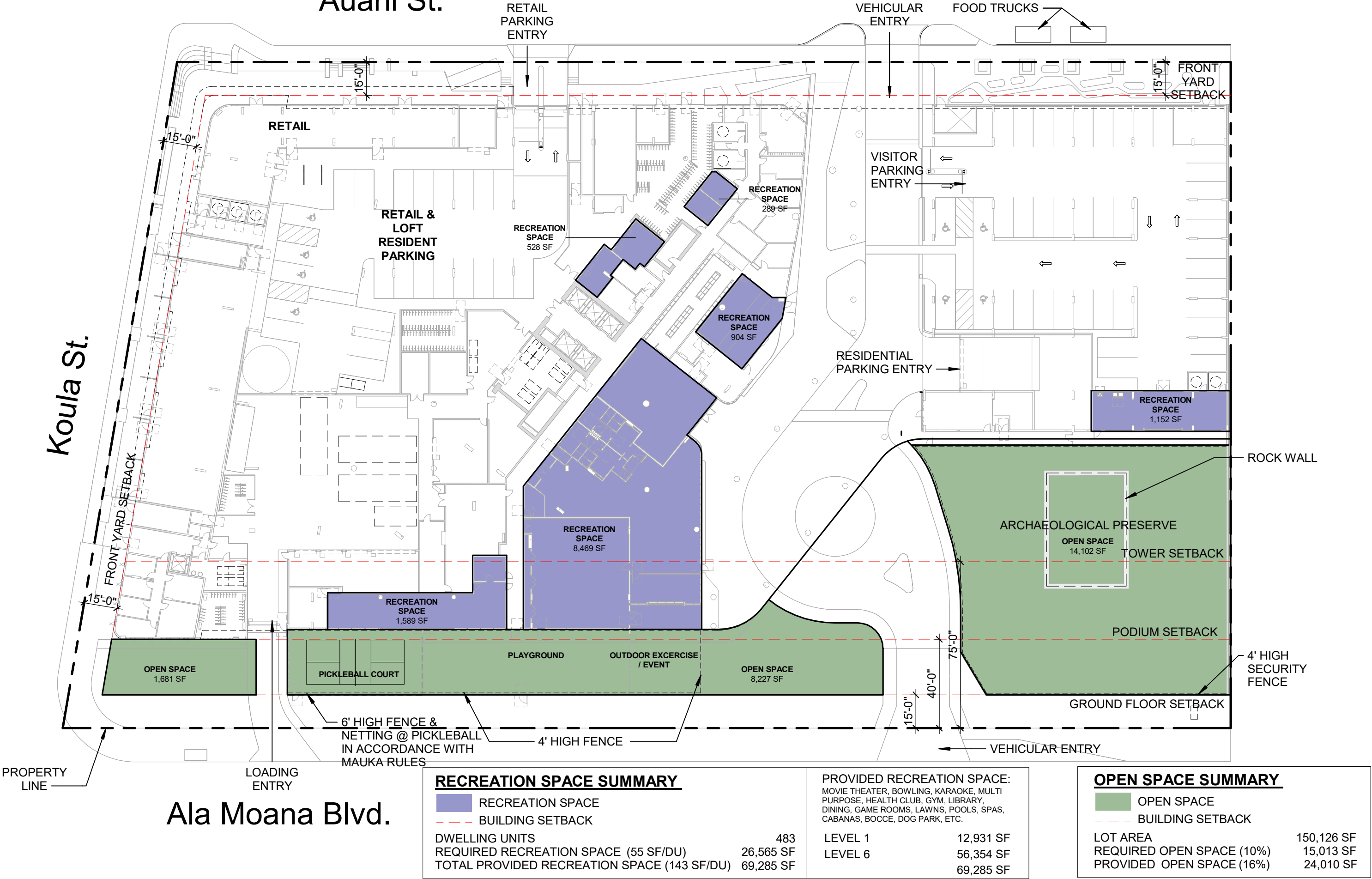
Auahi St.

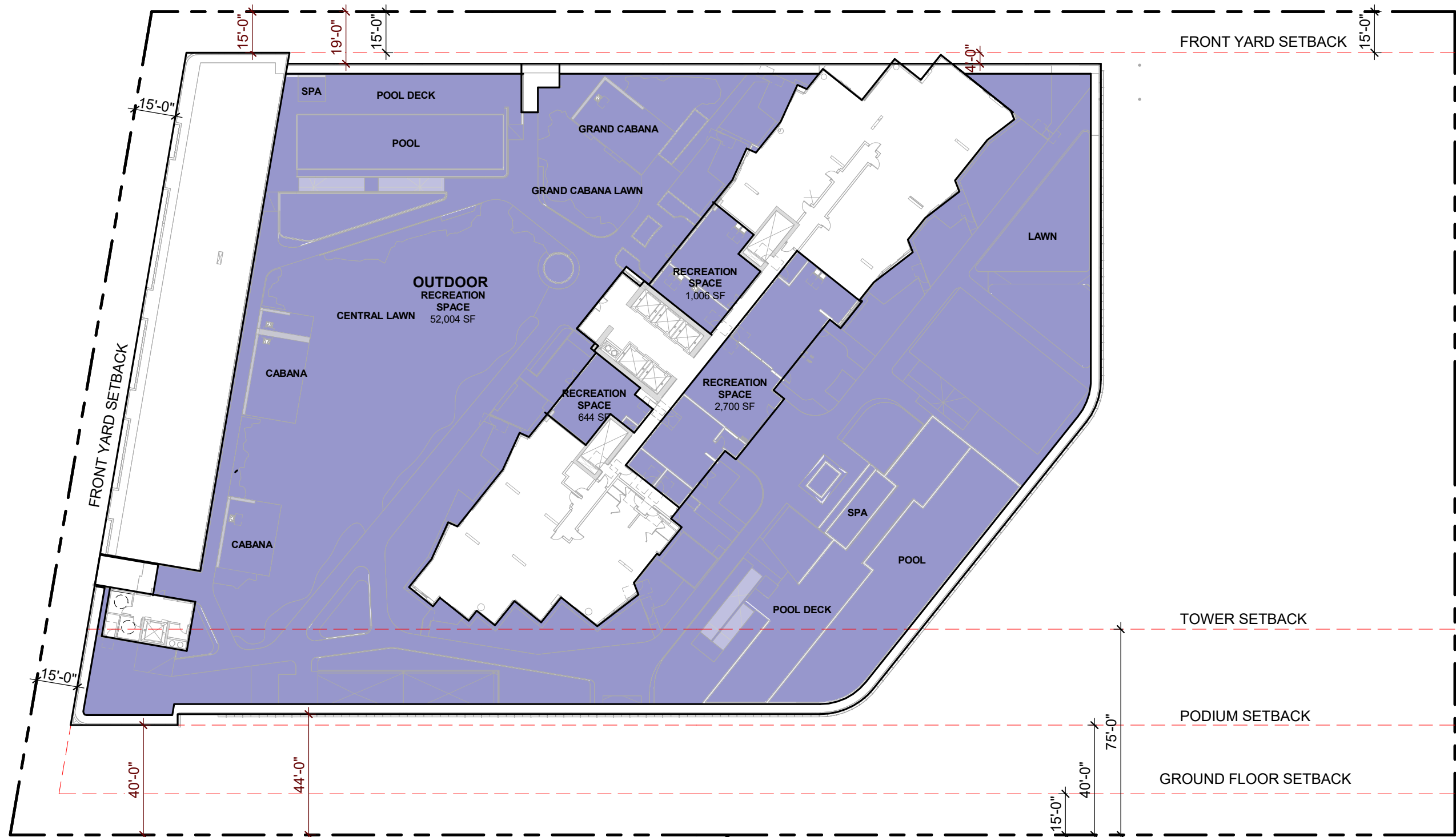
Koula St.

Ala Moana Blvd.



Ālia - Block I

MAY 18, 2022
EXHIBIT B-8.1 - OPEN SPACE +
RECREATION SPACE - LEVEL 1





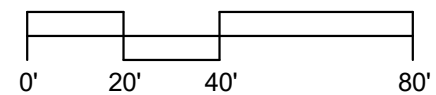
RECREATION SPACE SUMMARY

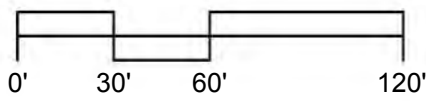
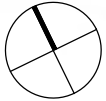
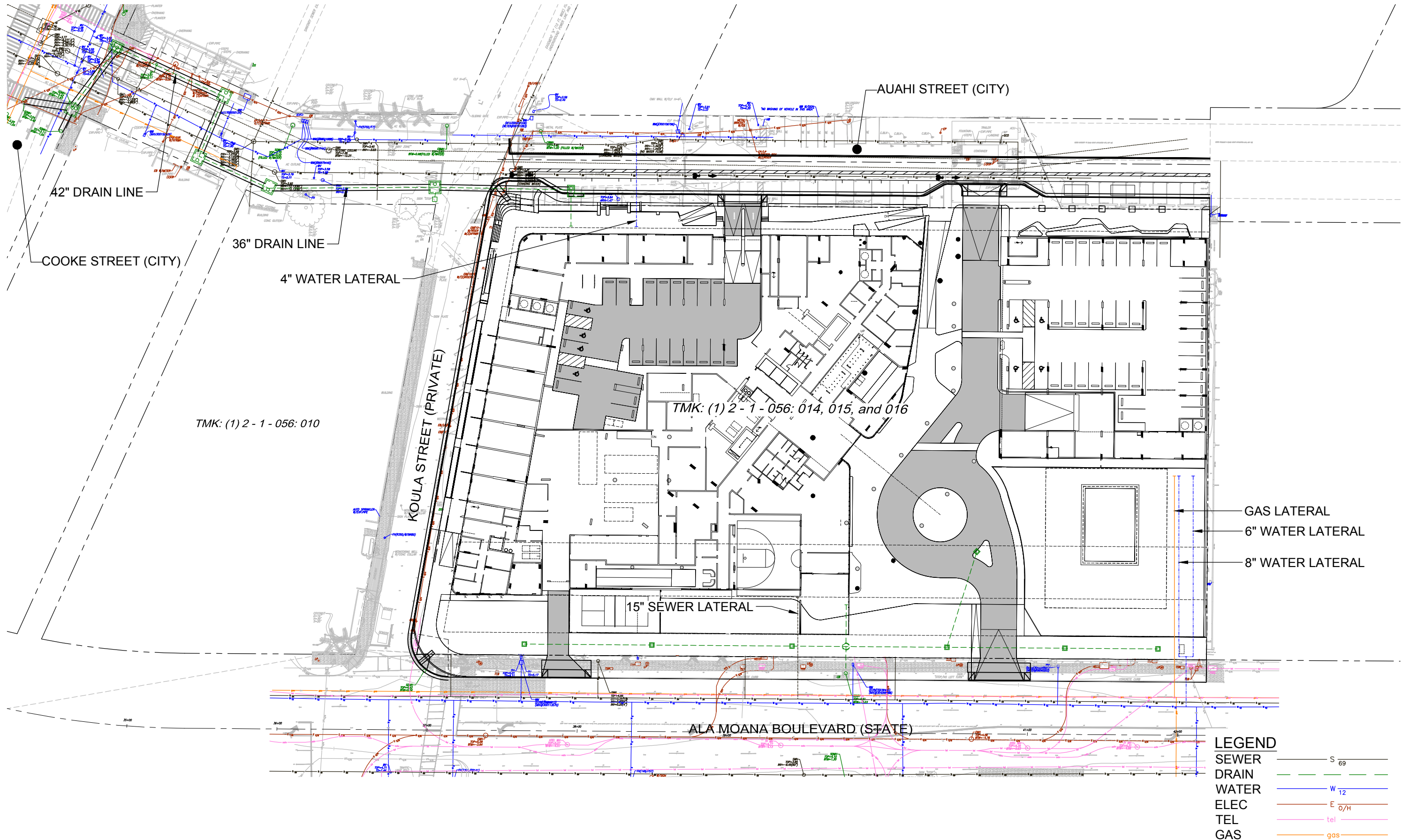
| | |
|---------------------------------------------------------------------------------------|------------------|
|  | RECREATION SPACE |
|  | BUILDING SETBACK |
| DWELLING UNITS | 483 |
| REQUIRED RECREATION SPACE (55 SF/DU) | 26,565 SF |
| TOTAL PROVIDED RECREATION SPACE (143 SF/DU) | 69,285 SF |

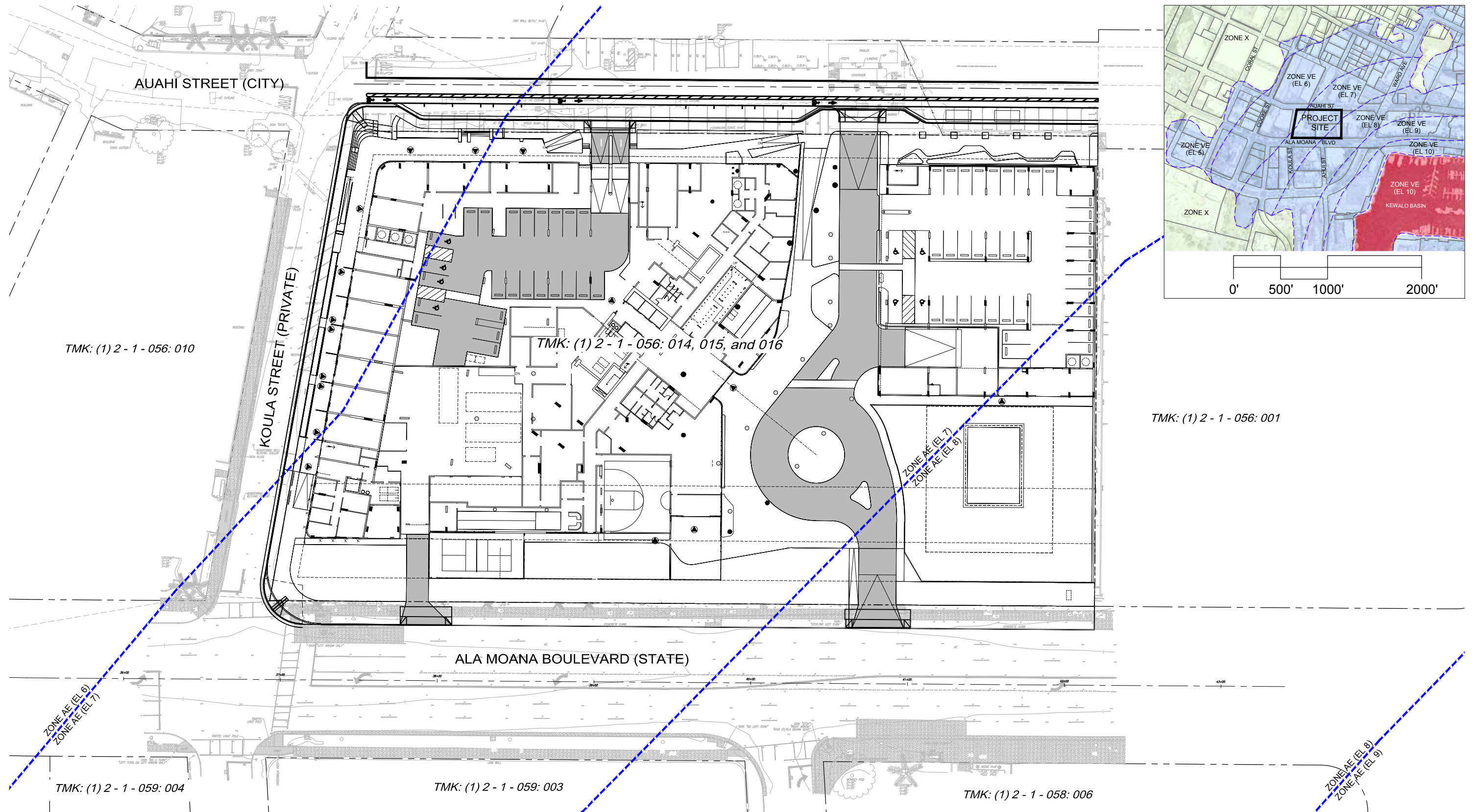
PROVIDED RECREATION SPACE:

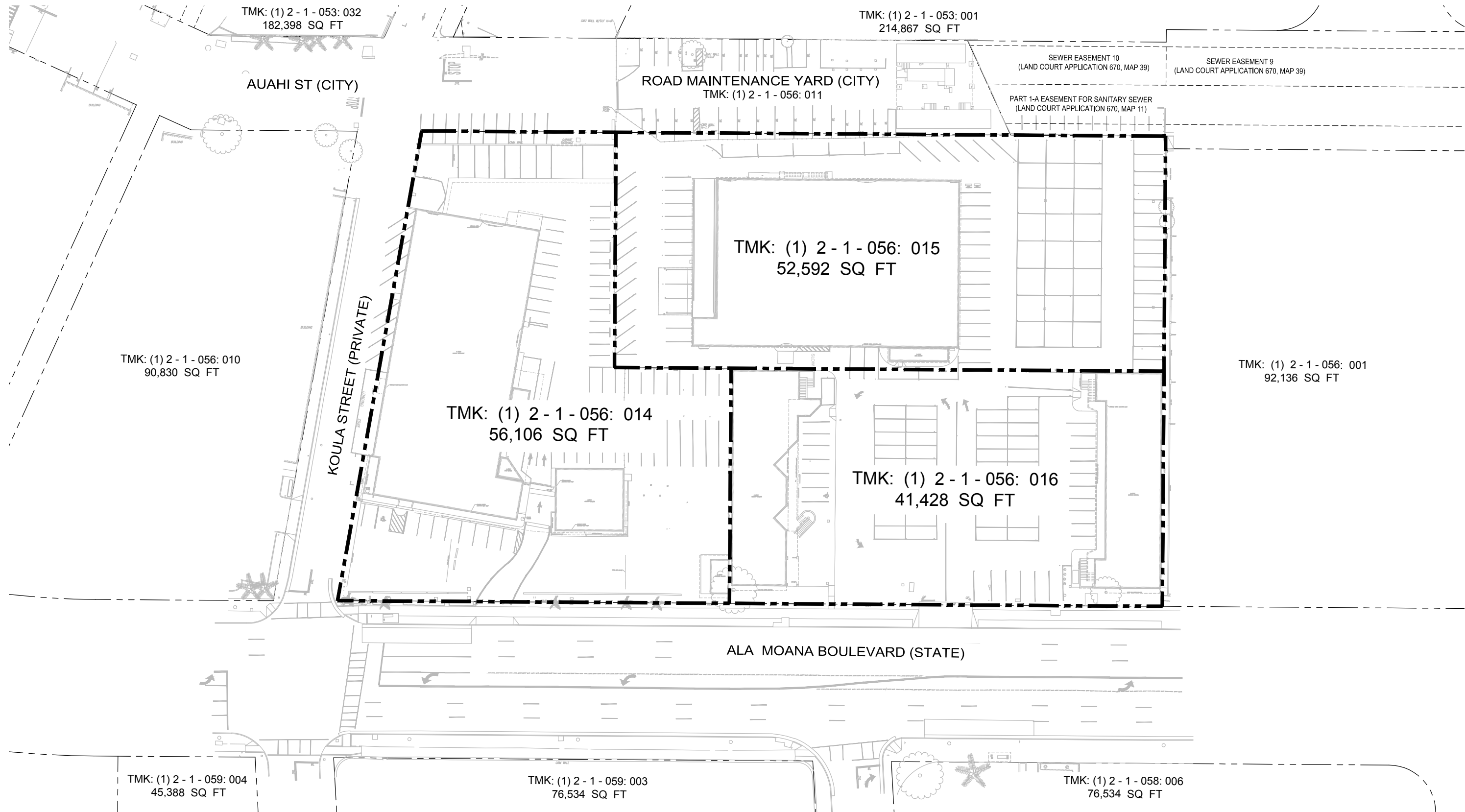
MOVIE THEATER, BOWLING, KARAOKE, MULTI PURPOSE, HEALTH CLUB, GYM, LIBRARY, DINING, GAME ROOMS, LAWNS, POOLS, SPAS, CABANAS, BOCCE, DOG PARK, ETC.

| | |
|---------|-----------|
| LEVEL 1 | 12,931 SF |
| LEVEL 6 | 56,354 SF |
| | 69,285 SF |













COCONUT PALM- DESIGNATED HCDA
STREET TREE FOR ALA MOANA BLVD
(STATE)



NATIVE LOULU PALM- DESIGNATED HCDA
STREET TREE FOR AUAHI STREET (CITY)



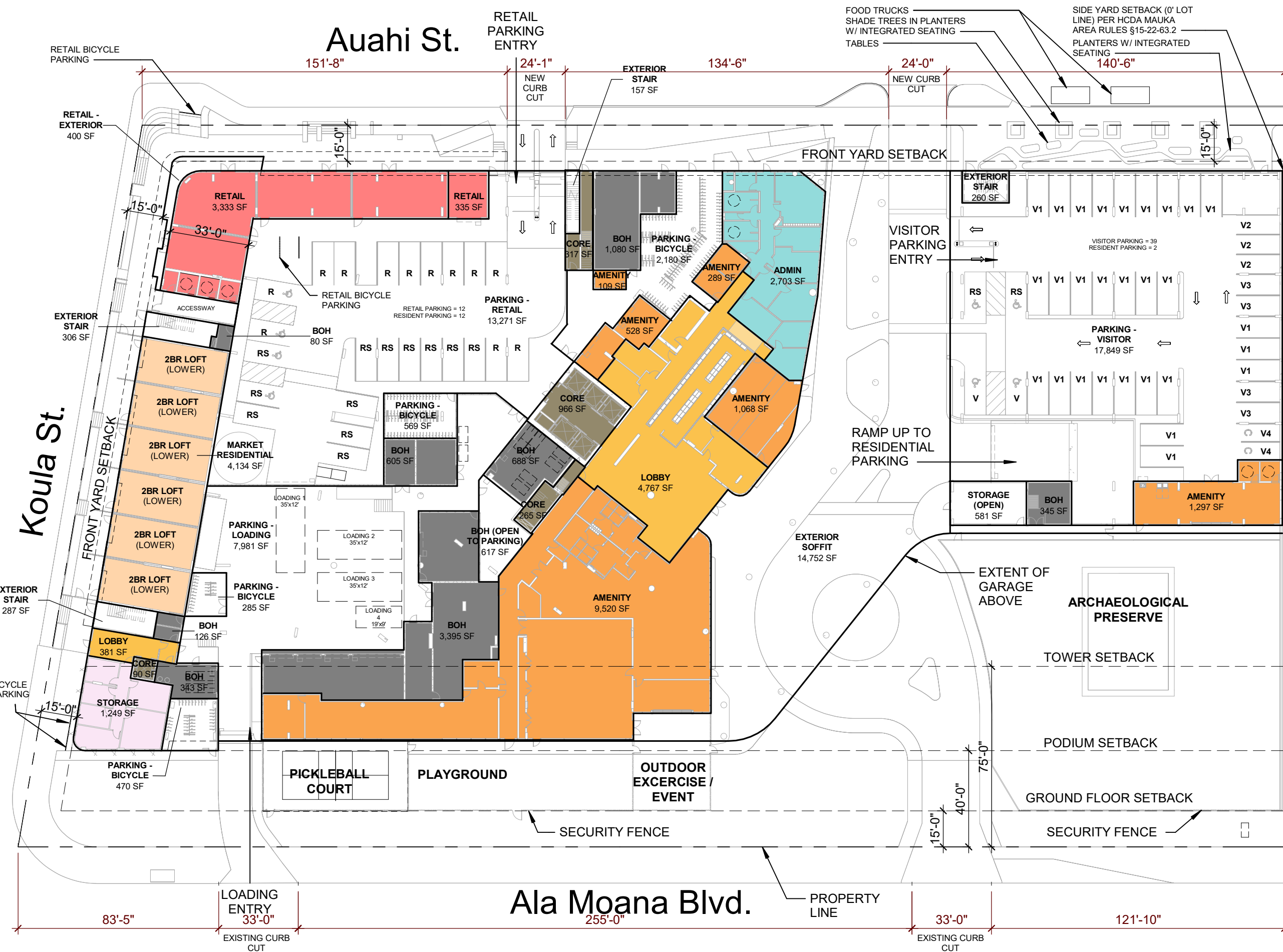
KOAI'A TREE- PROPOSED STREET TREE FOR
KOULA STREET (PRIVATE)



HALA TREE (ADDITIONAL ALIA STREET
TREE PALETTE)



KUKUI NUT TREE (ADDITIONAL ALIA STREET
TREE PALETTE)



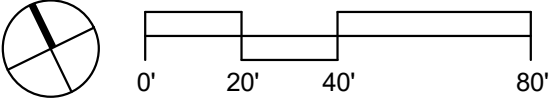
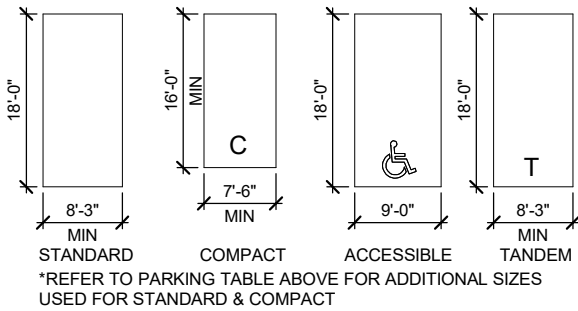
FLOOR AREA BREAKDOWN:

| AREA | FAR AREA (SF) |
|--------------------|---------------|
| ADMIN | 2,703 |
| AMENITY | 12,811 |
| BOH | 6,662 |
| CORE | 1,638 |
| LOBBY | 5,148 |
| MARKET RESIDENTIAL | 4,134 |
| RETAIL | 3,668 |
| STORAGE | 1,249 |
| | 38,013 |

PARKING:

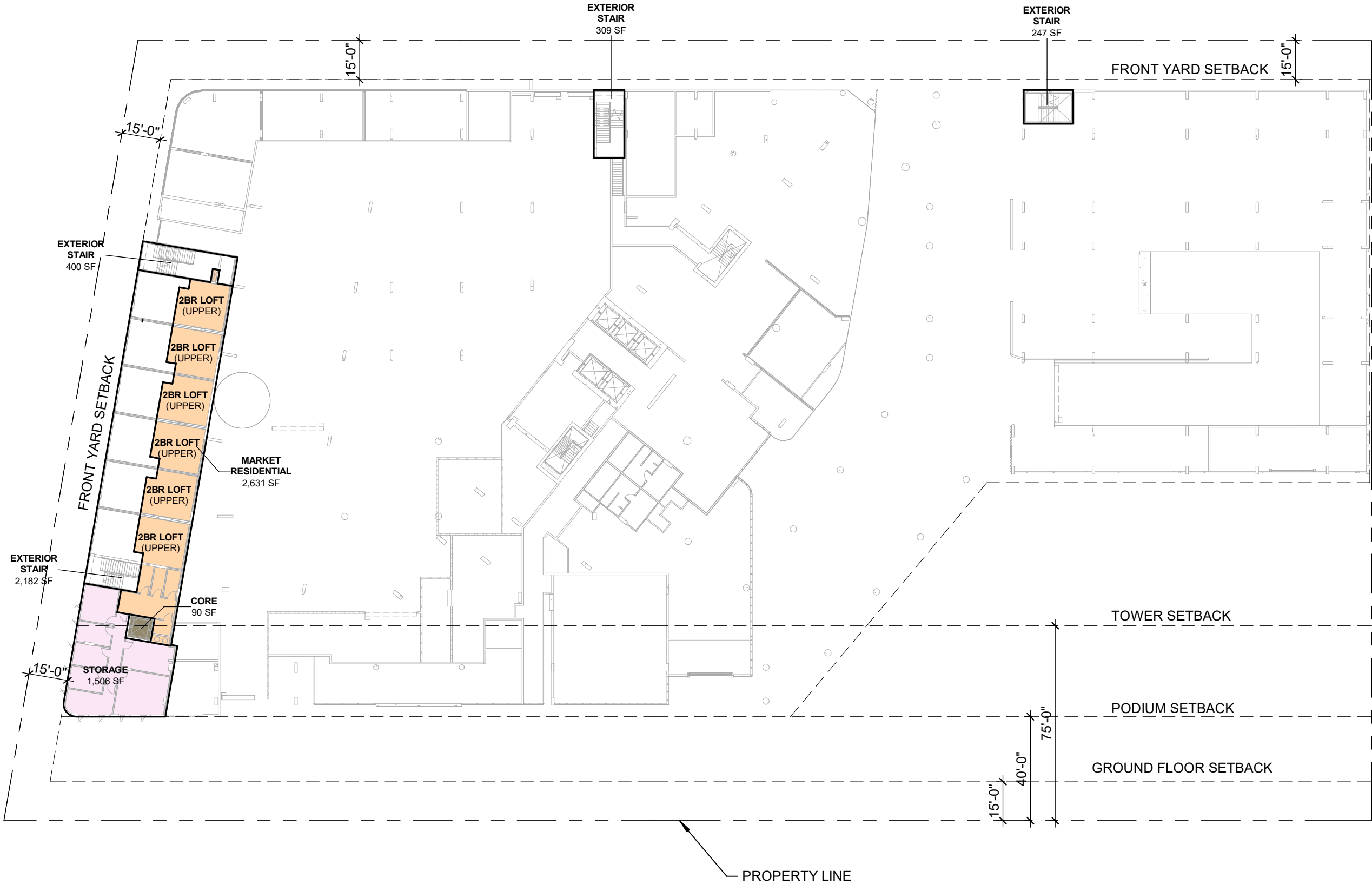
| TYPE | SIZE | # |
|-----------------------|-------------------|----|
| (RS) RESIDENT | | |
| ACCESSIBLE VAN | 9'x18' (8' AISLE) | 4 |
| STANDARD | 9'x18' | 10 |
| | | 14 |
| (R) RETAIL | | |
| ACCESSIBLE VAN | 9'x18' (8' AISLE) | 2 |
| STANDARD | 9'x18' | 10 |
| | | 12 |
| (V) VISITOR | | |
| ACCESSIBLE VAN | 9'x18' (8' AISLE) | 2 |
| STANDARD | 9'x18' | 28 |
| V1 STANDARD 8'-3"x18" | 8'-3"x18" | 3 |
| V2 STANDARD 8'-9"x18" | 8'-9"x18" | 4 |
| V4 VISITOR COMPACT | 7'-6"x16' | 2 |
| | | 39 |
| | | 65 |

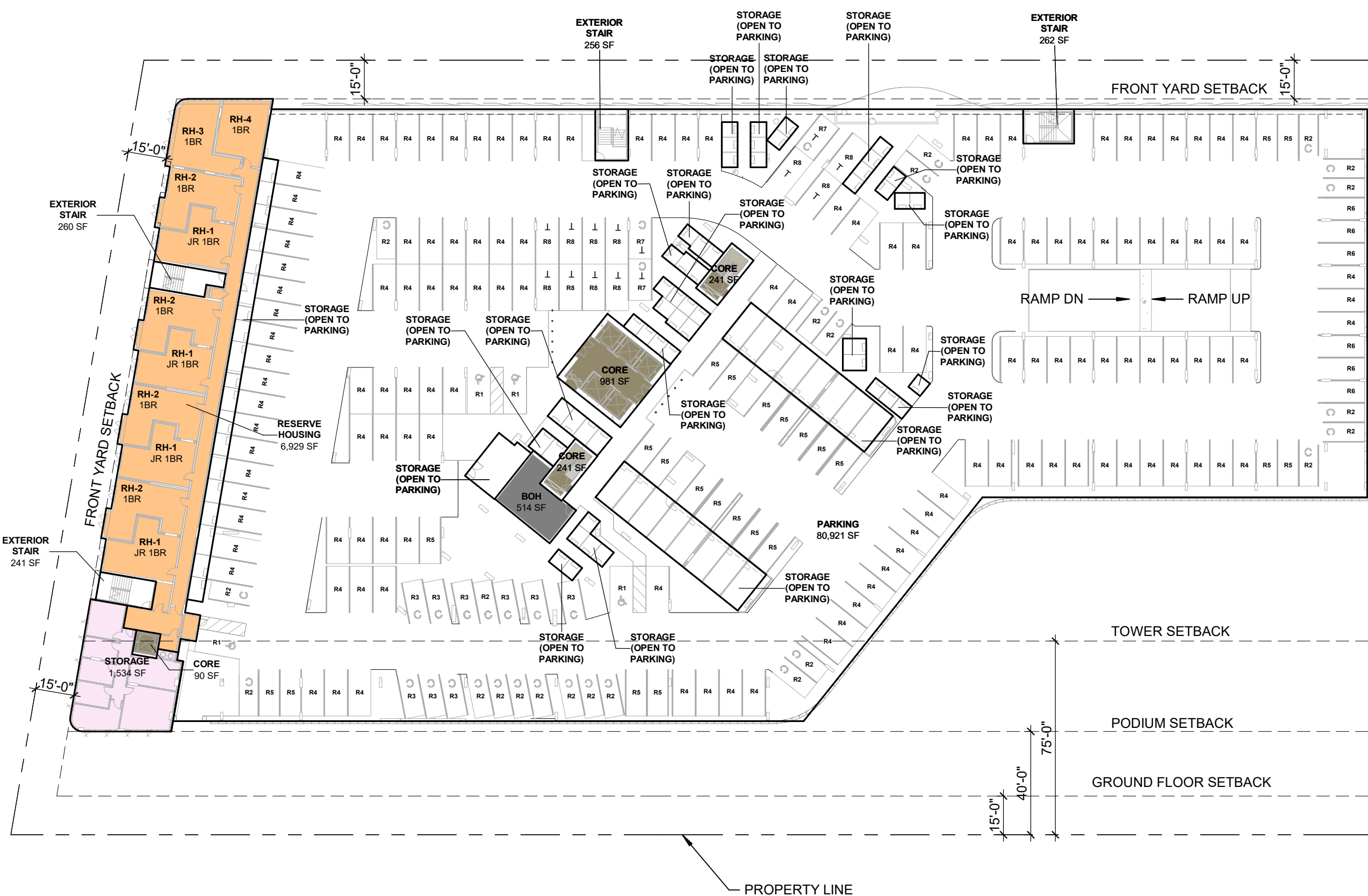
PARKING LEGEND



FLOOR AREA
BREAKDOWN:

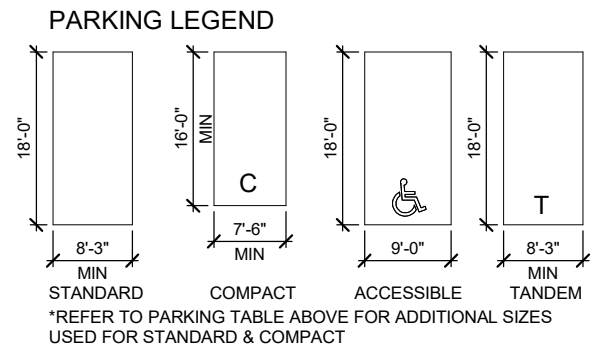
| AREA | FAR AREA (SF) |
|--------------------|------------------|
| CORE | 90 |
| MARKET RESIDENTIAL | 2,631 |
| STORAGE | 1,506 |
| | 4,227 |

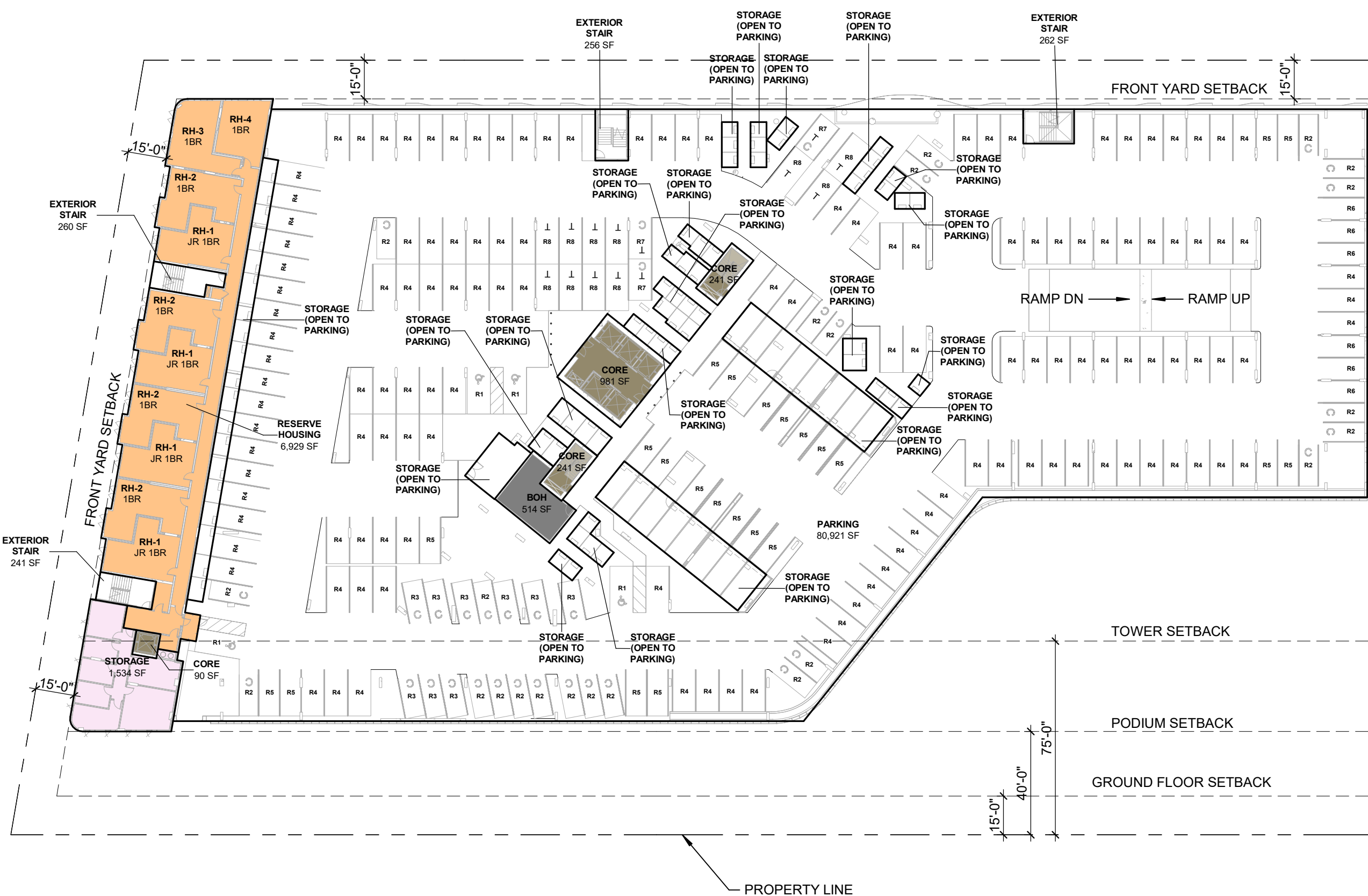




| FLOOR AREA BREAKDOWN: | |
|-----------------------|---------------|
| AREA | FAR AREA (SF) |
| BOH | 514 |
| CORE | 1,553 |
| RESERVE HOUSING | 6,929 |
| STORAGE | 1,534 |
| | 10,530 |

| PARKING: | | | |
|----------|--------------------|-------------------|-----|
| | TYPE | SIZE | # |
| RESIDENT | | | |
| R1 | ACCESSIBLE | 9'x18' (5' AISLE) | 4 |
| R2 | COMPACT | 7'-6"x16' | 23 |
| R3 | COMPACT 8'x16' | 8'x16' | 9 |
| R4 | STANDARD | 9'x18' | 134 |
| R5 | STANDARD 8'-3"x18' | 8'-3"x18' | 23 |
| R6 | STANDARD 8'-9"x18' | 8'-9"x18' | 6 |
| R7 | TANDEM COMPACT | 9'-0"x16' | 3 |
| R8 | TANDEM STANDARD | 9'x18' | 11 |
| | | | 213 |



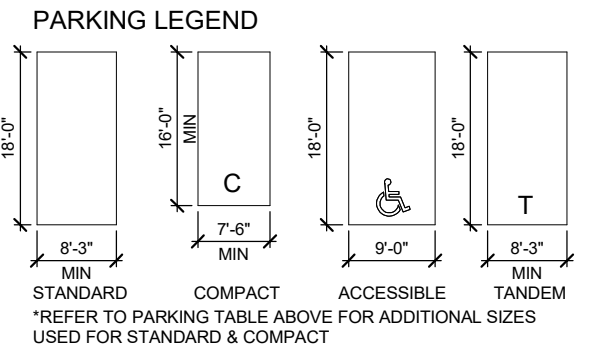


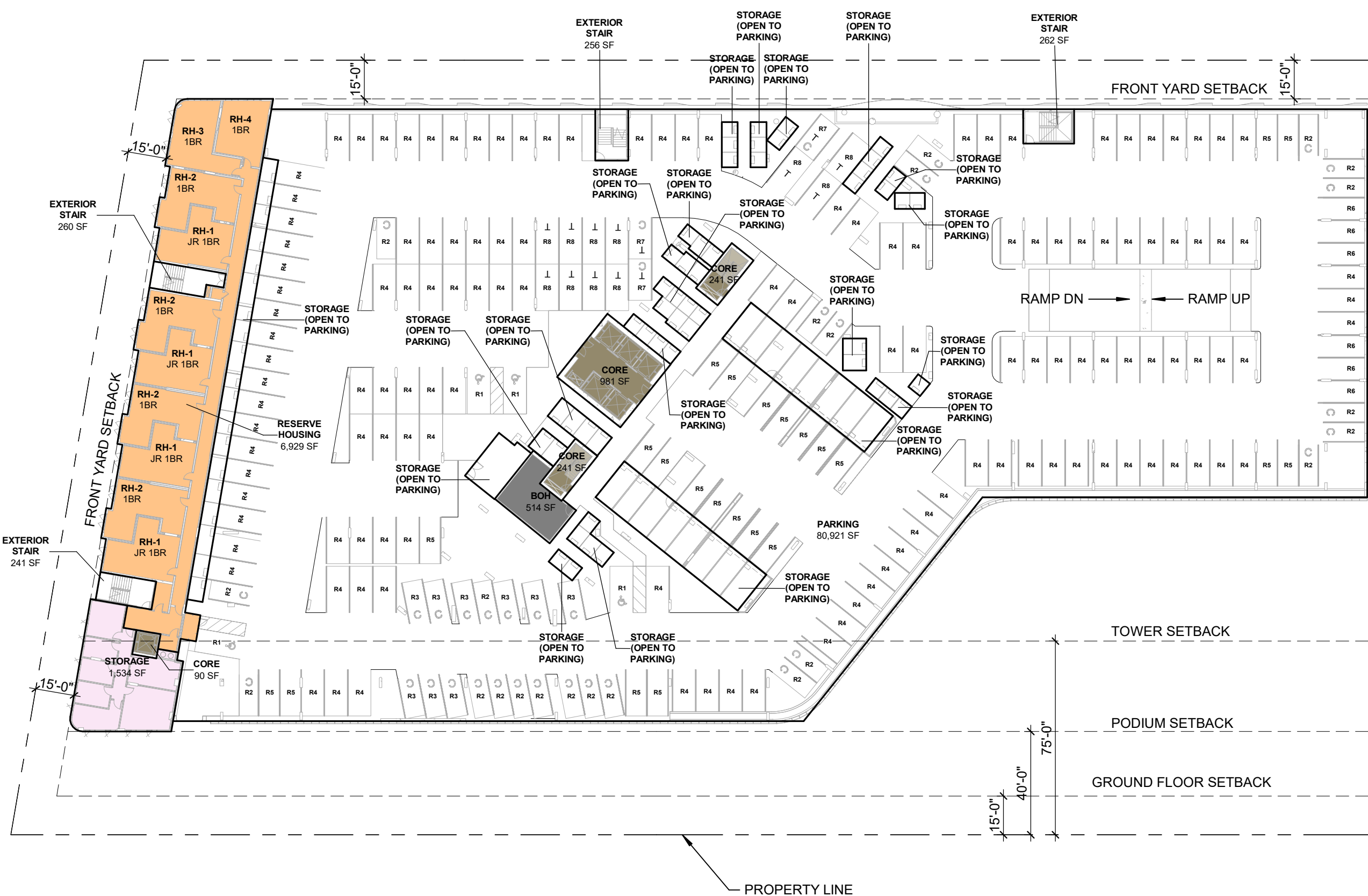
FLOOR AREA BREAKDOWN:

| AREA | FAR AREA (SF) |
|-----------------|---------------|
| BOH | 514 |
| CORE | 1,553 |
| RESERVE HOUSING | 6,929 |
| STORAGE | 1,534 |
| | 10,530 |

PARKING:

| RESIDENT | | | |
|----------|--------------------|-------------------|-----|
| R1 | ACCESSIBLE | 9'x18' (5' AISLE) | 4 |
| R2 | COMPACT | 7'-6"x16' | 23 |
| R3 | COMPACT 8'x16' | 8'x16' | 9 |
| R4 | STANDARD | 9'x18' | 134 |
| R5 | STANDARD 8'-3"x18' | 8'-3"x18' | 23 |
| R6 | STANDARD 8'-9"x18' | 8'-9"x18' | 6 |
| R7 | TANDEM COMPACT | 9'-0"x16' | 3 |
| R8 | TANDEM STANDARD | 9'x18' | 11 |
| | | | 213 |



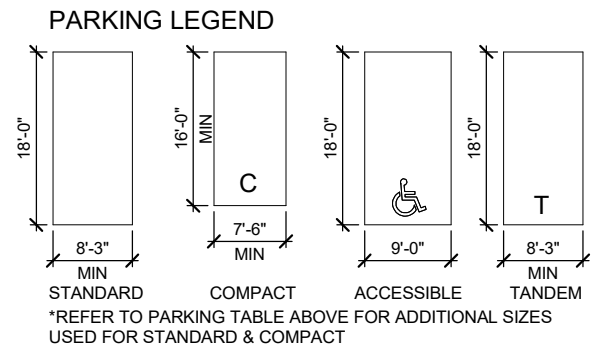


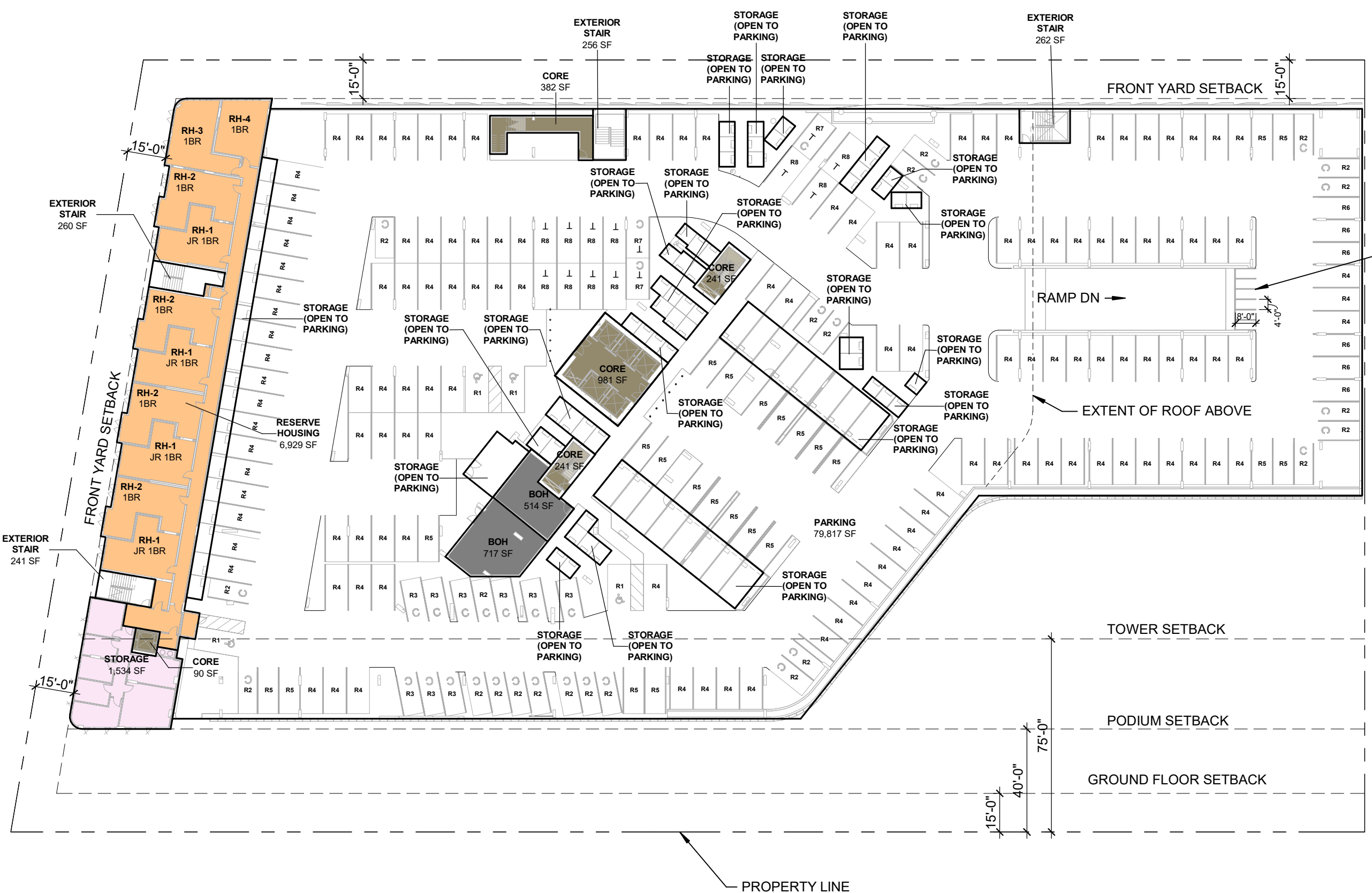
FLOOR AREA BREAKDOWN:

| AREA | FAR AREA (SF) |
|-----------------|---------------|
| BOH | 514 |
| CORE | 1,553 |
| RESERVE HOUSING | 6,929 |
| STORAGE | 1,534 |
| | 10,530 |

PARKING:

| | TYPE | SIZE | # |
|----|--------------------|-------------------|-----|
| R1 | RESIDENT | | |
| | ACCESSIBLE | 9'x18' (5' AISLE) | 4 |
| R2 | COMPACT | 7'-6"x16' | 23 |
| R3 | COMPACT 8'x16' | 8'x16' | 9 |
| R4 | STANDARD | 9'x18' | 134 |
| R5 | STANDARD 8'-3"x18' | 8'-3"x18' | 23 |
| R6 | STANDARD 8'-9"x18' | 8'-9"x18' | 6 |
| R7 | TANDEM COMPACT | 9'-0"x16' | 3 |
| R8 | TANDEM STANDARD | 9'x18' | 11 |
| | | | 213 |



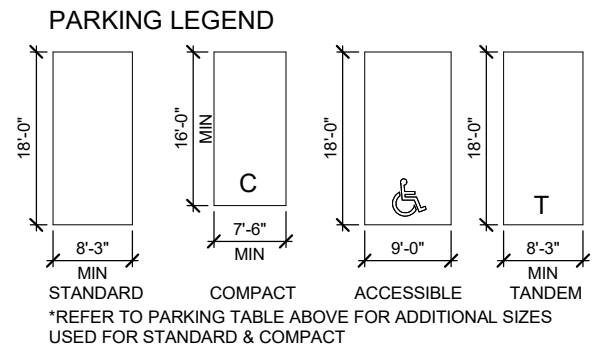


FLOOR AREA BREAKDOWN:

| AREA | FAR AREA (SF) |
|-----------------|---------------|
| BOH | 1,231 |
| CORE | 1,935 |
| RESERVE HOUSING | 6,929 |
| STORAGE | 1,534 |
| | 11,629 |

PARKING:

| | TYPE | SIZE | # |
|----|--------------------|-------------------|-----|
| R1 | RESIDENT | | |
| | ACCESSIBLE | 9'x18' (5' AISLE) | 4 |
| R2 | COMPACT | 7'-6"x16' | 23 |
| R3 | COMPACT 8'x16' | 8'x16' | 9 |
| R4 | STANDARD | 9'x18' | 130 |
| R5 | STANDARD 8'-3"x18' | 8'-3"x18' | 23 |
| R6 | STANDARD 8'-9"x18' | 8'-9"x18' | 6 |
| R7 | TANDEM COMPACT | 9'-0"x16' | 3 |
| R8 | TANDEM STANDARD | 9'x18' | 11 |
| | | | 209 |





FLOOR AREA BREAKDOWN:

| AREA | FAR AREA (SF) |
|----------------------------------------------------------------------|---------------|
| AMENITY | 5,713 |
| CABANA (ROOFED) | 1,675 |
| CORE | 1,985 |
| MARKET RESIDENTIAL | 8,685 |
| | 18,058 |
| OUTDOOR RECREATION DECK IS EXCLUDED FROM FAR | |
| EXTERIOR STAIRS & TRELLISED PORTION OF CABANAS ARE EXCLUDED FROM FAR | |

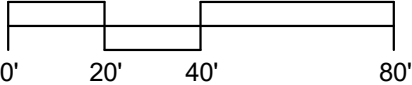
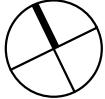
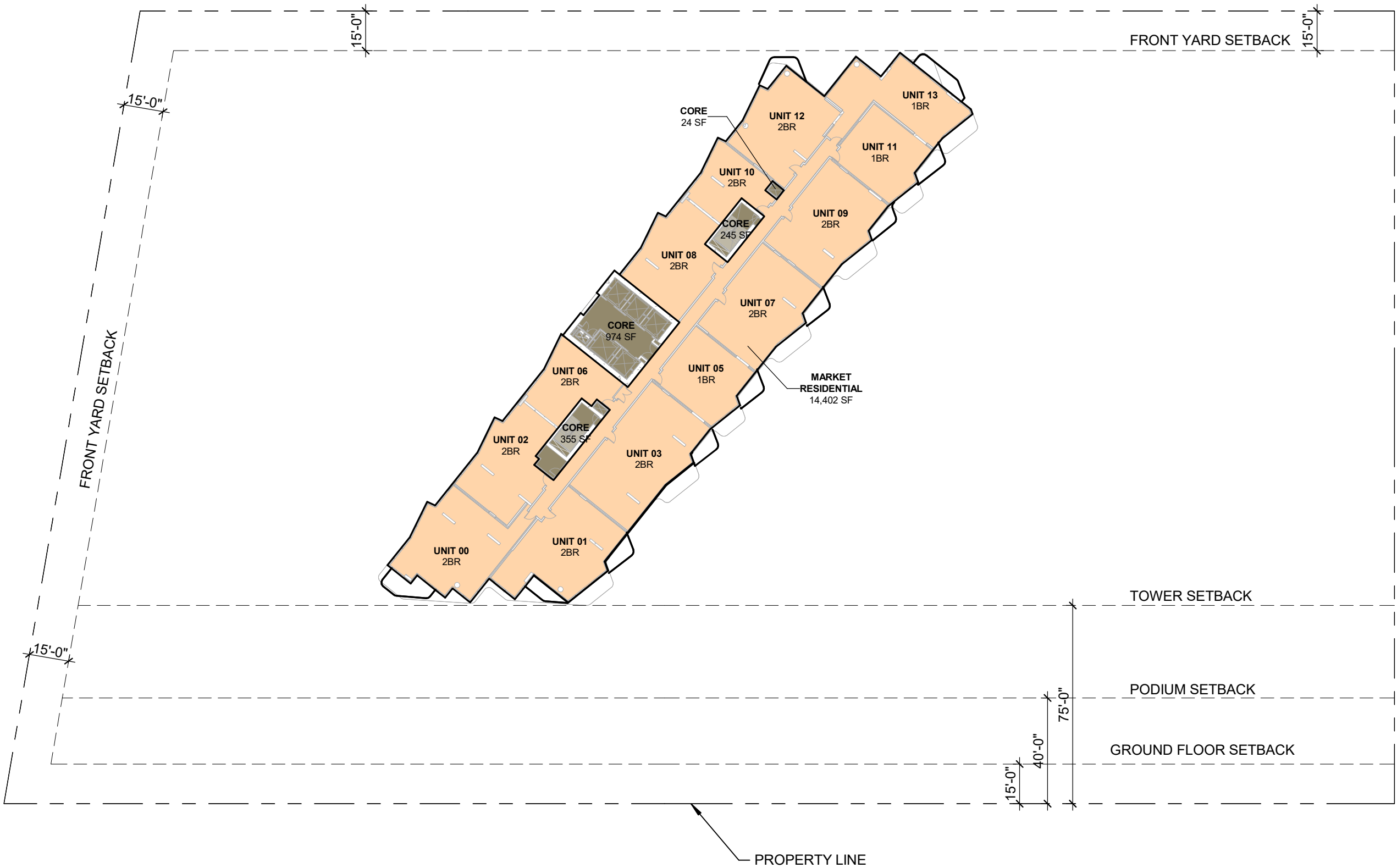
Note:

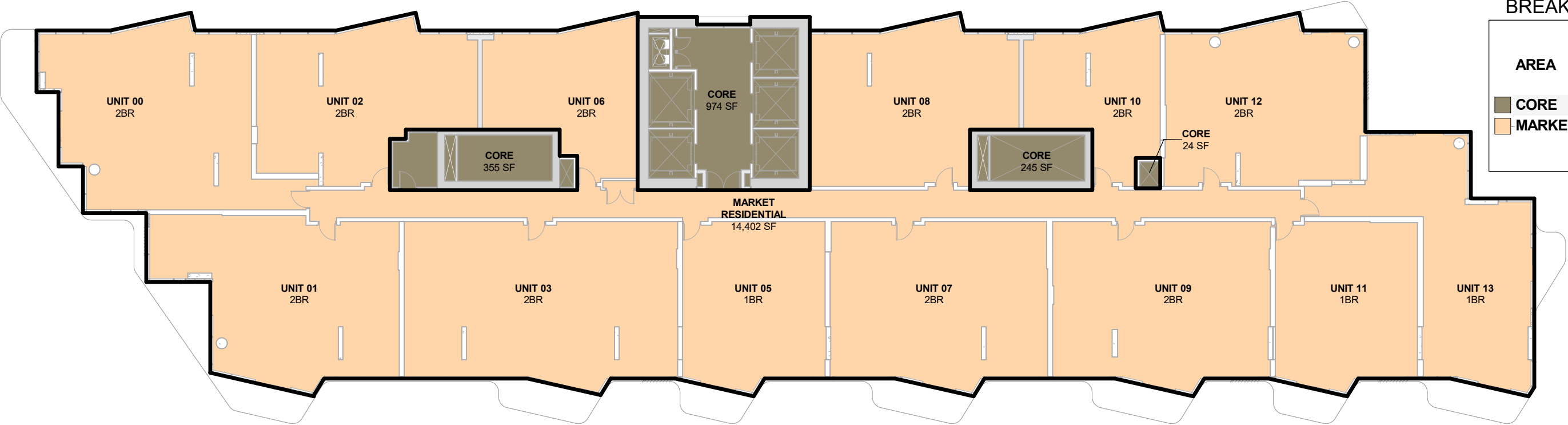
All accessory structures total to less than 15% of the parking and mixed-use podium roof area and are 12ft in height maximum.

FLOOR AREA
BREAKDOWN:

| AREA | FAR AREA (SF) |
|--------------------|------------------|
| CORE | 1,598 |
| MARKET RESIDENTIAL | 14,402 |
| | 16,000 |

NOTE: LANAIS TO BE 15%
OF UNIT AREA MAXIMUM





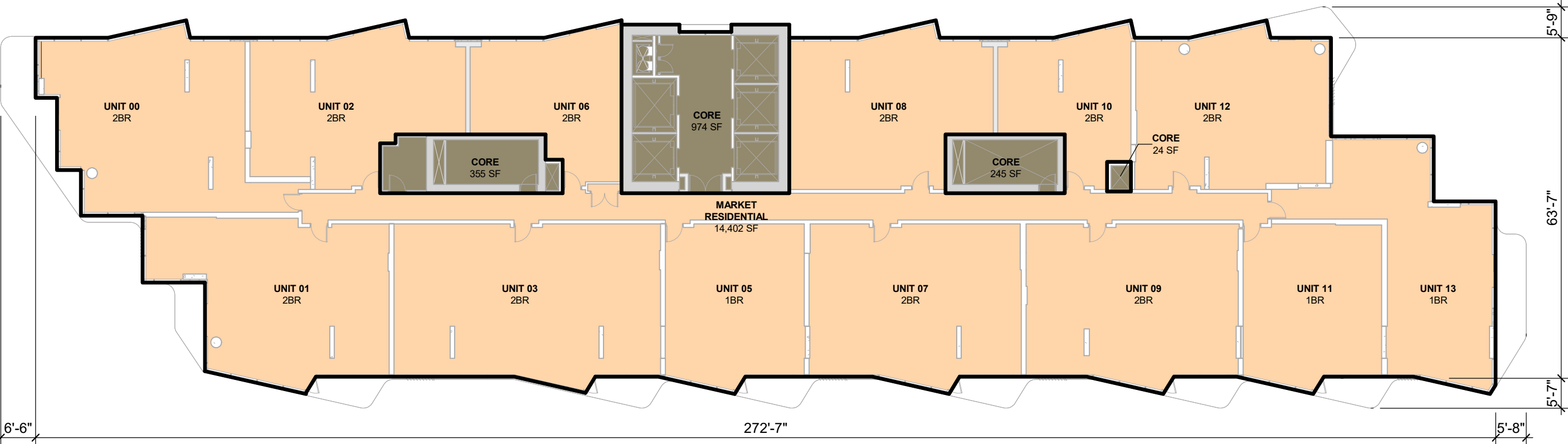
FLOOR AREA
BREAKDOWN:

| AREA | FAR AREA (SF) |
|--------------------|------------------|
| CORE | 1,598 |
| MARKET RESIDENTIAL | 14,402 |
| | 16,000 |

NOTE: LANAIS TO BE 15%
OF UNIT AREA MAXIMUM

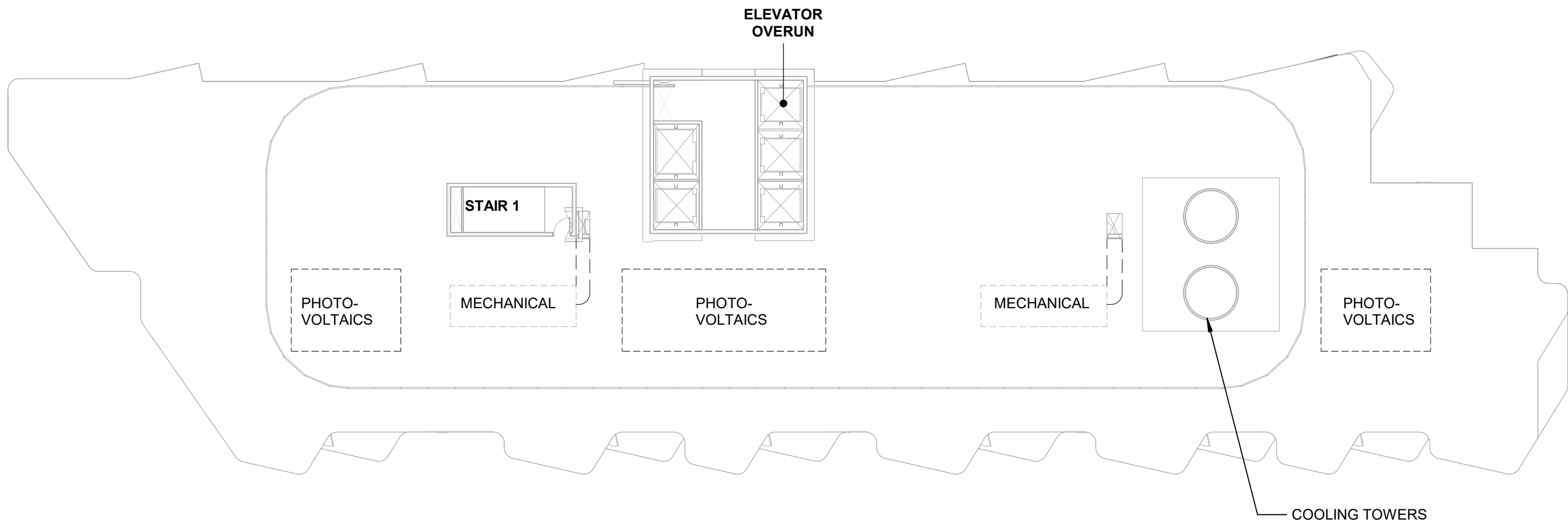
TOWER PLAN - EVEN FLOORS L8-38

1" = 20'-0"



TOWER PLAN - ODD FLOORS L7-39

1" = 20'-0"



ELEVATOR OVERRUN PENTHOUSE,
EXTERIOR INSULATION & FINISH
SYSTEM W/ INTEGRAL COLOR
PERFORATED METAL
MECHANICAL SCREEN

GLASS WINDOW WALL, TYP

GLASS GUARDRAILS, TYP

PAINTED FLOOR SLAB EDGE,
WARM HUE, TYP

METAL PANEL, WARM HUE

PHOTOVOLTAIC PANELS

CMU INFILL WALL /
POSSIBLE WALL ART

PERFORATED METAL PANEL
GARAGE SCREEN OVER RAISED
PLANTER BED

EXTERIOR STAIR W/ METAL
PICKET GUARDRAILS

EXTERIOR INSULATION & FINISH
SYSTEM W/ INTEGRAL COLOR

WINDOWS W/ VERTICAL /
HORIZONTAL SOLAR AWNINGS

STOREFRONT GLAZING AT
RETAIL

ALA MOANA BLVD.

AUAAH ST.

PROPERTY LINE

PROPERTY LINE

- PENTHOUSE ROOF 418'-0"
- ELEVATOR MACHINE ROOM LEVEL 41 417'-8"
- ROOF 410'-0"
- LEVEL 39 386'-0"
- LEVEL 38 379'-3 1/2"
- LEVEL 37 369'-3"
- LEVEL 36 362'-9 1/2"
- LEVEL 35 347'-11"
- LEVEL 34 337'-3 1/2"
- LEVEL 33 329'-8"
- LEVEL 32 319'-8 1/2"
- LEVEL 31 309'-0"
- LEVEL 30 299'-3 1/2"
- LEVEL 29 289'-2"
- LEVEL 28 279'-8 1/2"
- LEVEL 27 264'-11"
- LEVEL 26 254'-8 1/2"
- LEVEL 25 244'-8"
- LEVEL 24 238'-8 1/2"
- LEVEL 23 224'-0"
- LEVEL 22 214'-3 1/2"
- LEVEL 21 209'-2"
- LEVEL 20 198'-8 1/2"
- LEVEL 19 184'-11"
- LEVEL 18 179'-3 1/2"
- LEVEL 17 169'-0"
- LEVEL 16 158'-8 1/2"
- LEVEL 15 148'-0"
- LEVEL 14 134'-8 1/2"
- LEVEL 13 127'-2"
- LEVEL 12 117'-8 1/2"
- LEVEL 11 107'-0"
- LEVEL 10 98'-3 1/2"
- LEVEL 9 88'-0"
- LEVEL 8 79'-8 1/2"
- LEVEL 7 69'-0"
- TO EXHAUST PARAPET 64'-0"
- LEVEL 6 49'-0"
- LEVEL 5 37'-0"
- LEVEL 4 28'-0"
- LEVEL 3 19'-0"
- LEVEL 2 10'-0"
- LEVEL 1 0'-0"

400'-0"

418'-0"

NOTE: PER
15-22-77: NO
BUILDING
SHALL
CONTAIN A
REFLECTIVE
SURFACE
FOR
MORE THAN
30% OF THAT
WALL'S
SURFACE
AREA.

60'-0"

TO TOP OF PODIUM
PARAPET

75'-0"
TO TOP OF ELEV OVERRUN

ELEVATOR OVERRUN PENTHOUSE,
EXTERIOR INSULATION & FINISH
SYSTEM W/ INTEGRAL COLOR
PERFORATED METAL
MECHANICAL SCREEN

GLASS WINDOW WALL, TYP

GLASS GUARDRAILS, TYP

PAINTED FLOOR SLAB EDGE,
WARM HUE, TYP

METAL PANEL, WARM HUE

PHOTOVOLTAIC PANELS

PERFORATED METAL PANEL
GARAGE SCREEN OVER RAISED
PLANTER BED

VERTICAL METAL LOUVER
6 FT HIGH FENCE

EXTERIOR INSULATION & FINISH
SYSTEM W/ INTEGRAL COLOR

EXTERIOR STAIR W/ METAL
PICKET GUARDRAILS

WINDOWS W/ VERTICAL /
HORIZONTAL SOLAR AWNINGS

STOREFRONT GLAZING AT
RETAIL



PROPERTY LINE



400'-0"

418'-0"

60'-0"

TO TOP OF PODIUM
PARAPET

75'-0"
TO TOP OF ELEV OVERRUN

NOTE: PER
15-22-77: NO
BUILDING SHALL
CONTAIN A
REFLECTIVE
SURFACE FOR
MORE THAN 30%
OF THAT WALL'S
SURFACE AREA.

AUAHI ST

ALA MOANA BLVD

ELEVATOR OVERRUN PENTHOUSE,
EXTERIOR INSULATION & FINISH
SYSTEM W/ INTEGRAL COLOR
PERFORATED METAL
MECHANICAL SCREEN

GLASS WINDOW WALL, TYP

GLASS GUARDRAILS, TYP

PAINTED FLOOR SLAB EDGE,
WARM HUE, TYP

METAL PANEL, WARM HUE

EXTERIOR STAIR W/ METAL
PICKET GUARDRAILS

PERFORATED METAL PANEL
GARAGE SCREEN

PROPERTY LINE

PROPERTY LINE

AUahi ST.

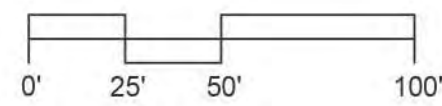
ALA MOANA BLVD.

- PENTHOUSE ROOF 418'-0"
- LEVEL 41 407'-8"
- ROOF 400'-0"
- LEVEL 39 389'-0"
- LEVEL 38 378'-3 1/2"
- LEVEL 37 369'-2"
- LEVEL 36 358'-0 1/2"
- LEVEL 35 347'-11"
- LEVEL 34 336'-8 1/2"
- LEVEL 33 325'-8"
- LEVEL 32 314'-4 1/2"
- LEVEL 31 303'-0"
- LEVEL 30 292'-3 1/2"
- LEVEL 29 281'-2"
- LEVEL 28 270'-0 1/2"
- LEVEL 27 259'-11"
- LEVEL 26 248'-8 1/2"
- LEVEL 25 237'-5"
- LEVEL 24 226'-4 1/2"
- LEVEL 23 215'-0"
- LEVEL 22 204'-3 1/2"
- LEVEL 21 193'-2"
- LEVEL 20 182'-0 1/2"
- LEVEL 19 171'-11"
- LEVEL 18 160'-8 1/2"
- LEVEL 17 149'-5"
- LEVEL 16 138'-0 1/2"
- LEVEL 15 127'-0"
- LEVEL 14 115'-8 1/2"
- LEVEL 13 104'-11"
- LEVEL 12 93'-8"
- LEVEL 11 82'-5"
- LEVEL 10 71'-2"
- LEVEL 9 60'-0"
- LEVEL 8 49'-0"
- LEVEL 7 38'-0"
- TO PODIUM PARAPET 30'-0"
- LEVEL 5 27'-0"
- LEVEL 4 16'-0"
- LEVEL 3 5'-0"
- LEVEL 2 0'-0"
- LEVEL 1M 0'-0"
- LEVEL 1 0'-0"

400'-0"
418'-0"

NOTE: PER
15-22-77: NO
BUILDING SHALL
CONTAIN A
REFLECTIVE
SURFACE FOR
MORE THAN 30%
OF THAT WALL'S
SURFACE AREA.

60'-0"
TO TOP OF PODIUM
PARAPET
75'-0"
TO TOP OF ELEV OVERRUN



ELEVATOR OVERRUN PENTHOUSE,
EXTERIOR INSULATION & FINISH
SYSTEM W/ INTEGRAL COLOR
PERFORATED METAL
MECHANICAL SCREEN

GLASS WINDOW WALL, TYP

GLASS GUARDRAILS, TYP

PAINTED FLOOR SLAB EDGE,
WARM HUE, TYP

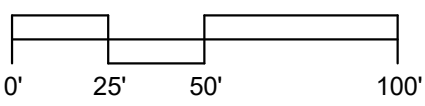
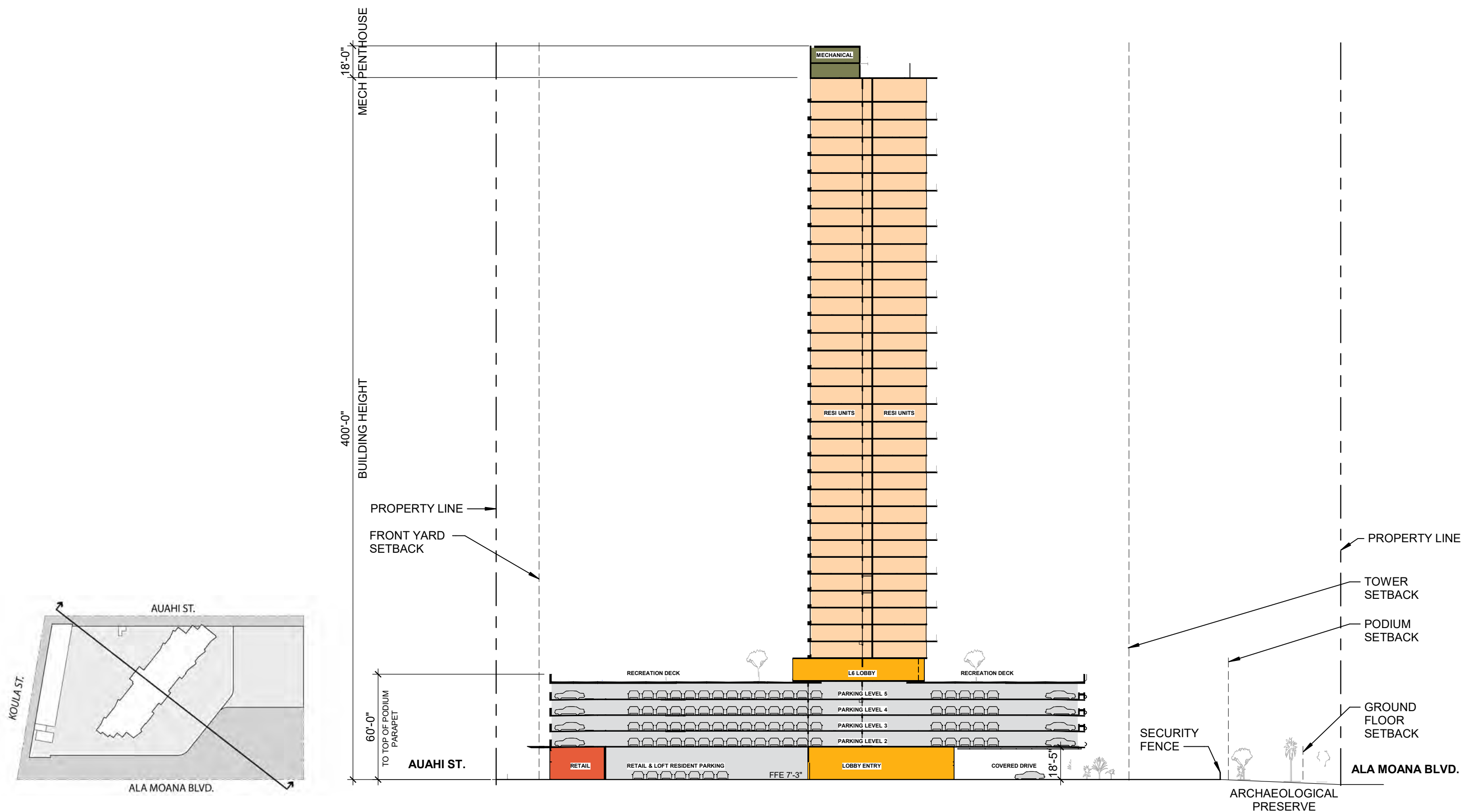
METAL PANEL, WARM HUE

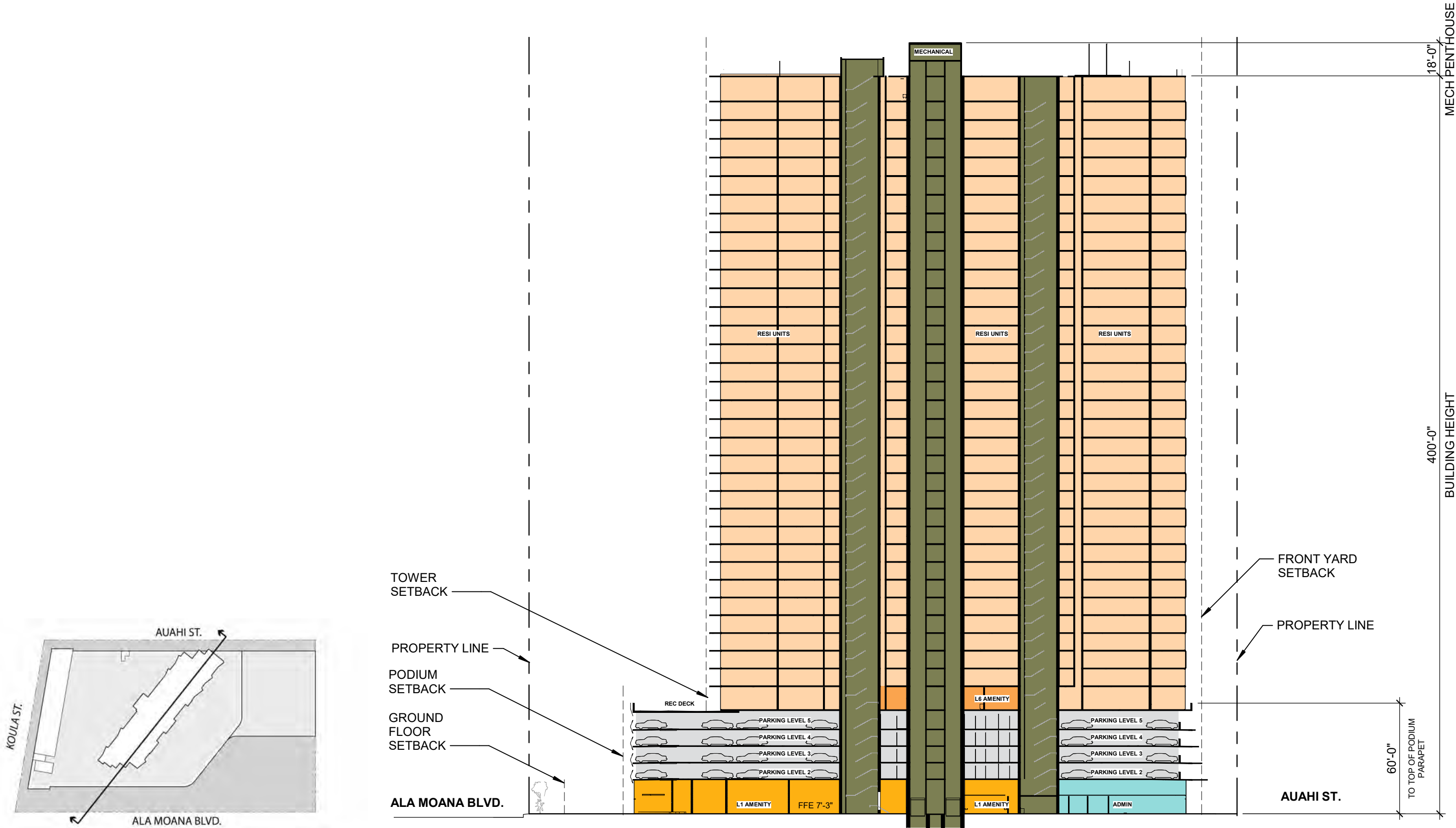
PERFORATED METAL PANEL
GARAGE SCREEN

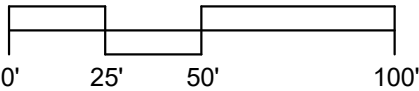
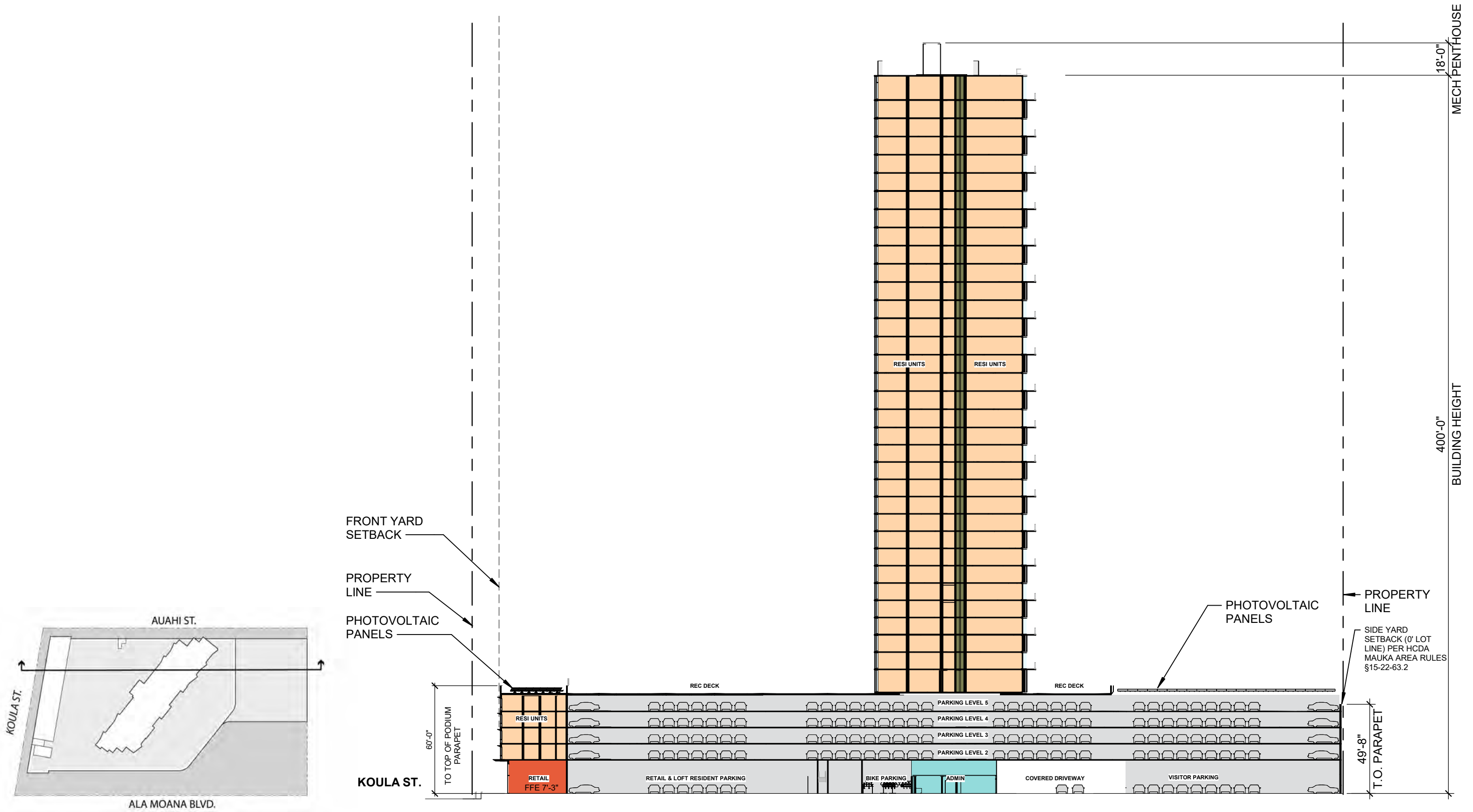
PHOTOVOLTAIC PANELS

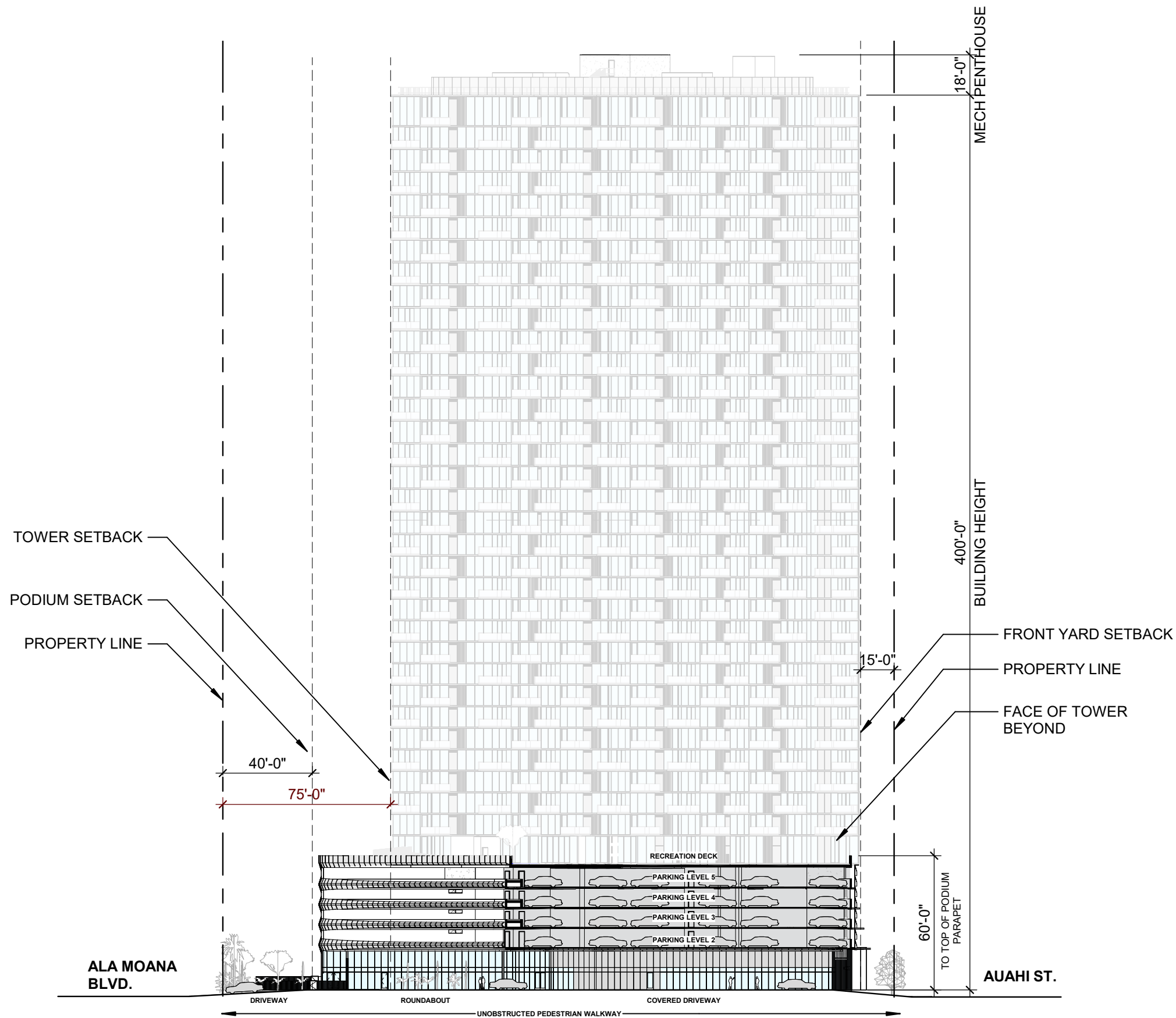
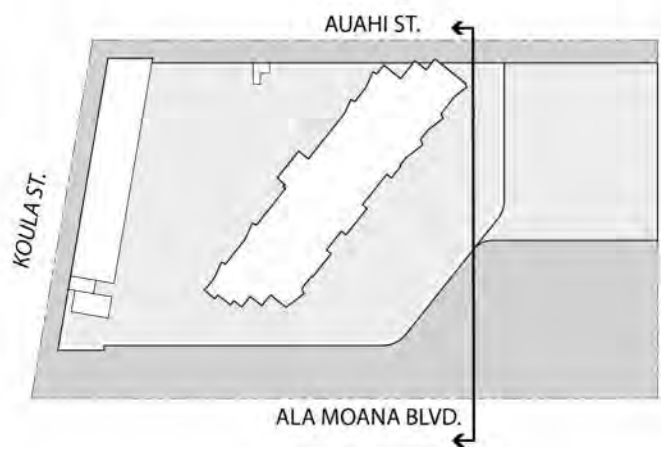
CMU INFILL WALL /
POSSIBLE WALL ART

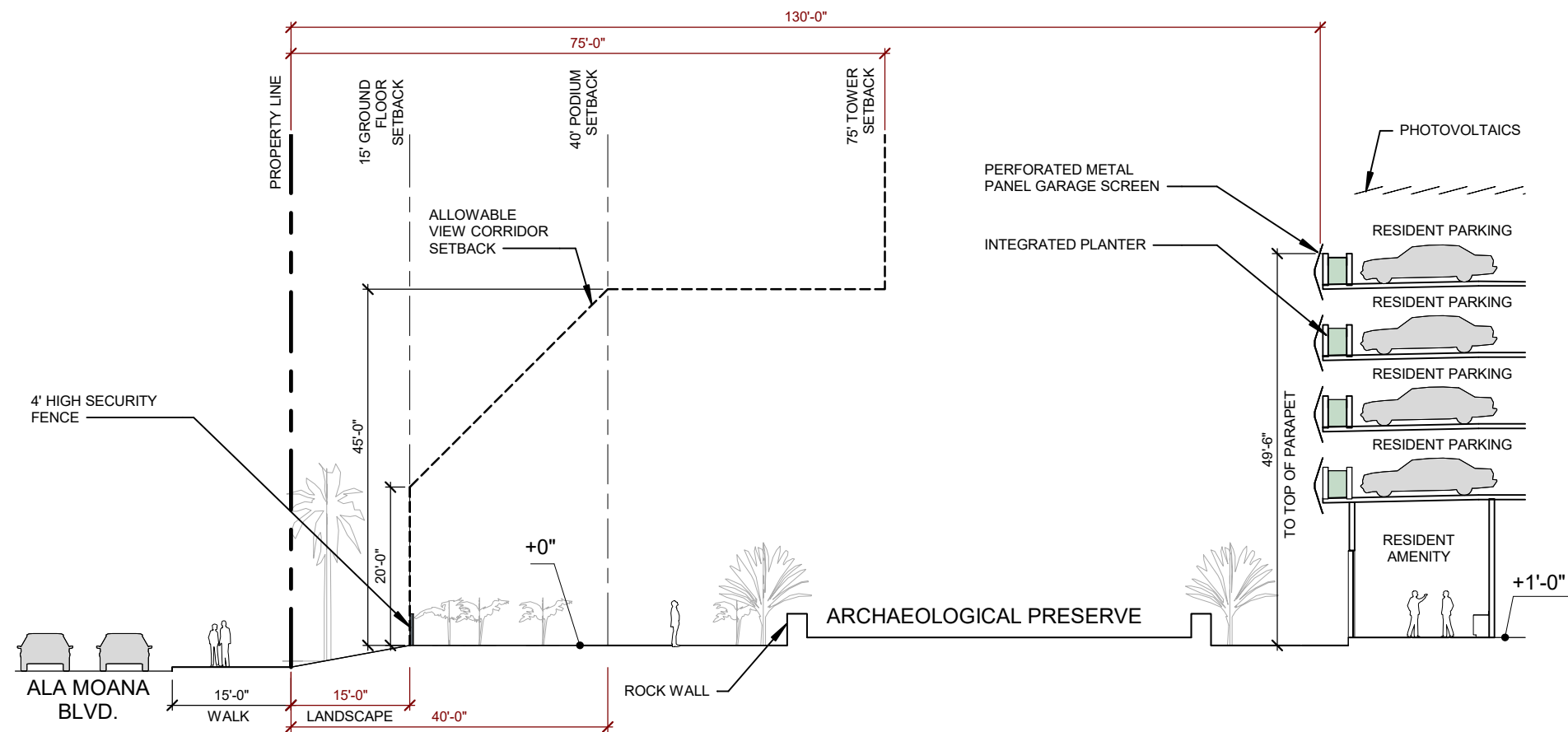




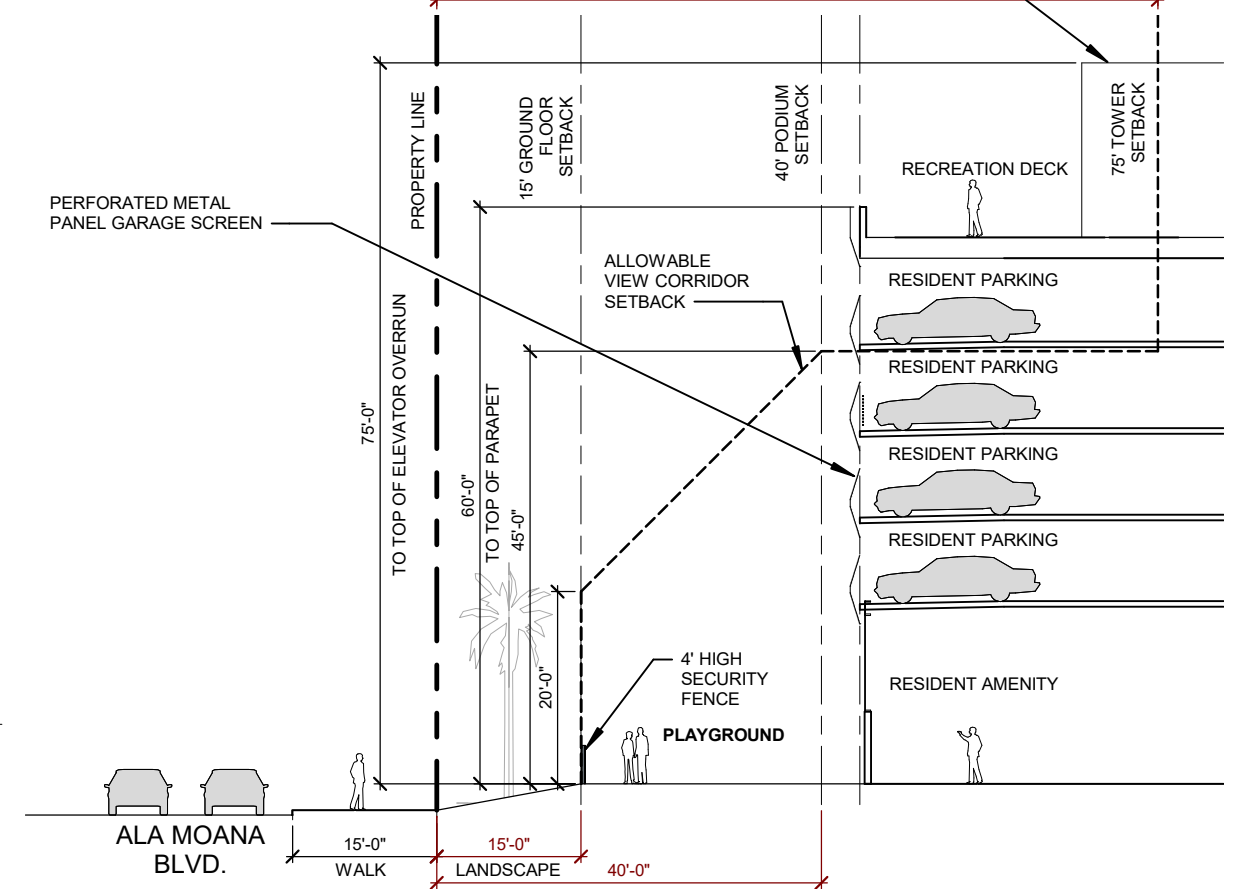




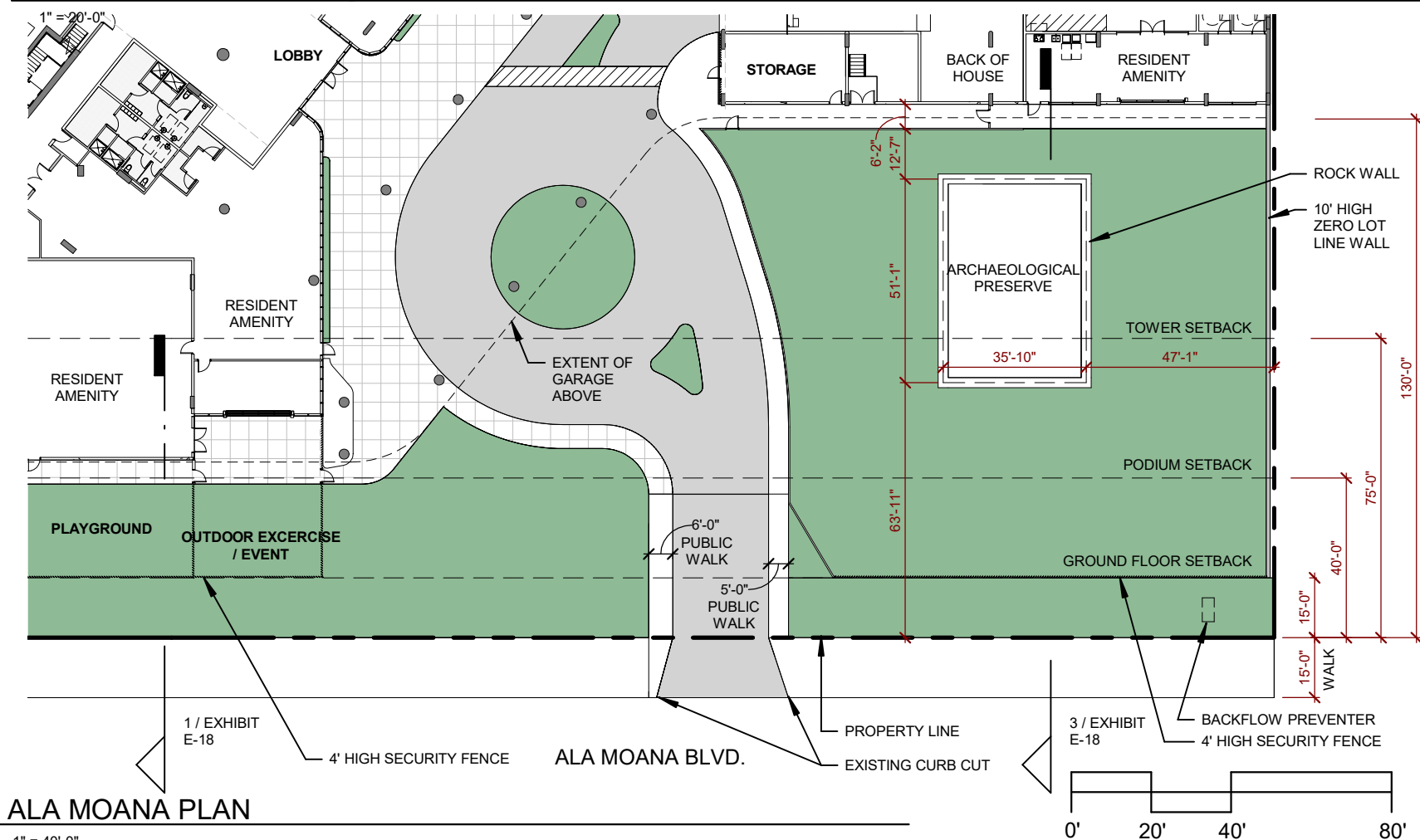




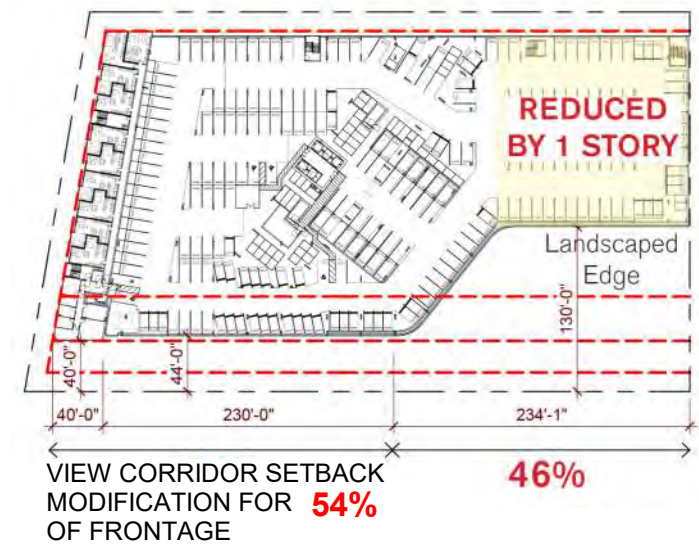
ALA MOANA SECTION @ ARCHAEOLOGICAL PRESERVE



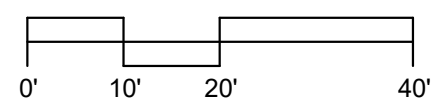
ALA MOANA SECTION @ RESIDENT AMENITY

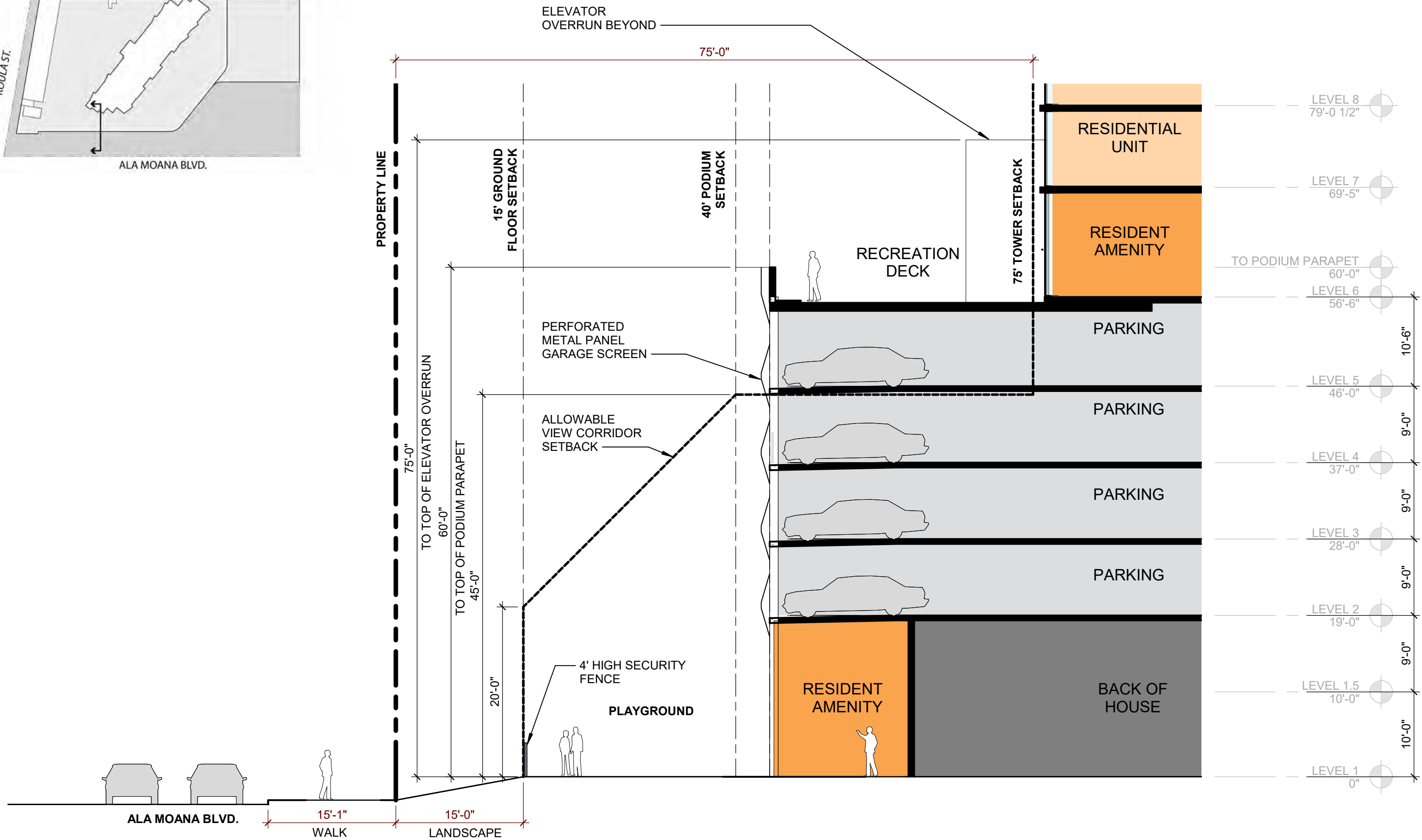
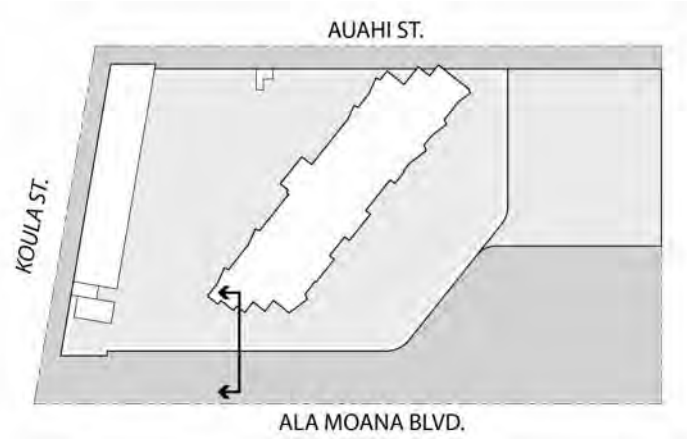


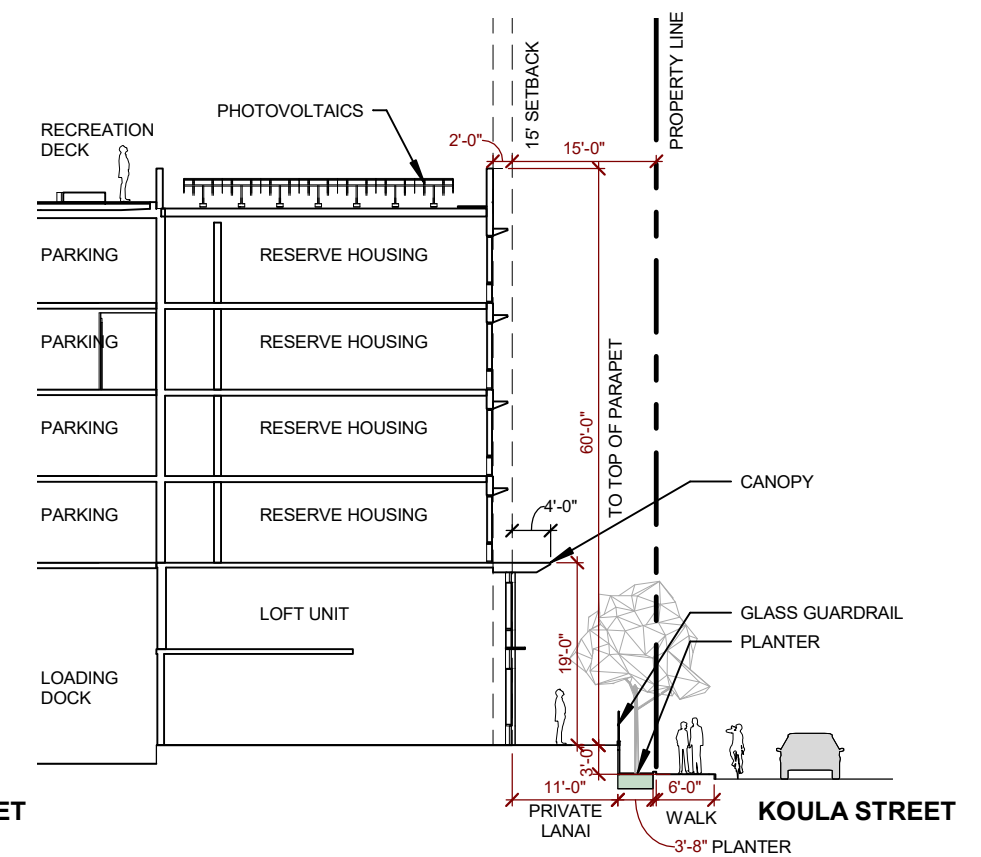
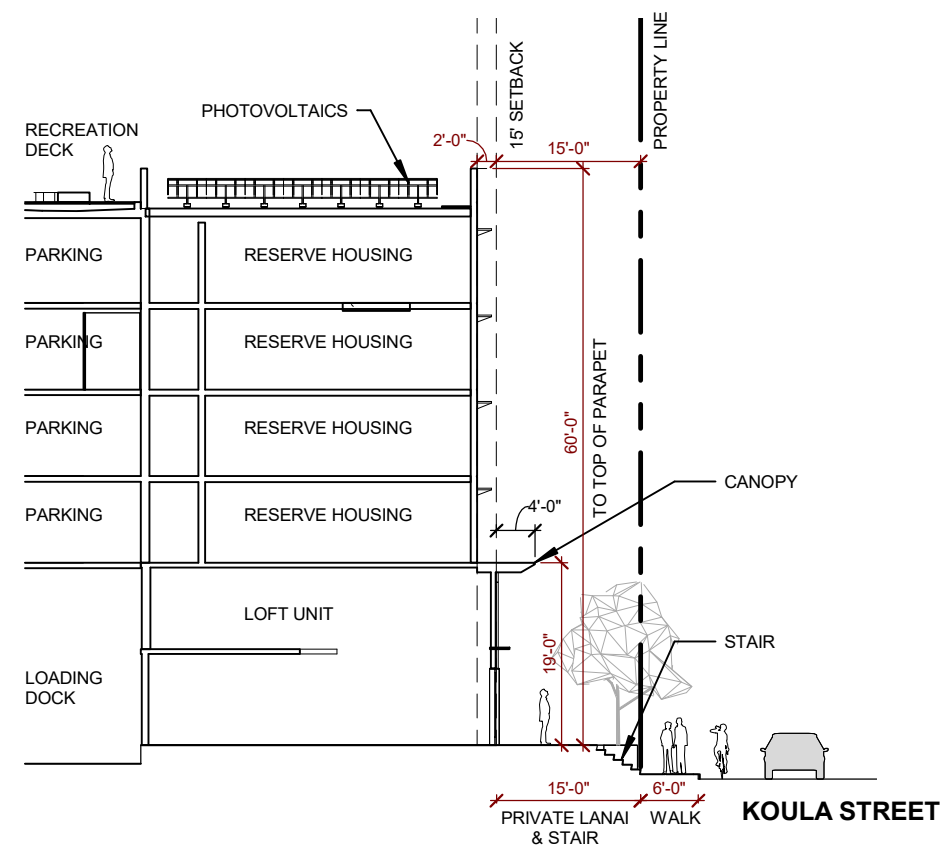
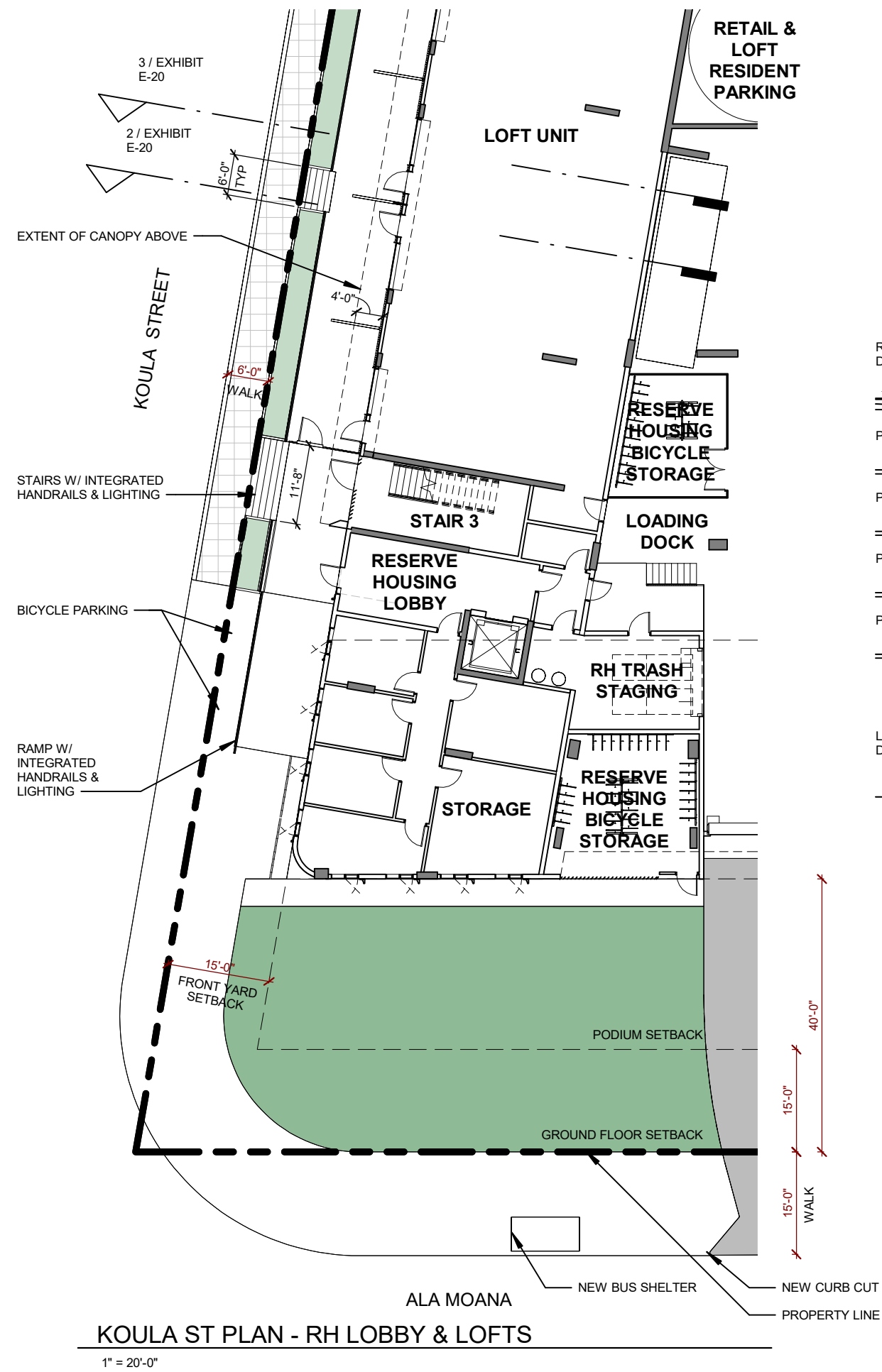
ALA MOANA PLAN

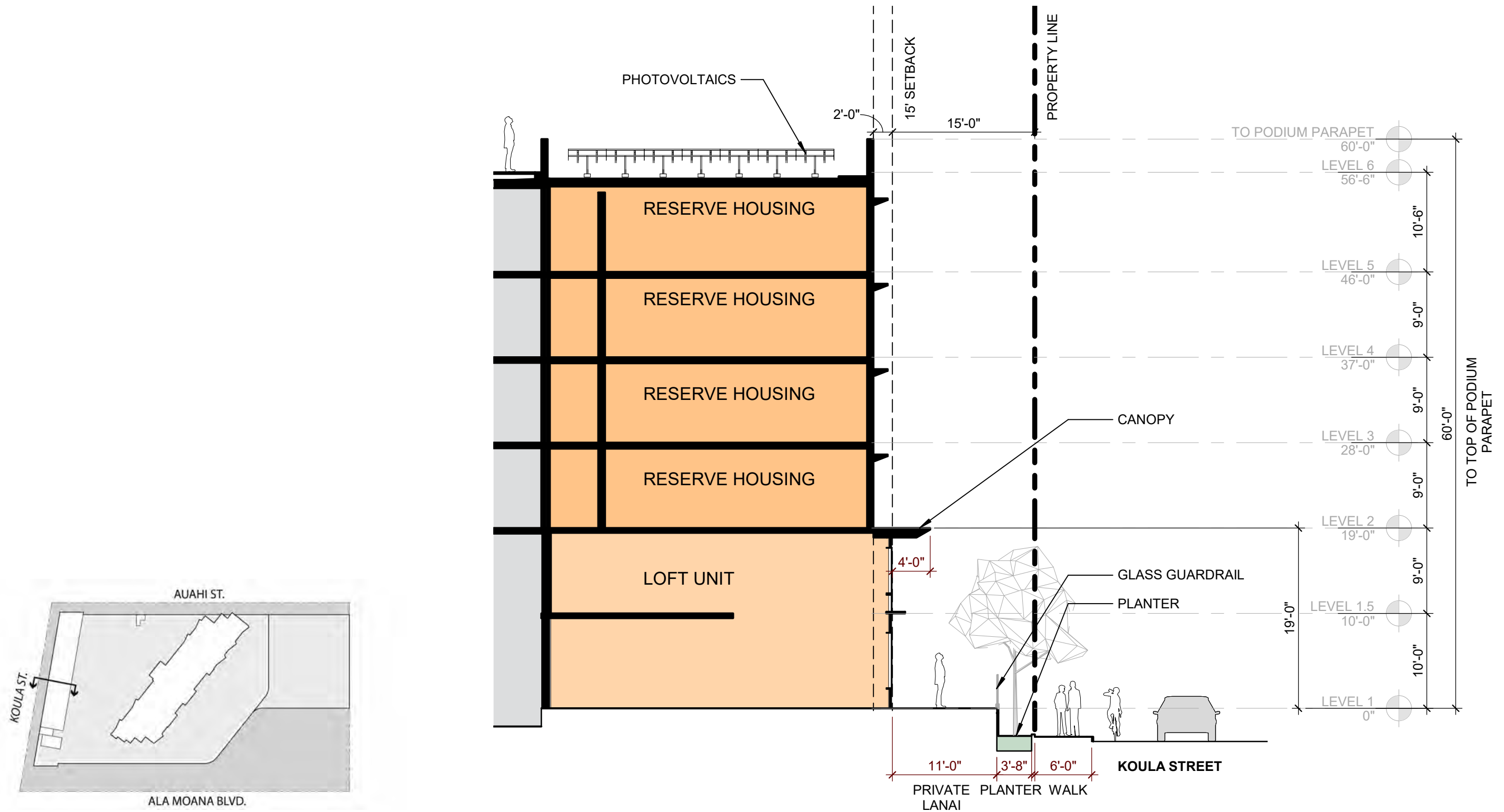


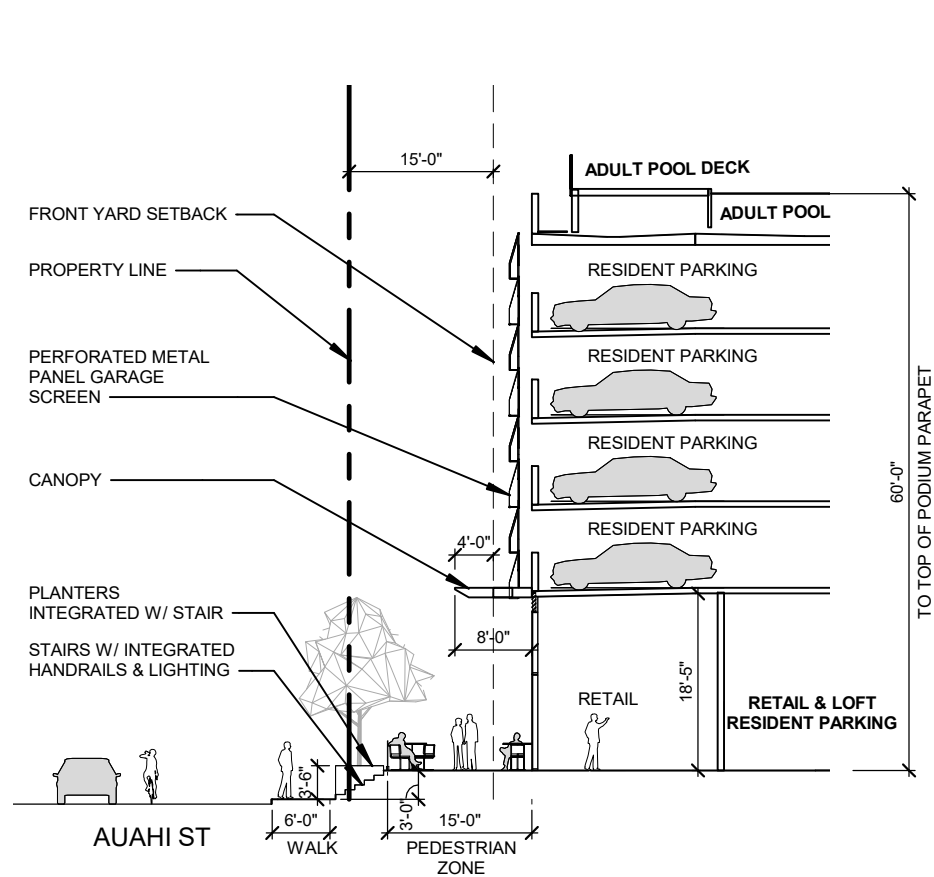
VIEW CORRIDOR SETBACK MODIFICATION FOR OF FRONTAGE





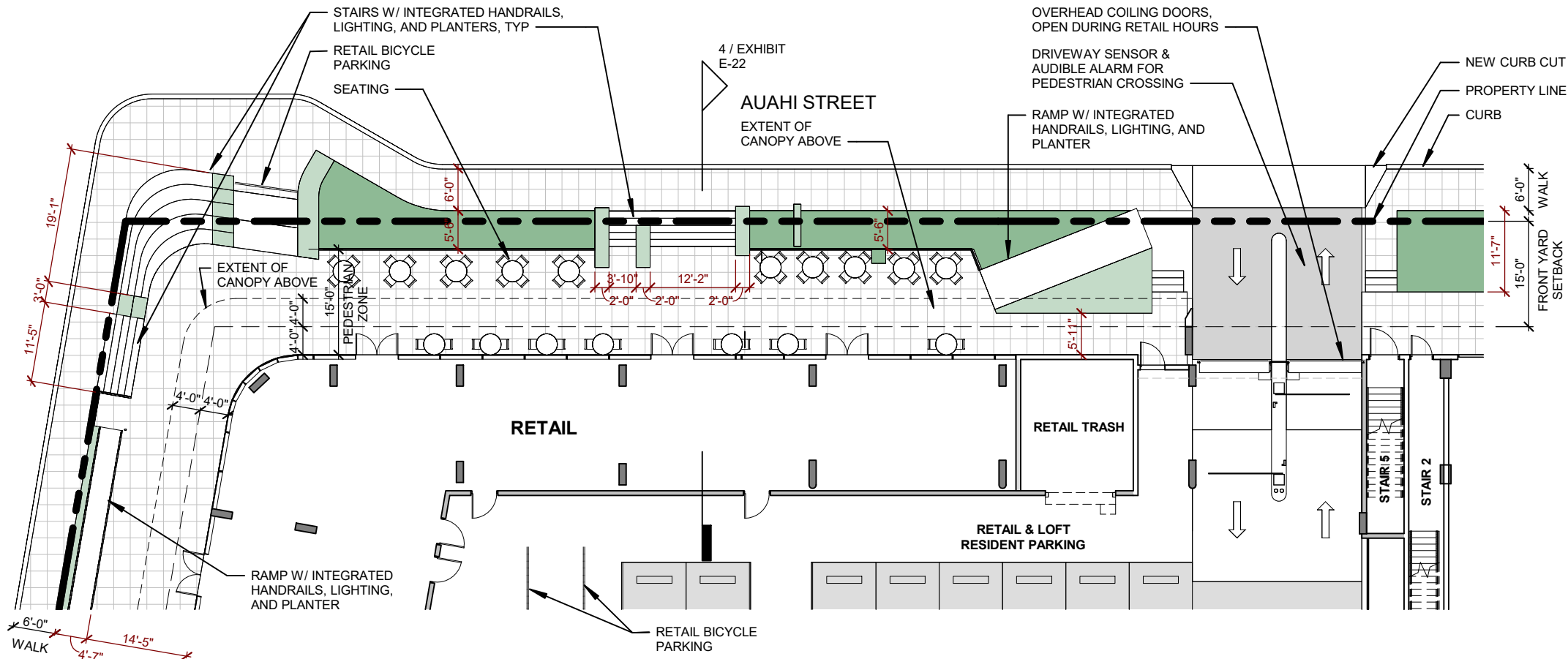






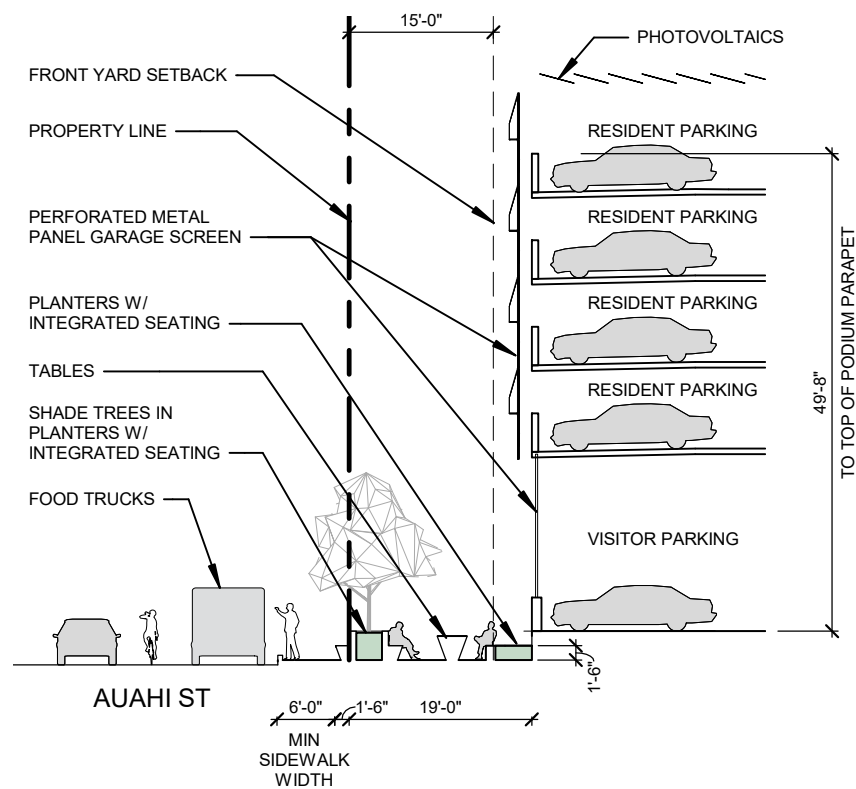
AUahi ST SECTION - RETAIL

1" = 20'-0"



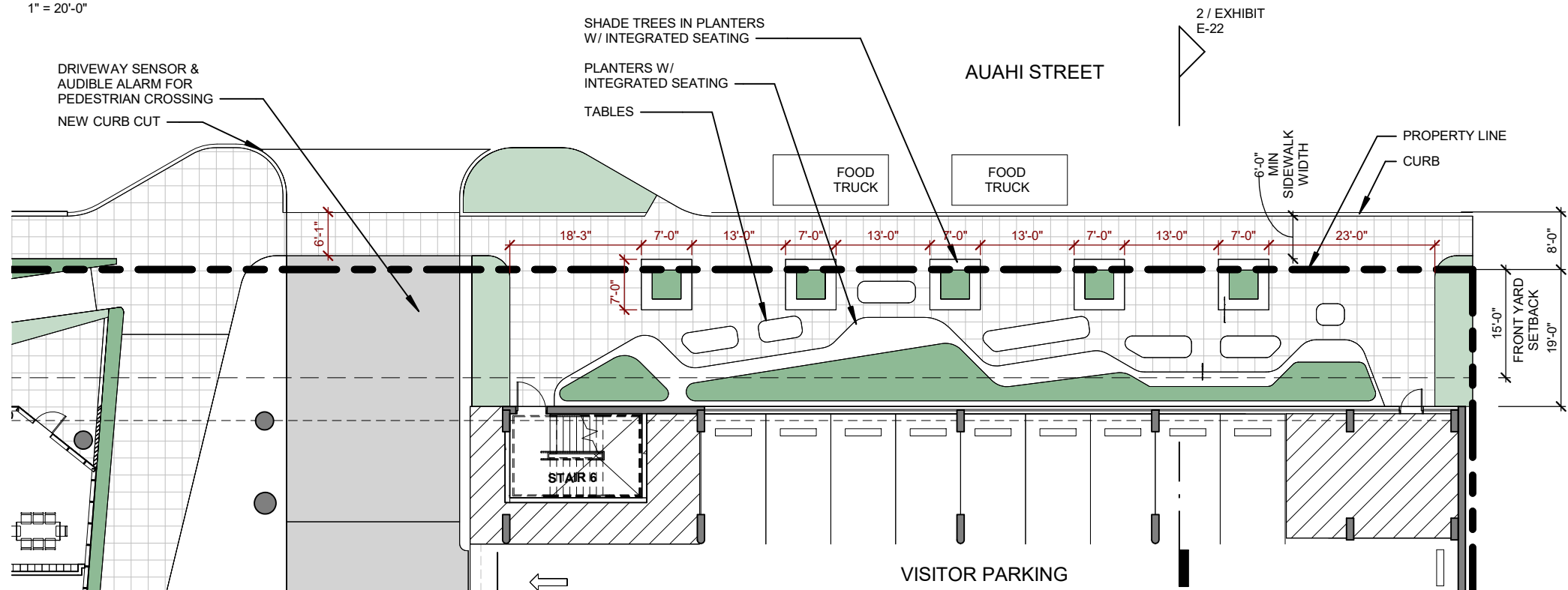
AUahi ST PLAN - RETAIL

1" = 20'-0"



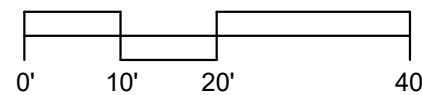
AUahi ST SECTION - FOOD TRUCKS

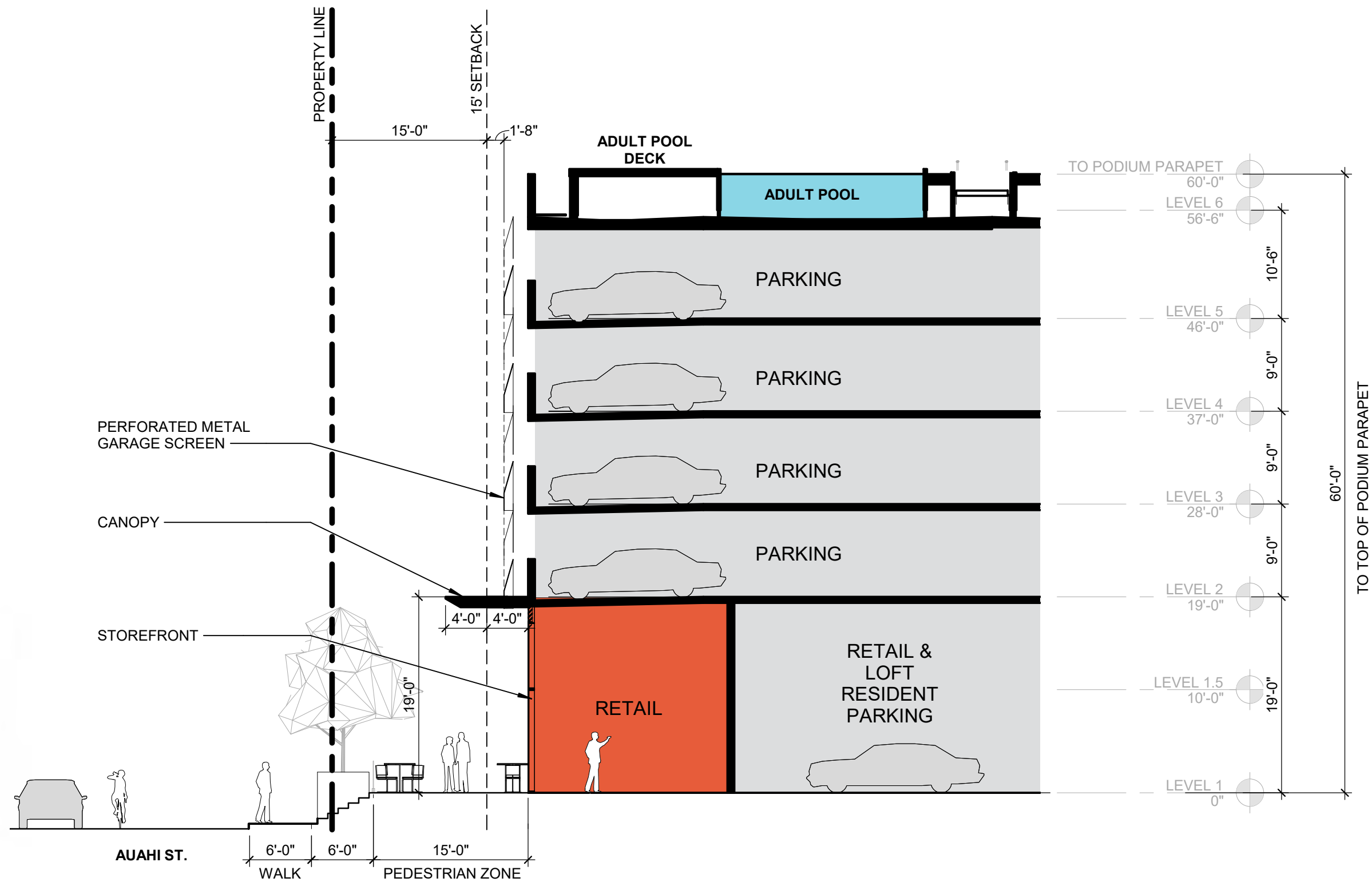
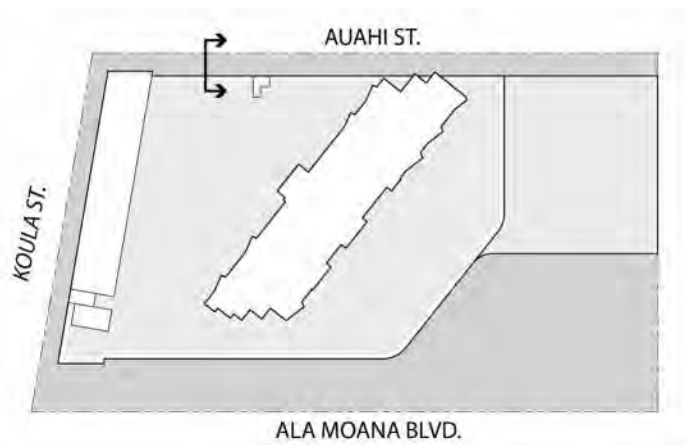
1" = 20'-0"



AUahi ST PLAN - FOOD TRUCKS & OUTDOOR SEATING

1" = 20'-0"









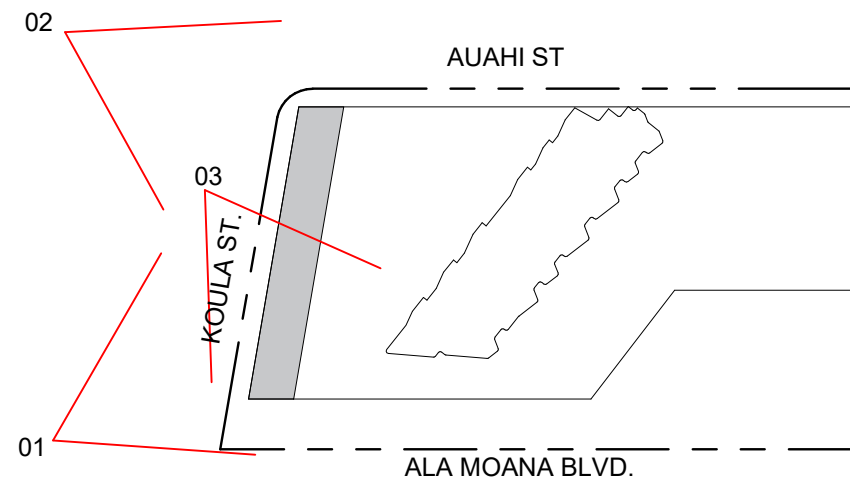
VIEW 01 - Corner of Koula St. & Ala Moana Blvd.

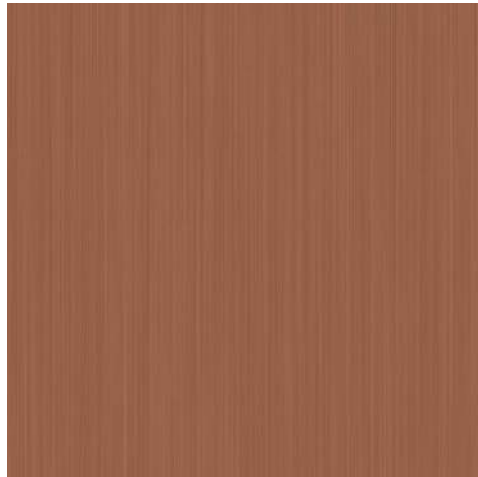


VIEW 02 - Corner of Koula St. & Auahi St.

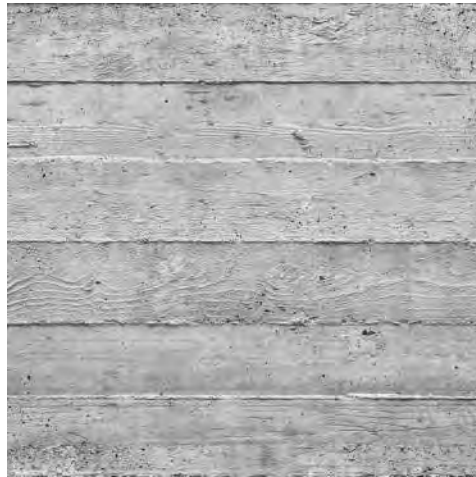


VIEW 03 - Koula St. Reserve Housing

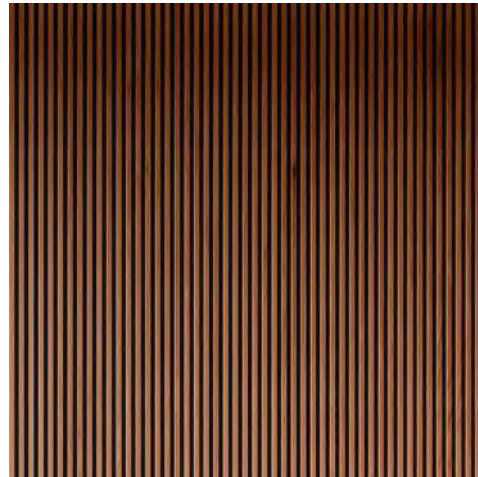




ANODIZED ALUMINUM



BOARD-FORMED, CAST-IN-PLACE
ARCHITECTURAL CONCRETE



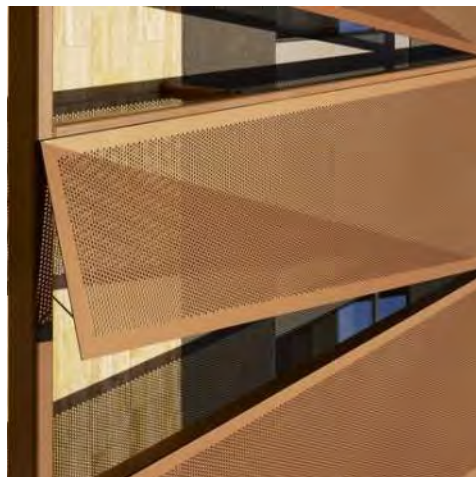
WOOD-SLAT SOFFIT



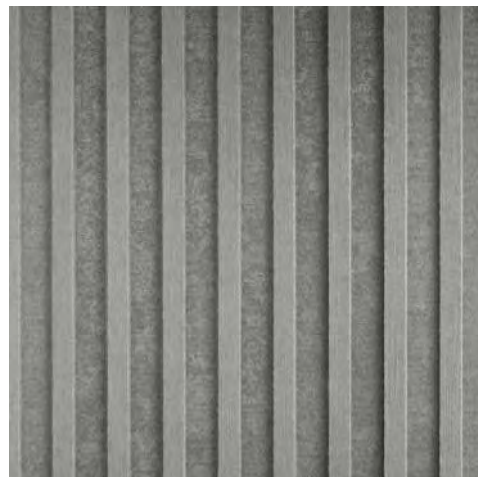
PAINTED SLAB EDGE



LIGHT-TONED EIFS



PERFORATED & FOLDED METAL
SCREEN



FIBER-CEMENT PANEL



KAMEHAMEHA SCHOOLS®

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 Kaiāulu ‘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 Mauka Area 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.

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

Public Facilities Requirement

| Project Component | Project Floor Area | Public Facilities | |
|-----------------------------|--------------------|-------------------|---------------|
| | | Req. % | Req. SqFt |
| Market Housing Floor Area | 600,133 | 4.00% | 24,006 |
| Reserved Housing Floor Area | 27,716 | 0.00% | 0 |
| Commercial Floor Area | 3,668 | 3.00% | 110 |
| Totals | 631,517 | | 24,116 |

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

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Exhibit “A”
Revised KKMP Reserved Housing Credit Summary

| KKMP RESERVED HOUSING CREDIT SUMMARY | | |
|--------------------------------------|---------------------|-----------------|
| SOURCES | | |
| BLOCK/PROJECT | QUANTITY EARNED | DATE EARNED |
| Land Block F (SALT) | 54 | 10/8/2012 |
| Pagoda (Rycroft) Terrace | 100 | 9/2/2014 |
| Lot B-2 (The Flats at Pu'unui) | 88 | 11/12/2014 |
| Lot A-1-2 (Keauhou Lane) | 167 | 3/18/2016 |
| Subtotal | 409 | |
| USES | | |
| BLOCK/PROJECT | QUANTITY APPLIED | DATE APPLIED |
| Land Block E (The Collection) | 117 | 5/23/2016 |
| Land Block I (Ālia) | 71 | TBD |
| Subtotal | 188 | |
| UPDATED BALANCE | 221 | |

Exhibit “B”
Revised KKMP Public Facilities Dedication Credit Summary

| Current PFD Credit Surplus / Deficit | | | |
|-----------------------------------------|-----------------------------|-------------------------------|-------------------------------|
| PFD Credit Demand | | PFD Credit Supply | |
| Block E | 23,601 Credits ¹ | Pre-KKMP Park Dedications | 120,514 Credits ⁷ |
| Parcel A-1 (Keauhou Place) | 17,260 Credits ² | Less: PFD Credits in Dispute | (15,000) Credits ⁸ |
| Parcel A-2 (Keauhou Lane) | 1,174 Credits ³ | | |
| Parcel B-1 (400 Keawe) | 4,367 Credits ⁴ | | |
| Parcel B-2 (440 Keawe) | 0 Credits ⁵ | | |
| Plus: Final Block E Adjustment | 259 Credits ⁶ | | |
| Parcel I (Ālia) | 24,116 Credits | | |
| Total PFD Credit Demand | 70,777 Credits | Undisputed PFD Credits | 105,514 Credits |
| | | Projected Surplus / (Deficit) | +34,737 Credits |

Notes:

1. Per HCDA confirmation letter to KS dated 5/16/2013. Based on 580,107 SF for market-rate residential, 0 SF for reserved housing, and 13,230 SF for commercial
2. Per KS letters to HCDA dated 1/9/2014 and 8/5/2015. KS transferred 17,007 Credits and 253 Credits, respectively. Based on 429,294 SF for market-rate residential, 80,950 SF for reserved housing, and 2,945 SF for commercial
3. Per KS letter to HCDA dated 1/9/2014. Keauhou Lane is 100% reserved housing, so the residential portion is exempt from public facilities dedication requirements. PFD requirement based on 39,145 SF for commercial
4. Per KS letter to HCDA dated 2/20/2014. Based on 101,914 SF for market-rate residential, 21,411 SF for reserved housing, and 9,680 SF for commercial
5. 440 Keawe is 100% reserved housing, and therefore, does not have a PFD requirement
6. Per KS letter to HCDA dated 10/26/2016
7. Reconciliation of the minimum, undisputed PFD credits is described below (per KKMP Master Plan, Page 9-4)

| Park Dedications / Pre-KKMP Uses | PFD Credits |
|-------------------------------------|-----------------|
| Pohulani Housing Development (1989) | 24,793 Credits |
| Waldron Park (1992) | 61,275 Credits |
| Makai Gateway Park (1992) | 37,398 Credits |
| Subtotal | 123,466 Credits |
| Less: CompUSA Development (1997) | (2,952 Credits) |
| Gross PFD Credits | 120,514 Credits |

8. PFD Credits in dispute of 15,000 sf pertain to provisions of the Pauahi Place Master Plan Termination Agreement, dated 9/8/2006:

Section 3.a. Mauka Project: “If KS (or any purchaser, lessee or other designee of the Property) fails to submit at least one completed development permit application for a minimum 2 acre site, with a minimum of 100,000 square feet of total floor area, in the Mauka Area of the Property by December 31, 2007, subject to subparagraph 3.d. below, KS shall forfeit the use of Five Thousand (5,000) square feet of KS Credits”

Section 3.b. Makai Project: “If KS (or any purchaser, lessee or other designee of the Property) fails to submit at least one completed development permit application for a minimum 1.5-acre site, with a minimum of 100,000 square feet of total floor area, in the Mauka Area of the Property for a life sciences or technology related project by December 31, 2007, subject to subparagraph 3.d. below, KS shall forfeit the use of Ten Thousand (10,000) square feet of KS Credits”

Section 3.d. Force Majeure: “Each of the foregoing dates for submitting a completed development permit application shall be extended upon written notice from KS to HCDA not later than December 31, 2007, for the anticipated period of any force majeure event or for the expected duration of any materially adverse event or condition resulting in a change in existing market or economic conditions”

Return by Mail () Pickup () To:

This document contains _____ pages.
Tax Map Key Nos. (1) 2-1-056-014, -016 and -015

**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 _____, a _____ 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 (the “**Subject Parcels**”), being hereinafter referred to as “**Declarant**”).

WITNESSETH:

WHEREAS, pursuant to the unrecorded Findings of Fact, Conclusions of Law, and Decision and Order for a Master Plan Permit adopted on September 2, 2009, by the Kaka’ako members of HCDA in a proceeding entitled, In re the Application of the Trustees of the Estate of Bernice Pauahi Bishop for a Master Plan Permit, File No. PL MASP 13.2.8 for the development and redevelopment of certain properties in the Kaka’ako District, including the Subject Parcels, a memorandum of which is recorded in the Bureau of Conveyances of the State of Hawaii (the “**Bureau**”) as Document No. 2010-012595 and Section 15-22-203 of the 2005 Mauka Area Rules, Chapter 22 of Title 15 of the Hawai’i Administrative Rules (“**HAR**”), entitled “Mauka Area Rules” in effect on September 2, 2009 (the “**2005 Mauka Rules**”), the 2005 Mauka Rules apply to the development of the Subject Parcels; and

WHEREAS, Section 15-22-80 of the 2005 Mauka Rules (“**Section 15-22-80**”) 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 the joint development of adjacent lots as one (1) “development lot” for purposes of Chapter 22 of the 2005 Mauka Area Rules; and

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 Alia 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, lienors, and any other person who claims an interest in the Subject Parcels.

(Signature on following page)

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

DECLARANT:

_____,
a _____ limited liability company

By _____
Name:
Its

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

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 Mauka 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)
)
CITY AND COUNTY OF HONOLULU) SS.

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 Mauka Area Rules

Jurisdiction/Judicial Circuit Where Signed: First Circuit

Type or print name:

Date:

Notary Public, State of Hawaii

My commission expires:

100\167\205375

5

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, 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.

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, 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;

100\167\205375

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. 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 Kaakaukui, 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.



4 April 2022

Kevin Wilcock
WRNS Studio
677 Ala Moana Boulevard, Suite 307
Honolulu, HI 96813
kwilcock@wrnsstudio.com

Subject: Kaka’oka – Block I
HCDA Environmental Noise Issues
Salter Project 22-0073

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 Hawai’i 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 DNL¹ 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.

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 L_{dN} .



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State of Hawai’i Department of Health

The Hawai’i Administrative Rules from the Department of Health include noise criteria for stationary equipment in Chapter 46 (Community Noise Control). The criteria are related to noise at property lines².

11-46-4 Maximum Permissible Sound Levels in dBA

(a) The maximum permissible sound levels specified in Table I, as provided in this subsection and in section 11-46-3, shall apply to the following excessive noise sources: stationary noise sources; and equipment related to agricultural, construction, and industrial activities.

Table I: Maximum Permissible Sound Levels in dBA

| Zoning Districts | Daytime (7 am to 10 pm) | Nighttime (10 pm to 7 am) |
|------------------|-------------------------|---------------------------|
| Class A | 55 | 45 |
| Class B | 60 | 50 |
| Class C | 70 | 70 |

(b) The maximum permissible sound levels in Table I, as provided in subsection (a), shall apply to any excessive noise source emanating within the specified zoning district, and at any point at or beyond (past) the property line of the premises in a manner deemed appropriate by the director.

We understand the project site is zoned Kaka’ako Community Development, which is Class B³, according to Section 11-46-3.

NOISE ENVIRONMENT

The project is a new 39-story condominium tower bounded by Ala Moana Boulevard, Koula 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.

2 "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. 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'oka (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 Auahi 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 dB to the data in our calculations to account for future traffic increases⁴.

Future Honolulu Rail Transit

Currently, elevated rail tracks are planned 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 project site. Noise from rail activity should be considered when selecting the building shell components for facades that have a direct line-of-sight with the rail corridor.

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.

⁴ A 1 dB increase in traffic noise corresponds to a 3 percent increase in traffic volume per year over 10 years.



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RECOMMENDATIONS

Based on the measured noise levels at the project site, we calculated the exterior window and door STC⁵ 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.

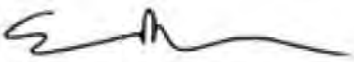
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This concludes our analysis of HCDA-related environmental noise issues for the Kaka’oka – Block I project. Should you have any questions, please give us a call.

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.



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ĀLIA - 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

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T: 808.692.0045

SUBMITTED BY

RWDI

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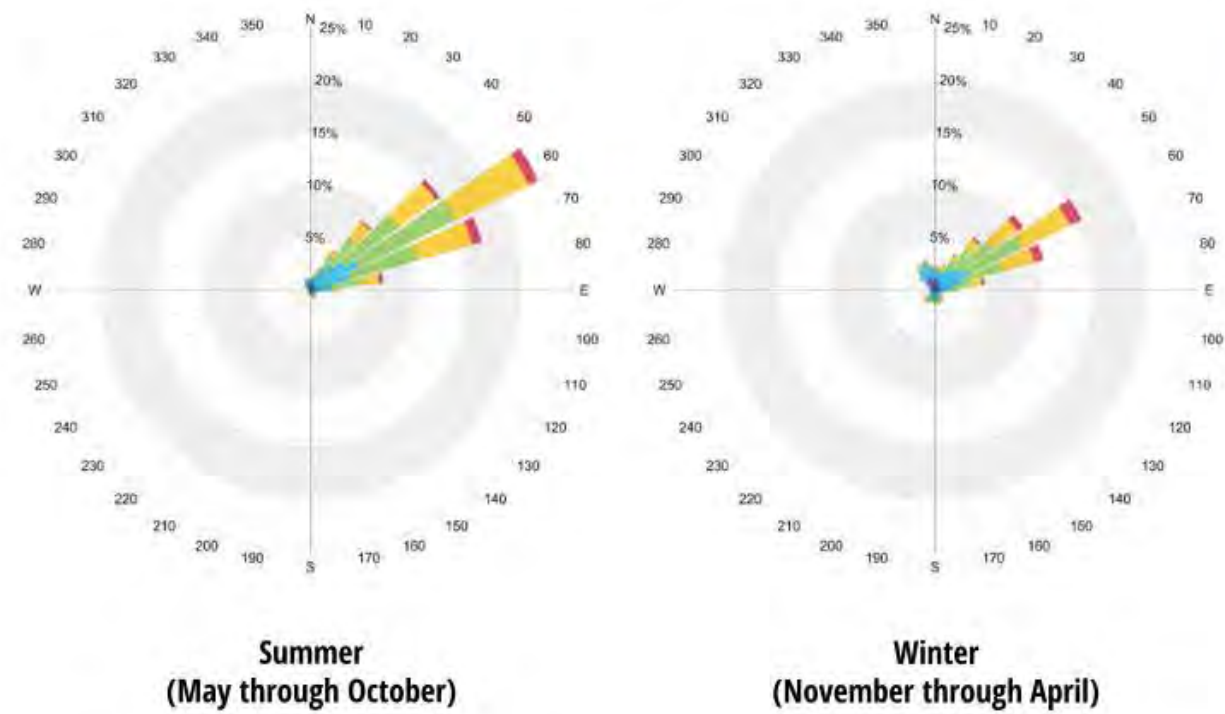
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WIND STUDY UPDATE



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.



| Wind Speed (mph) | Probability (%) | |
|---------------------|-----------------|--------|
| | Summer | Winter |
| Calm | 3.6 | 7.2 |
| 1-5 | 9.3 | 15.1 |
| 6-10 | 26.4 | 30.9 |
| 11-15 | 34.8 | 27.0 |
| 16-20 | 23.1 | 16.4 |
| >20 | 2.8 | 3.4 |

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.

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

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.


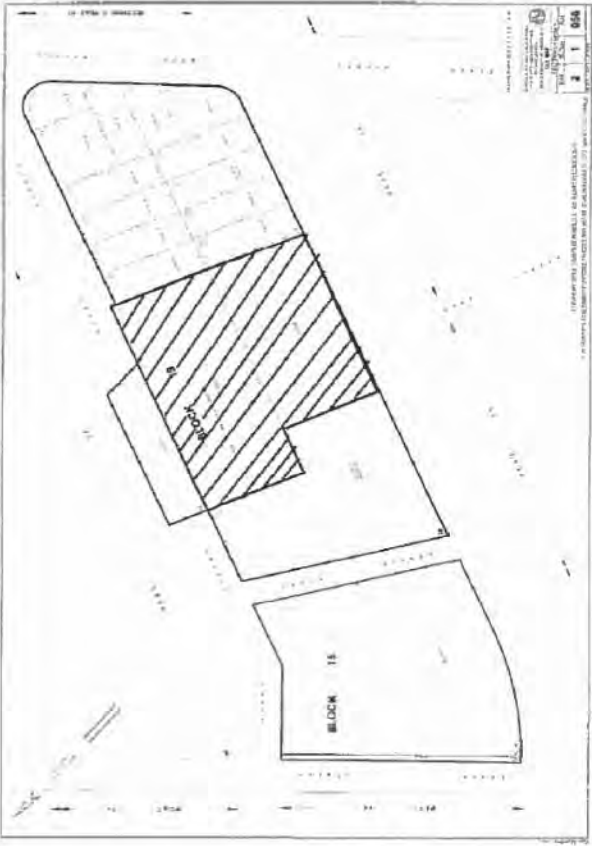
Project Update | 3



| Tax Map Key(s) | Address | Lease Type | Lessee / Tenant | Description of Business Activities | Land Area | Building Area | Property Manager | Lease Expiration | Lease Termination Rights | Assistance Provided |
|---------------------|---------------------------------------------|-------------|-----------------|---------------------------------------------------------------------------------------------------------------------------|-----------|---------------|------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1-2-1-056-014 | 800 Ala Moana Boulevard, Honolulu, HI 96814 | Space Lease | AUTOSOURCE LLC | Vehicle sales, storage, maintenance and related office use associated with Tenant's business as an automobile dealership. | 56,106 | 17,638 | Colliers International HI, LLC, dba Colliers International | 12/31/2026 | 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 . | 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 broket engaged. |
| 1-2-1-056: 015, 016 | 900 Ala Moana Boulevard, Honolulu, HI 96814 | Space Lease | AUTOSOURCE LLC | Vehicle sales, storage, maintenance and related office use associated with Tenant's business as an automobile dealership. | 94,020 | 20,812 | Colliers International HI, LLC, dba Colliers International | 6/30/2023 | 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. | Same as above. |
| | | | | | 150,126 | 38,450 | | 12/31/2026 | | |

Block I

Total Land Area: 150,126 sf 3.45 ac
Total Bldg Area: 56,141 sf

| 800 Ala Moana - AUTOSOURCE LLC | | | 900 Ala Moana - AUTOSOURCE LLC | | |
|--------------------------------------------------------------------------------------------------------------------|-----------|---------------|---------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| TMK | Land Area | Building Area | TMK | Land Area | Building Area |
| 1-2-1-056-014 | 56,106 | 17,638 | 1-2-1-056-015 | 52,592 | 17,691 |
| Bldg #1 | - | 5,256 | Bldg #1 | - | 17,691 |
| Bldg #2 | - | 12,382 | 1-2-1-056-016 | 41,428 | 20,812 |
| | | | Bldg #1 | - | 10,610 |
| | | | Bldg #2 | - | 10,202 |
| Total | 56,106 | 17,638 | Total | 94,020 | 38,503 |
| Source: https://qpublic.schne | | | Sources: https://qpublic.schne https://qpublic.schne | | |
| Autosource LLC Premises - Excerpt from Lease Agreement AND AUTOSOURCE LLC, AS TENANT LOCATION OF PROPERTY | | | Autosource LLC Premises - Excerpt from Lease Agreement AUTOSOURCE LLC, AS TENANT LOCATION OF PROPERTY | | |
|  | | |  | | |

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com



March 14, 2022

RICK BLANGIARDI, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
RAY C. SOON
MAX J. SWORD
NA'ALEHU ANTHONY

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

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer

Ms. Lindsay Nakashima
March 14, 2022
Page 2

Ms. Lindsay Nakashima, P.E.
Belt Collins Hawaii LLC
2153 North King Street, Suite 200
Honolulu, Hawaii 96819

Dear Ms. Nakashima:

Subject: Your Letter Dated February 17, 2022 Requesting Comments on the Availability of Water and Flow and Pressure Data for the Proposed 483-Unit Mixed-Use High-Rise Block I Tower at 888 Ala Moana Boulevard – Tax Map Key: 2-1-056: 014, 015, 016

Thank you for your letter regarding the proposed 483-unit mixed-use, high-rise development.

The existing Honolulu water system capacity has been reduced by 20% due to the shut-down of the Halawa Shaft pumping station. Upon learning of the fuel contamination of the Navy's Red Hill Shaft pumping station which supplies Joint Base Pearl Harbor Hickam (JBPHH), this pumping station was shut down to reduce the potential for fuel contamination to get into the Board of Water Supply (BWS) water system serving Honolulu from Halawa to Hawaii Kai. Water distributed via the BWS system continues to be safe to drink.

Presently, there is no moratorium on the issuance of new water meters or approval of requests for larger water meters for the Honolulu water system. If, and when, this situation changes, we will engage with related industries and the public to seek input.

Although we cannot, as a matter of course, confirm the adequacy of our water system to accommodate the proposed development, the final decision on the availability of water will be confirmed when the building permit application is submitted for approval based on the conditions in the water system at that time. The BWS reserves the right to change any position or information stated herein, up and until the final approval of the building permit application.

The revised water master plan for Kakaako Mauka Area should be submitted for our review and approval. The water master plan shall address the adjusted potable water demands and any proposed water system improvements.

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 drawings 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:

| Fire Hydrant Number | Location | Static Pressure (psi) | Residual Pressure (psi) | Flow (gpm) |
|---------------------|-----------------|-----------------------|-------------------------|------------|
| M05702 | Auahi Street | 76 | 20 | 3,500 |
| M07361 | Ala Moana Blvd. | 76 | 54 | 4,000 |
| M00149 | Ala Moana Blvd. | 76 | 59 | 4,000 |
| M07362 | Ala Moana Blvd. | 76 | 58 | 4,000 |
| M07363 | Ala Moana Blvd. | 76 | 59 | 4,000 |

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.

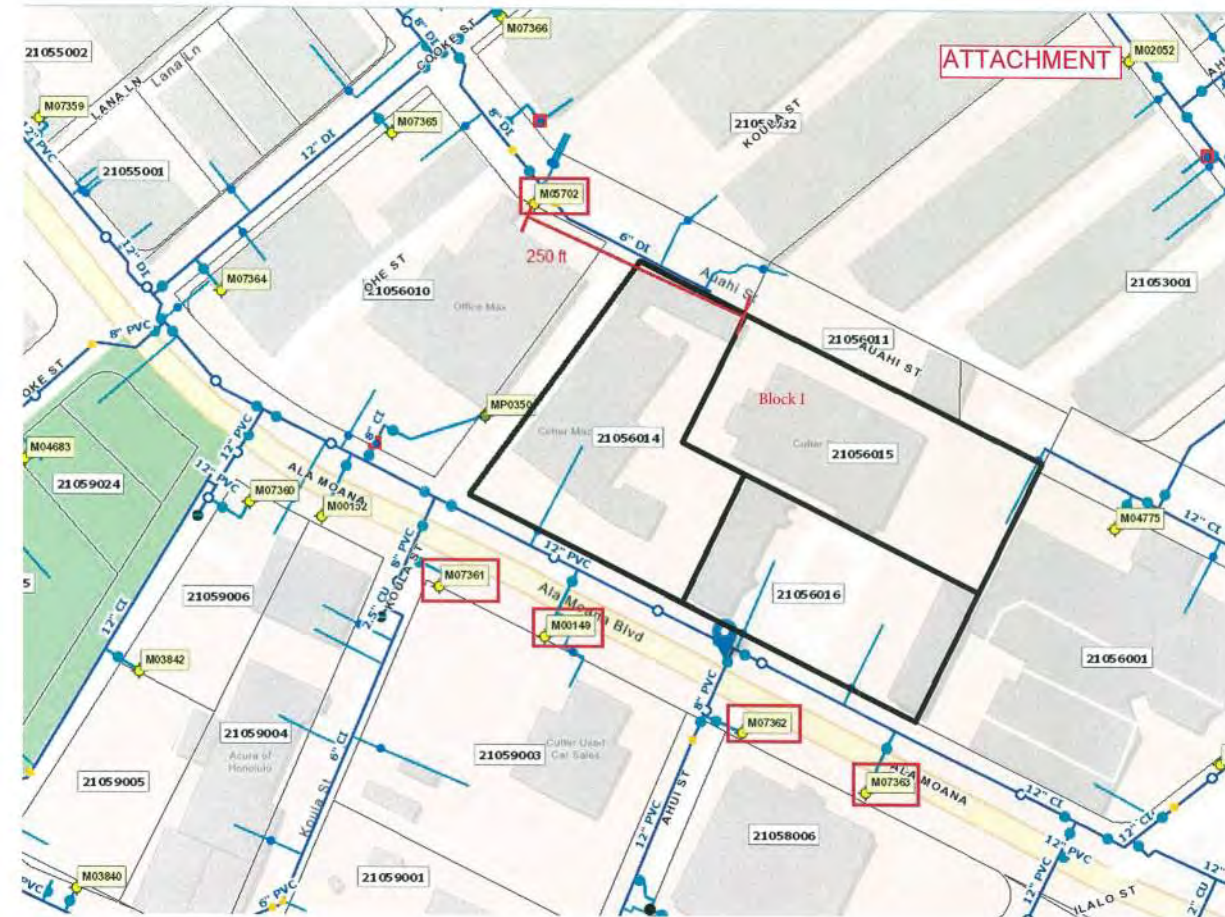
The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

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-0300STATUS: Approved

DATE RECEIVED: 03/07/2022IWDP APP. NO.:

PROJECT NAME: 2022/SCA-0300 Block 1 - New Mixed-Use tower 483 residential units, parking and retail spaces (4332 sq ft)

\$2,236,869.60
Estimated Wastewater System Facility Charge*

LOCATION:

| Zone | Section | Plat | Parcel | | |
|------|---------|------|--------|-----------------------------------------|----------------|
| 2 | 1 | 056 | 015 | 825 AUAHI ST HONOLULU / DOWNTOWN 96814 | 52,592 Sq. Ft. |
| 2 | 1 | 056 | 016 | 900 ALA MOANA HONOLULU / DOWNTOWN 96814 | 41,428 Sq. Ft. |
| 2 | 1 | 056 | 014 | 800 ALA MOANA HONOLULU / DOWNTOWN 96814 | 56,106 Sq. Ft. |

SPECIFIC LOCATION: 825 Auahi Street; 800 Ala Moana Blvd; 900 Ala Moana Blvd.

APPLICANT: Nakashima, P.E., Lindsay L.M.,
2153 North King Street, Suite 200
Honolulu, HI 96819-4554

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 | EXISTING UNITS | UNITS TO BE DEMOLISHED |
|-----------------------|--------------------------|----------------------------------|
| No. of New Units: 483 | No. of Existing Units: 0 | No. of Units to be Demolished: 0 |
| Studios: 16 | Studios: | Studios: |
| 1-Bedroom: 158 | 1-Bedroom: | 1-Bedroom: |
| 2-Bedroom: 276 | 2-Bedroom: | 2-Bedroom: |
| 3-Bedroom: 33 | 3-Bedroom: | 3-Bedroom: |
| 4-Bedroom: | 4-Bedroom: | 4-Bedroom: |
| 5-Bedroom: | 5-Bedroom: | 5-Bedroom: |
| 6-Bedroom: | 6-Bedroom: | 6-Bedroom: |

REMARKS

APPROVAL DATE: 03/18/2022

EXPIRATION DATE: 03/17/2024

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

REVIEWED BY: Cheryl Kaneshiro

Site Development Division, Wastewater Branch



ALA MOANA-KAKA'AKO NEIGHBORHOOD BOARD NO. 11

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD, SUITE 160 • HONOLULU, HAWAII, 96817
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET <http://www.honolulu.gov/nco>

DRAFT REGULAR MEETING MINUTES TUESDAY, MARCH 22, 2022, 6:00 P.M. VIA ZOOM

CALL TO ORDER: Chair Ryan Tam called the meeting to order at 6:01 p.m. **Quorum was established with nine (9) members present.** (Note: This 11-member Board requires six (6) members to establish quorum and to take official Board action. Chair Tam welcomed attendees to the Tuesday, March 22, 2022 regular monthly meeting of the Ala Moana/Kaka'ako Neighborhood Board No. 11 via Zoom only.

Board Members Present: Rodney Chang, Dyson Chee, Kim Coco Iwamoto, Ryan Tam, Melissa Wong, Michael Zehner, Joshua Nam, Lori Farinas, Jason Wong, Kathleen Lee (arrived at 6:08 p.m.), and Ron Komine Jr. (arrived at 6:14 p.m.).

Board Members Absent: None.

Guests: Captain Gibo (Honolulu Fire Department); Councilmember Carol Fukunaga; Melvia Kawashima (Council Member Say's Office); Craig Nakamoto (HCDA); State Representative Adrian Tam, David Ho (Uraku Tower), State House Speaker Scott Saiki, Director Makalani Sala, Office of Culture and the Arts (Mayor Blangiardi's Representative); Cindy McMillan (Governor Ige's Representative), Sterling Higa (Housing Hawaii's Future), Jeanne Datz Rice, Karen Cheung, Lynn Mariano, Andrew Starn, Daniel Simonich, Maheshi, Matthew Pennaz, Melvia Kawashima, Michael Mauzey, Myoung Oh, William, Alana (Residents and Guests); and Spencer Johnson (Neighborhood Commission Office). **There were 45 total attendees. Note: Names are not included if not legible on guest sheet or is a phone number on zoom.**

PUBLIC SAFETY REPORTS

Honolulu Fire Department (HFD): Captain Gibo reported the fire statistics. Smoke alarm safety tips can be found at <https://fire.honolulu.gov/>.

Honolulu Police Department (HPD): No representative present.

PRESENTATIONS

Housing Hawaii's Future – Sterling Higa presented the following. Housing Hawaii's Future is a movement of Gen Z and Millennials attempting to address our work force housing shortage on Oahu. Their hope is that local Gen Z and Millennials will turn their love of Hawaii into action. Focus groups have revealed that housing is the biggest issue holding people back from living in Hawaii. Housing Hawaii's Future believes that the housing crisis is driven by a lack of inventory, and their goal is for any hard working local to be able to find a quality and an affordable home. Website: <https://www.hawaiisfuture.org/join>.

Lee arrived at 6:08 p.m., 10 members present.

Questions comments and concerns followed.

1. **Development:** Iwamoto commented on the moratorium on construction for new projects, with regards to the water crisis from Red Hill.
2. **Median Price:** Zehner inquired about the housing price Housing Hawaii's Future would like to see. Higa responded that the general benchmark is under 30% of income should be spent on housing.
3. **Location:** Chee asked where the affordable housing should be located. Higa responded it should be along the current public transportation circuit, and be an under-utilized parcel.

Waimanu Street/Kolowalu Park Crosswalk - Jeanne Datz-Rice and Karen Cheung presented the following. The crosswalk at Waimanu Street and Queen Street, near Kolowalu Park has been removed/painted over. The pedestrian crossing signs remain, and it has created a dangerous crossing. Elected officials have been notified, and a community discussion was organized. Residents are curious as to why the crosswalk was removed, and hope it can be repainted. It was reported that a crosswalk will be re-installed, and a blinking light will be erected.

Komine Jr. arrived at 6:14 p.m., 11 members present.

Oahu's Neighborhood Board system – Established 1973

ALA MOANA/KAKA'AKO NEIGHBORHOOD BOARD NO. 11 DRAFT REGULAR MEETING MINUTES

TUESDAY, MARCH 22, 2022
PAGE 2 OF 4

Questions comments and concerns followed.

1. **Crosswalk:** Farinas reported another missing crosswalk at South King Street and Cook Street.
2. **Committee:** Resident Mariano commented that the board's Community Action Committee is a good venue to bring concerns like this.
3. **Refuge Island:** Craig Nakamoto commented on the installation of a refuge 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 Auahi Street, Ward Street, at 888 Ala Moana Boulevard. There are 437 market rate units within the tower, 40 reserve housing units along Koula. 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:** Chee 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 2023, with the completion in 2026.

BOARD BUSINESS

Approval of the Tuesday, 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 on corners of intersections.
- **Fire on Piikoi Street:** Iwamoto commented on houseless individuals assisting with alerting the public during the recent fire on Piikoi Street.
- **Noise:** J. Wong raised concerns with mopeds and modified vehicles driving loudly at night.
- **TOD 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.
- **Advertising:** J. Wong commented on some street art/murals sending a message. These murals are similar to billboards which are not allowed in Hawaii.
- **Rodents:** Chang raised concerns with the demolition on Keeamoku Street by NAN Inc, commenting that rats are being pushed out and forced 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 kakaakokupuna@mkao.community.
- **Pickleball:** M. Wong commented Pickleball meet-ups at Mother Waldron 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 7:00pm. All are welcome to attend.
- **Elm Street Development:** Chair Tam reported a future presentation regarding the old Meadow Gold Facility.

Oahu Metropolitan Planning Organization Citizen's Advisory Committee (CAC): No report.

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

Treasurer's Report: Iwamoto reported the February expenditures were \$7.90. The remaining balance was \$376.02.

Selection of Secretary: None.

Selection of future meeting location/venues to comply with Act 220: Chair Tam commented on the need to provide an in-person location for the next regular meeting. The conference room at Kapalama Hale will be the location until the Makiki Christian Church can be permitted.

Discuss transition to WebEx video-conference software in April 2022: Chair Tam reported the switch from Zoom to Webex. The NCO will no longer support Zoom meetings due to cost and storage.

OLD BUSINESS (DISCUSSION/ACTION)

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

Discuss houseless issues in Ala Moana-Kaka'ako area: Lee commented on a homeless encampment on Kapiolani Boulevard and Keeamoku Street, near First Hawaiian Bank and Target.

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

Komine MOVED and Farinas SECONDED the Motion to establish a Permitted Interaction Group to plan a Candidate Forum. The Motion PASSED; (10-0-1). (Aye: Chang, Chee, Komine, Lee, Nam, Tam, M. Wong, J. Wong, Zehner, Farinas; **Nay:** None; **Abstain:** Iwamoto).

NEW BUSINESS (DISCUSSION/ACTION)

Consider resolution regarding restoration of marked crosswalk on Queen Street at Waimanu Street (Kolowalu Park): Discussion followed. Councilmember Fukunaga commented that the Department of Transportation Services (DTS) did 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 Komine 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, Komine, Lee, Nam, Tam, M. Wong, J. Wong, Zehner; **Nay:** None; **Abstain:** None).

Begin discussion on community views about rapid transit project: Chair Tam 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 (DPP) 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 Tam reported a recommendation from a community member to plant a low-maintenance shrub on Ala Moana Boulevard's median.

Biki Stop: Chair Tam announced the Biki stop fronting the old Sports Authority on Ward Avenue will be relocated. A replacement site has not yet been identified.

Kapiolani Lighting: Resident David Ho raised concerns with the lighting along Kapiolani 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 Sala, Office of Culture and the Arts (MOCA) reported the following.

- Rail: 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 Sala 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/frf>.

Councilmember Carol Fukunaga: Kimberly Ribellia reported the following.

- March Newsletter: <https://tinyurl.com/CMFukunagaNB11RptMar>
- Red Hill: Mahalo for the board's support for the shutdown of the Red Hill Fuel Storage Facility.
- Fire Sprinkler Retrofits: Bill 37, CD2 was adopted by the City Council during the March 2022 meeting.

Questions comments and concerns followed. Water Catchment: Resident Maheshi inquired about Oahu's water catchment system.

Councilmember Calvin Say: Melvia Kawashima provided a link to Councilmember Say's newsletter. <https://static1.squarespace.com/static/6098c5bb75e480679bd2fab3/v/622125faf3dd6e7ae08598bb/1646339596835/MAR-CH+2022+Newsletter+%282%29.pdf>.

Questions comments and concerns followed. Frank C Judd Mini Park: Komine 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 Hale: 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 Tam: Representative Tam 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. McKinley Athletics: The Governor will be releasing \$4.7 Million for McKinley High School improvements.

Senator Sharon Moriaki: No representative present.

Governor David Ige: Cindy McMillan reported the following. Newsletter: <https://governor.hawaii.gov/wp-content/uploads/2022/02/FINAL-MARCH-2022-Capitol-Connection.pdf>.

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

Covid-19 Vaccines: Find a vaccine provider near you at <https://www.oneoahu.org/find-vaccine>.

Permit Reviews: Development proposals that require neighborhood board input are posted at: <http://www.honolulu.gov/Planning/Forms/ZoningandLandUsePermits/NeighborhoodBoardMaterials.aspx>.

Hapalua 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, Kapiolani Boulevard, and Piikoi Street. Full information is at:

<https://www.thehapalua.com/key-information/traffic-advisory>.

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.

'Ōlelo Broadcasts: Broadcasts of the Ala Moana-Kaka'ako Neighborhood Board No. 11 meetings are on 'Ōlelo 49 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://olelo.org/tv-schedule/> or full archive at <https://www.honolulu.gov/cms-nco-menu/site-nco-sitearticles/1657-board-meeting-video-archive.html>.

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

Submitted by: Spencer Johnson, Neighborhood Assistant

Reviewed by: Dylan Whitsell, Deputy

Finalized by: Ryan Tam, Chair



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

JESSE K. SOUKI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Mr. Ching
November 21, 2014
Page 2

and temporal association of the historic properties identified during the archaeological inventory survey (Tulchin et al. 2014). The 20th century cultural layers (SIHP 7578 and 7579) will primarily be 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 (SIHP 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. 2014.04733, Doc. No. 1411SL14). The archaeological monitoring plan meets the requirements specified in Hawaii 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 Kapolei SHPD office, attention SHPD Library.

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

Aloha,

Susan A. Lebo, PhD
Oahu Lead Archaeologist

November 21, 2014

Anthony J. H. Ching, Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

LOG NO: 2014.05184
DOC NO: 1411SL24
Archaeology

Dear Mr. Ching:

SUBJECT: **Chapter 6E-42 Historic Preservation Review –
Archaeological Monitoring Plan for Kamehameha Schools Kaka’ako Block I
Honolulu Ahupua’a, Honolulu (Kona) District, Island of O’ahu
TMK: (1) 2-1-056:002, 007, and 008**

Thank you for the opportunity to review the revised draft plan titled *Archaeological Monitoring Plan for Kamehameha Schools Kaka’ako Block I, Honolulu Ahupua’a, Honolulu (Kona) District, O’ahu TMKs: [1] 2-1-056:002, 007, and 008* (J. Tulchin and Hammatt, November 2014). We received this submittal on November 18, 2014. The Archaeological inventory survey plan (Tulchin, May 2013) was reviewed and accepted by SHPD on May 31, 2013 (Log No. 2013.3486, Doc. No. 1305SL43). The archaeological inventory survey report (Tulchin et al. 2014) was received and accepted by SHPD on October 24, 2014 (Log No. 2014.04732, 2014.04752, Doc. No. 1410SL08).

The archaeological inventory survey (AIS) was conducted at the request of Kamehameha Schools (KS). The Block I project, known as Vida at 888 Ala Moana Boulevard, is a mixed-use joint development between The MacNaughton Group and Kobayashi Group (MK) on land presently owned by Kamehameha Schools. MK will be responsible for implementation of this archaeological monitoring plan. The project area is within the block bounded by Auahi Street, Ward Avenue, Ala Moana Boulevard, and Koula 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 traditional Hawaiian bundle burial), 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 cmbs. It will focus on better defining the horizontal extent, nature, function,

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