

**Table 1: PROJECT SUMMARY AND ENTITLEMENTS**

Category	Mauka Area Rules Hawaii Administrative Rules	Required/Allowable	Proposed	Comments
Land Uses	§15-217-26 and Figure 1.9 Land Use	Multi-family, second unit, group home, home occupation, administrative office, alcohol sales, artisan/craft production, dance-nightclub, indoor recreation, live-work, outdoor recreation, personal services, recycling collection facility, restaurants and bars, retail sales, group assembly, cultural facilities, park & recreation, public building, religious facility, theater, automobile repair, gas station, auto rental/sales, parking facility, consulates, hospital, medical & dental clinic, day care center, day care home, educational facilities, vocational school, laboratory facility, light industrial, media production, printing & publishing, warehousing	Light industrial/warehousing (self storage). Frontage along Kawaiahao Street will be an allowable use related to Office, Industrial, and/or Goods & Services	Proposed use is in compliance with the Mauka Area Rules.

<ul style="list-style-type: none"> <li>• Site Area</li> </ul>			<p>Site Area: 45,000 square feet. Property consists of three TMKs and will not be consolidated due to long-term ground lease.</p>	<p>Project site is greater than 20,000 s.f. and is considered a Development Project.</p>
<p><b>Building Type</b></p>	<p>§15-217-24 and Figures BT.1 to BT.10</p>	<p>Podium High Rise, Urban Block, Lei Building, Courtyard Building, Duplex/Triplex/Quadplex, Townhouse, Flex/Loft, Industrial Barn</p>	<p>Urban Block</p>	<p>Proposed building type is in compliance with the Mauka Area Rules.</p>
<p><b>Frontage Type</b></p>	<p>§15-217-25 and Figures FT.1 to FT.12</p>	<p>Stoop, Dooryard, Forecourt, Shopfront, Chinatown Shopfront, Raised Shopfront, Raised Terrace Front, Terrace Front, Kakaako Frontage</p>	<p>Shopfront</p>	<p>Proposed frontage type is in compliance with the Mauka Area Rules.</p>
<p><b>Building Placement</b></p>	<p>§15-217-53 and Figure 1.13-C</p>	<p>Language contained in §15-217-53 and Figure 1.13-C</p>	<p>Build-to line is 15' from the curb face on both Kawaihahao and Queen Streets per HCDA guidelines to allow for the necessary Pedestrian Zone Treatment shown in Figure 1.14 of Mauka Area Rules. Awnings have minimum vertical clearance of 16'. Signage has minimum vertical clearance of 12'. Building architectural features extend out less than 8' per code and have a minimum vertical clearance of 21'.</p>	<p>Proposed building placement is in compliance with the Mauka Area Rules. There were many conversations between our design team and HCDA to ensure that our build-to lines would comply with the Pedestrian Zone Treatment shown in Figure 1.14 of the Mauka Area Rules.</p>

<p><b>Building Form</b></p>	<p>§15-217-54</p>	<p>Language per §15-217-54</p>	<p>Height of building is measured from ground elevation and is 64' -8" (under the height maximum of 65'). At least 25% of the building void is located along the façade. Ground floor is 16' tall (must be taller than 12').</p>	<p>Proposed building form is in compliance with the Mauka Area Rules related to building height, building void frontage requirements, and compliance with Figure 1.3-D.</p>
<p><b>Architectural Design</b></p>	<p>§15-217-55</p>	<p>Language per §15-217-55</p>	<p>Canopies are made of metal and comply with Figure 1.13 related to minimum vertical clearance of 16'. Canopies do not obstruct views of pedestrian-oriented signage. Canopies are consistent height. Storm water drainage is diverted away from sidewalks. Entrances and passageways are illuminated; lights are aimed downward to avoid spillage into abutting properties. Changes in exterior texture and materials are accompanied by a change in plane. Roof is light color. Signage in compliance with applicable rules of the city. Windows are not highly-reflective or mirrored; glazing is transparent.</p>	<p>Applicable architectural design elements are in compliance with the Mauka Area Rules.</p>

<p><b>Architectural Design (continued)</b></p>	<p>§15-217-55</p>	<p>Language per §15-217-55</p>	<p>Retail stores occupy more than 60' of frontage, so multiple entrances are provided. Ground floor retail has a depth of 40'. At least 70% of retail thoroughfare is transparent glazing. All entrances are located along thoroughfare.</p>	
<p><b>Landscape and Recreation Space</b></p>	<p>§15-217-56</p>	<p>Language per §15-217-56</p>	<p>Landscaped areas are furnished with native and adapted plant species, including Tulipwoods, Copperleaf, Pink Asystasia, Orange Bird of Paradise, and Zoysia 'El Toro'. Landscaped areas have automatic irrigation system with rain sensor.</p>	<p>Landscape design is in compliance with the Mauka Area Rules.</p>
<p><b>Adequate Infrastructure and Density</b></p>	<p>§15-217-57</p>	<p>A maximum of 1.5 FAR shall apply until the executive director determines the infrastructure within the Central Kakaako neighborhood zone has been sufficiently upgraded pursuant to an improvement district or other public facilities project.</p>	<p>Proposed total floor area is 123,330 s.f. with a proposed density of 2.74 FAR.</p>	<p>Pursuant to §15-217-57 (c) &amp; (d) the Applicant has provided letters from: HECO, DPP and Permitting and Board of Water Supply to indicate that public infrastructure is adequate to support this Project. The Executive Director has made a determination that infrastructure is sufficient to accommodate the subject Project.</p>

<b>Green Building</b>	§15-217-59	Project shall qualify for the applicable base LEED rating system for new construction.	Project qualifies for base LEED rating for new construction by offering the following features: Location and Transportation credits, Sustainable Site credits, Water efficiency credits, Energy and Atmosphere credits, Materials and Resources credits, Indoor Environmental Quality credits, Innovation credits, and Regional Priority credits.	The project complies with the Mauka Area rules by qualifying for Base LEED rating for new construction.
-----------------------	------------	--	--	---

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
<b>Flood Zone</b>	§15-217-61	Design and location standards for ADA compliant wheelchair access ramps within flood zones, and Other design standards for flood zones	Project is completely ADA compliant with wheelchair access to all areas of both buildings without violating any of the design standards. Measures undertaken to avoid floods do not result in large blank walls along the building face. At least 75% of the building's frontage is activated with landscaping and street furniture.	The project complies with all design standards set forth in §15-217-61.
<b>Historical and Cultural Sites</b>	§15-217-62	SHPD has provided approval of the Archaeological Inventory Survey and RLS reports. SHPD has requested that developer provide an Archaeological Monitoring Plan and HABS short report prior to demolition.	HABS short report will be prepared for each eligible building [2-1-049:032; (1) 2-1-049: 033; and the 1944 building (1) 2-1-049: 011 Archaeological Monitoring Plan will be submitted to SHPD prior to demolition.	SHPD sent an approval letter dated September 30 <sup>th</sup> , 2019 to HCDA.
<b>Off-Street Parking and Loading</b>	HAR §15-217-63(e), Off-Street Parking.	There shall be no off-street parking requirement for the central Kakaako neighborhood zone.	9 parking stalls provided.	Project is in compliance with the Mauka Area Rules.

	HAR §15-217-63(l), Loading Spaces.	<p>Loading space requirements: four spaces for buildings will floor area up to 60,000 SF, plus one loading space for each 50,000 SF over 60,000 SF.</p> <p>At least half of loading spaces must measure 12'x35'. Other loading spaces shall measure at least 8.5'x19'.</p>	<p>6 loading stalls provided. 3 loading stalls measuring 12'x35' are provided; these loading stalls are in a parking area with no overhead obstructions. 3 loading stalls measuring 8.5'x19' are provided; these loading spaces have vertical clearance of at least 10' per zoning code.</p>	Project is in compliance with the Mauka Area Rules.
	HAR §15-217-63(m), Bicycle Parking	Provide both short term and long term bicycle parking.	Short term and long term bicycle parking is provided on the site plan per note 132.	Project is in compliance with the Mauka Area Rules.
<b>Public Facilities Dedication Fees</b>	HAR §15-217-65	Three percent of the total commercial floor area.	Project will pay the cash-in-lieu of option. Land dedication is not possible because this is long-term ground lease where developer is not the owner of the land.	Project is in compliance with the Mauka Area Rules.
<b>Maximum Height</b>	Figure 1.8, Maximum Height Plan.	65 feet	64 feet 8 inches	Project is in compliance with the Mauka Area Rules.
<b>Build-to Line</b>	Figure NZ.5	15' from curb face to building wall face.	Build-to line along Kawaiiahao and Queen Streets is 15'.	Project is in compliance with the Pedestrian Zone Treatment shown in Figure 1.14 of the Mauka Area Rules.

<p><b>Frontage Occupancy</b></p>	<p>Figure NZ.5</p>	<p>Shopfront</p>	<p>Shopfront</p>	<p>Project complies with the frontage types allowed per Figure NZ.5.</p>
<p><b>Pedestrian Zone Treatment</b></p>	<p>Figure PZ.5</p>	<p>Project in the “Street” zone of Figure PZ.5 Requirements in the “furnishing zone”: Street trees, planting strips, street lights, Pedestrian Lights, Street furniture, Public art, sign poles, fire hydrants, signal and electrical cabinets, bike racks, special pavement, outdoor seating</p>	<p>Per conversations between Civil Engineer and HCDA, our project provides 15’ of frontage space to accommodate the frontage, throughway and furnishing zones. Project provides all required street trees, planting strips, lighting, street furniture, and all other items required per Figure PZ.5.</p>	<p>Project complies with Pedestrian Zone Treatment per Figure PZ.5.</p>



**LEED v4 for BD+C: New Construction and Major Renovation**  
Project Checklist

Project Name: Self Storage - Queen Street  
Date: October 3, 2019

**CONSTRUCTION CREDITS**

Y	?	N			
1			Credit	Integrative Process -ENTIRE DESIGN TEAM	1
<b>9</b>	<b>5</b>	<b>18</b>		<b>Location and Transportation</b>	<b>16</b>
		16	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	2		Credit	High Priority Site	2
3	2		Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
		1	Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles - IF NEEDED IN CONSTRUCTION	1
<b>4</b>	<b>1</b>	<b>4</b>		<b>Sustainable Sites</b>	<b>10</b>
Y			Prereq	Construction Activity Pollution Prevention- CIVIL	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
2	1		Credit	Rainwater Management - CIVIL	3
		1	Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction ELECTRICAL	1
<b>4</b>	<b>0</b>	<b>7</b>		<b>Water Efficiency</b>	<b>11</b>
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction -OPTION 2	2
2		4	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering CIVIL AND PLUMBING	1
<b>7</b>	<b>9</b>	<b>17</b>		<b>Energy and Atmosphere</b>	<b>33</b>
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance- ENERGY MODEL CONSULT	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management- MECHANICAL	Required
		6	Credit	Enhanced Commissioning	6
4	6	8	Credit	Optimize Energy Performance ENERGY MODEL CONSULT	18
		1	Credit	Advanced Energy Metering - PV SYSTEM/OWNER	1
		2	Credit	Demand Response	2
3			Credit	Renewable Energy Production - OWNER	3
		1	Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets - IF NEEDED IN CONSTRUCTION	2

6	1	5			
Y			Prereq	Storage and Collection of Recyclables- ARCHITECT	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
2		3	Credit	Building Life-Cycle Impact Reduction	5
1			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

6	1	9			
Y			Prereq	Minimum Indoor Air Quality Performance- MECHANICAL	Required
Y			Prereq	Environmental Tobacco Smoke Control- OWNER	Required
		2	Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		2	Credit	Indoor Air Quality Assessment	2
		1	Credit	Thermal Comfort	1
2			Credit	Interior Lighting - ELECTRICAL	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
		1	Credit	Acoustic Performance	1

4	2	0			
3	2		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2	2	0			
1			Credit	Regional Priority: Construction and Demolition Waste Management	1
1			Credit	Regional Priority: Indoor Water Use Reduction	1
		1	Credit	Regional Priority: Outdoor Water Use Reduction	1
		1	Credit	Regional Priority: Optimize Energy Performance	1

43	21	60	TOTALS	Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					