

## FOR INFORMATION AND/OR DISCUSSION

### I. SUBJECT

Presentation by Highridge Costa Development Company, LLC (“Highridge” or Developer”), for the development of a mixed-use, high-rise development (“Project”) known as Pohukaina Commons Affordable Mixed-Use Housing (“690 Pohukaina”), a proposed Hawai‘i Revised Statutes (“HRS”) § 201H-38 (“201H-38”) affordable housing project located at 690 Pohukaina Street in the Mauka Area of the Kaka‘ako Community Development District (“KCDD”) [Oahu Tax Map Key No. 1-2-1-051: 041 (portion)].

### II. FACTS

The State of Hawai‘i owns the 690 Pohukaina development lot, a 94,423 square foot parcel of land that was set aside to the Hawai‘i Housing Finance and Development Corporation (“HHFDC”) for educational and affordable housing purposes.

The 690 Pohukaina development lot will be subdivided to create two different parcels – a 66,423 square foot parcel for the Project (“Project Site”) and a 28,000 square foot parcel to be reserved for educational purpose for a future Department of Education (“DOE”) facility (“DOE Site”). As such, the Project Site is bounded by Keawe Street to the west (“Ewa”), the Halekauwila Place project to the north (“Mauka”), the DOE Site to the east (“Diamond Head”), and Pohukaina Street to the south (“Makai”).

The Developer was selected through a Request for Proposal (“RFP”) solicited by HHFDC for the development of the Project. The DOE Site is not part of the Developer’s scope of work for the Project.

The Project is being reviewed pursuant to Chapter 15-217, Hawai‘i Administrative Rules (“HAR”), Mauka Area Rules (“MAR”). Per the MAR, the Project Site is within the Pauahi neighborhood zone, and a mixed-use, high-rise development is an allowable use within the neighborhood. The 690 Pohukaina development lot currently includes a single building – the current Fisher Hawai‘i building, which is sited between the two proposed subdivision lots (the Project Site and the DOE Site), straddling the proposed subdivision line.

The Project consists of two (2) Phases. Phase I will build a single 39-story tower containing 429 rental units, that will be affordable to those earning between 80 percent to 120 percent of the area median income (“AMI”), and two manager’s units. Phase II will build one 18-story tower containing 192 rental units, affordable to those earning between 30 percent to 60 percent AMI, and two manager’s units. The two towers will be connected by a parking structure, that has commercial uses on the ground floor along Keawe Street. The parking structure will not only house parking stalls for the residential and commercial uses but will also house 110 parking stalls that will be retained by HHFDC. The Developer’s drawings, submitted by PBR HAWAII on February 13, 2023, for the proposed Project, as well as the project description, are attached as Exhibit A.

The Project, which provides affordable housing units, is being proposed consistent with Chapter 201H-38, HRS. The 201H-38 approval process is administered by HHFDC and the counties within the State of Hawai'i. Projects developed as 201H-38 projects are required to provide fifty percent plus one units within a project that are priced to be affordable to households earning up to 140 percent AMI. If the affordability requirements are achieved, then the statute allows for certain exemptions, which include the MAR. Chapter 201H-38(a), HRS, provides that:

*The Hawaii Housing Finance and Development Corporation may develop on behalf of the State or with an eligible developer, or may assist under a government assistance program in the development of, housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.*

### **III. DISCUSSION**

The Project is being proposed as a 201H-38 development, with 100 percent of the units (consisting of 429 units in the Phase I tower and 192 units in the Phase II tower – for a total of 621 units) qualifying as affordable rental housing units. As permitted under 201H-38, the Developer is requesting the following exemptions from the MAR:

- Section 15-217-6 (b)(2) - *Compliance with other regulations*;
- Section 15-217-54 (c) – *Building Form*, Exemption request is for the Tower Plate;
- Section 15-217-54 (f) – *Building Form*, Exemption request is for the Street Front Element Height;
- Section 15-217-55 (k) (3) - *Architectural design (Windows)*, Exemption request is for Principal Building Windows being operable;
- Section 15-217-55 (l) (4) - *Architectural design (View Preservation)*, Exemption request is for Tower Location;
- Section 15-217-55 (l) (5) - *Architectural design (View Preservation)*, Exemption request is for Tower Location;
- Section 15-217-55 (m) (3) - *Architectural design (Storefronts and windows for retail)*, Exemption request is for Street Front Elements Depth;
- Section 15-217-56 (a) – *Landscape and recreation space*, Exemption request is for Yards being landscaped with permeable material;
- Section 15-217-56 (d) – *Landscape and recreation space*, Exemption request is for Recreation Space;
- Section 15-217-59 (c) – *Green Building*, Exemption request is for Green Building standards;
- Section 15-217-63 (c) – *Parking and Loading*, Exemption for Curb Cuts;
- Section 15-217-63 (d) – *Parking and Loading*, Exemption for Parking Placement;

- Section 15-217-63 (h) – *Parking Placement Diagram*, Exemption for Parking Dimension;
- Section 15-217-65 (d) – *Public facilities dedication fee*, Exemption is for Minimum Dedication Requirements;
- Section 15-217-80 – *Improvement and development permits*, Exemption is for Development Permit;
- Chapter 218- *Kaka ‘ako Reserved & Workforce Housing Rules*;
- Figure 1.3 - *Development Standards Summary*, Exemption request is for the Maximum Density (FAR) for the Pauahi Neighborhood Zone;
- Figure 1.3 - *Development Standards Summary*, Exemption request is for the Street Front Element Height for the Pauahi Neighborhood Zone;
- Figure NZ.6 - *Pauahi (PA) Zone*, Exemption request is for the Maximum Density (FAR); and
- Figure 1.10-B – *Parking Placement Diagram*, Exemption for Parking Placement.

**IV. HAWAII COMMUNITY DEVELOPMENT AUTHORITY (“HCDA”) COMMENTS**

On February 21, 2023, the HCDA received a letter from PBR HAWAII, dated February 16, 2023, requesting review and comment of its application requesting exemption and/or deferrals, pursuant to 201H-38. In a letter dated March 15, 2023, a copy of which is attached as Exhibit B, HCDA staff provided comments to both PBR HAWAII and HHFDC relating to curb-cuts, enhancement of the Makai edge of the Project, building form, building placement, certain exemption requests, trees, and phasing. This letter sets forth HCDA’s substantial comments regarding the Project.

HCDA staff is working with PBR HAWAII, for the Developer to address these comments, and will respond to additional submittals as needed.

Attachments: Exhibit A – PBR HAWAII submittal  
 Exhibit B – HCDA Comment Letter to Developer

Prepared By: Sery Berhanu, AICP, Planner SB (for SB)

Reviewed By: Ryan Tam, AICP, PhD, Director of Planning and Development RT

# **EXHIBIT A**

## Berhanu, Sergut

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**From:** Tom Schnell <tschnell@pbrhawaii.com>  
**Sent:** Monday, February 13, 2023 3:32 PM  
**To:** Nakamoto, Craig K; Tam, Ryan AM; Berhanu, Sergut  
**Cc:** Sunny Rosario  
**Subject:** [EXTERNAL] Pohukaina Commons (690 Pokukaina St) Request for HCDA Review  
**Attachments:** 2023-02-14 HCDA Request to Review.pdf; 2023-02-02 HCDA Compliance Table 690 Pohukaina.pdf; Pohukaina Plans (reduced).pdf

Hi Craig, Ryan, and Sery,

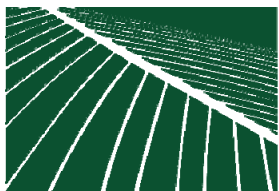
With this email and the attached cover letter, plans, and draft compliance table we request the Hawai'i Community Development Authority's (HCDA) review and comment on the plans and draft compliance table for Pohukaina Commons, an affordable housing mixed-use community proposed at 690 Pohukaina Street in Kaka'ako, O'ahu, on a portion of Tax Map Key (TMK) (1) 2-1-051:041.

We had previously talked to Craig and Sery about this 201H project in the fall of 2022. Also, HHFDC provided an information briefing to the HCDA board on December 7, 2022. I have also provided the draft plans a compliance table to Sery previously, although I did not formally transmit them to HCDA.

Last week Craig and I talked about the Applicant presenting the project to the HCDA board at is April 5 meeting.

As you review the plans, please let me know if you have any questions or need additional information. Sunny Rosario, of PBR HAWAII, is also copied on this email. She is assisting with the project.

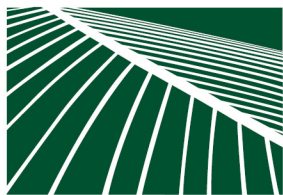
Tom Schnell, AICP  
Principal



**PBR HAWAII**  
& ASSOCIATES, INC.

### **PBR HAWAII**

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February 13, 2023

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

**SUBJECT: POHUKAINA COMMONS AFFORDABLE HOUSING MIXED-  
USE PROJECT, HONOLULU, HAWAI'I (TMK (1) 2-1-051:041,  
PORTION)**

Dear Mr. Nakamoto,

With this letter we request the Hawai'i Community Development Authority's (HCDA) review and comment on the attached plans and draft compliance table for Pohukaina Commons, an affordable housing mixed-use community proposed at 690 Pohukaina Street in Kaka'ako, O'ahu, on a portion of Tax Map Key (TMK) (1) 2-1-051:041.

The parcel is within the Kaka'ako Community Development District (KCDD) Mauka Area, under the jurisdiction of HCDA, however Highridge Costa Development Company, LLC (Applicant), in partnership with the Hawai'i Housing Finance and Development Corporation (HHFDC), intends to process approvals for Pohukaina Commons (the Project) under section 201H-38 Hawai'i Revised Statutes (HRS).

**Background**

The State of Hawai'i owns the 93,423 square foot parcel. Pursuant to Executive Order 4533, the parcel was set aside to HHFDC for educational and affordable housing purposes. HHFDC initiated the Project with Request For Proposals No. 21-005-DEV. On September 8, 2022, HHFDC Board of Directors selected Highridge Costa Development Company, LLC (Applicant) as the Successful Offeror and developer of the Project on a portion (i.e., the Residential Portion) of the parcel.

The Applicant is proposing to demolish and remove the existing structure on the parcel. After the parcel is cleared, the Applicant is proposing to build 625 affordable rental housing units on the approximately 66,423 square-foot Residential Portion of the parcel. The balance of the parcel (i.e., the Educational Portion) of approximately 28,000 square feet (located between the Project Site and Mother Waldron Neighborhood Park) will be reserved for educational purposes for a future Hawai'i Department of Education (DOE) facility. The type of DOE facility and the timeline for its development have not been confirmed. The future DOE facility is not part of the Project or the Project Site and will go through its own, separate approval process after DOE develops plans for the facility and determines when the facility should be built.

Mr. Craig Nakamoto

SUBJECT: POHUKAINA COMMONS AFFORDABLE HOUSING MIXED-USE PROJECT, HONOLULU, HAWAII (TMK (1) 2-1-051:041, PORTION)

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### Project Summary

Pohukaina Commons will be built in two phases and includes:

- Two residential towers,
- A parking structure connecting the towers,
- Recreational amenities,
- A public plaza, and
- Ground-floor commercial space.

The Phase 1 tower will be 39-stories with 429 rental units affordable to individuals, families, and households earning between 80 to 120% of the area median income (AMI) and two manager's units.

The Phase 2 tower will be 18-stories with 192 rental units affordable to individuals, families, and other households earning between 30 to 60% of the AMI and two manager's units.

The first nine floors of each tower will include portions of the connecting parking structure. The parking structure will provide 870 parking spaces (including 110 spaces retained by HHFDC) and secure bicycle parking.

The ground-level will include:

- A public plaza at the corner of Keawe and Pohukaina Streets;
- Approximately 5,000 gross square feet (GSF) of commercial space fronting the public plaza and continuing along Keawe Street; and
- A residential lobby, mail rooms, conference rooms, restrooms, management offices, and building support spaces (see Exhibit 2 for Project plans).

A large recreation deck on top of the parking podium (level 10) will include a pool, lounge area, trellis-covered seating areas, play structure, community gardens, "bark park," and landscaped areas. Each phase will also include interior common area recreation space and restrooms adjacent to the recreation deck. The recreation deck will be available to residents of both phases and will provide views of the surrounding community and a dramatic space for residents to socialize.

Both towers will also have common area lanai and additional interior recreation spaces separate from the recreation deck. These areas provide recreation space in addition to the recreation deck on top of the parking podium.

The Applicant will lease the Residential Portion of the parcel from HHFDC for 75 years and will: 1) build, maintain and manage the Project; and 2) rent the affordable rental units to qualified individuals and households at affordable rates for the duration of the 75-year lease from HHFDC.

### Mauka Area Plan Compliance

Pohukaina Commons is generally consistent with and implements the development pattern envisioned in the HCDA Mauka Area Plan and set forth in the HCDA Mauka Area Rules (15-317, HAR) (Mauka Area Rules). The design, mixed uses, height, and density are generally consistent

Mr. Craig Nakamoto

SUBJECT: POHUKAINA COMMONS AFFORDABLE HOUSING MIXED-USE PROJECT, HONOLULU, HAWAII (TMK (1) 2-1-051:041, PORTION)

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with the HCDA Mauka Area Pauahi Neighborhood Zone envisioned as “a mixed-use urban village of significantly increased building heights and density” (see §15-217-23 (6) HAR).

Pohukaina Commons implements several key Mauka Area Plan principles and polices:

- Develop Urban Village Neighborhoods (Principle 3.1) where people can live, work, shop, and recreate within their neighborhood;
- Create Great Places (Principle 3.2) with public spaces where people can congregate and recreate, such as public plazas, outdoor dining areas, and treelined sidewalks;
- Urban Design: Enhance the Urban Character (Principle 5.1) to create a walkable urban village, with a range of development types, including high-rise, mid-rise and low-rise; and
- Urban Design: Support Transit Orientated Development (Principle 5.1) with relatively high-density development within a 10-minute walk surrounding a train station
- Use of Vacant Public Land (Policy 6.2.1): which notes: “Next to Mother Waldron Park is the State-owned former site of the Pohukaina Elementary School. A portion of this site has recently been committed to the development of an affordable housing project...”

### Exemptions Sought

As part of the 201H process the Applicant will be seeking exemptions from:

- Various HCDA Mauka Area Rules (Chapter 15-217, HAR) including rules related to density, building form, building placement, recreation space, public facilities dedication fees, the requirement to obtain a Development Permit, and other items;
- The Kaka‘ako Reserved Housing Rules (Chapter 15-218, HAR); instead, the affordable housing project will be processed under Chapter 201H, HRS and through HHFDC (in accordance with HHDFC’s administrative rules), with the City and County of Honolulu being the decision-making authority; and
- City and County of Honolulu developed-related fees.

### Request for Review

With this letter we seek your review of the attached Project plans and draft HCDA compliance, which notes exemptions sought.

If you have questions or need additional information, please contact me at (808) 521-5631, (808) 561-7978, or [tschnell@pbrhawaii.com](mailto:tschnell@pbrhawaii.com).

Sincerely,



Tom Schnell, AICP  
Principal



**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
<b>COMPLIANCE WITH OTHER REGULATIONS</b>	§15-217-6, Compliance with Other Regulations	(b) The following provisions of the subtitle 4, title 15 apply within the mauka area and may be referenced herein:  (1) HCDA's rules of practice and procedure; and  (2) Chapter 218 (Kakaako reserved housing rules).	<b>Requested Exemption:</b> 201H Exemption requested to process the proposed Project under HHFDC and Chapter 201H, HRS instead of HCDA, HAR §15-217-6 (Compliance with Other Regulations), and HAR §15-218 (Reserved Housing Rules).	
<b>REGULATING PLAN</b>	§15-217-22, Regulating Plan  Figure 1.2 Regulating Plan	Pauahi (PA)	Complies with §15-217-22 and Figure 1.2 – Proposed Project is at the intersection of Keawe and Pohukaina Streets and is within the Pauahi Zone.	Sheet #A11.1 Level 1 (Phase 1&2)
<b>NEIGHBORHOOD ZONES</b>	§15-217-23(a)(6), Pauahi Zone  Figure NZ.6, Pauahi PA) Zone  Figure 1.3, Development Standards Summary	The regulating plan is divided into neighborhood zones corresponding to the mauka area plan. These neighborhood zones and their corresponding development and use rules and guidelines are as follows:  6. Pauahi zone (see Figure NZ.6 (Pauahi). The Pauahi zone will transition into a mixed-use urban village of significantly increased building heights and density. The Pauahi neighborhood will also continue to provide important link from the makai area of Kakaako's waterfront up toward mauka. Walkability will be improved through the insertion of new thoroughfares or passageways.	<b>Complies</b> with Figure NZ.6 Pauahi Zone and Figure 1.3 Development Standards Summary, except for 3.5 FAR.  <b>Requested Exemption:</b> 201H Exemption requested to increase the FAR of the Project Site from 3.5 to 8.  TMK Parcel Area: 94,423 SF DOE site: (28,000) Project Site: 66,423  Permitted FAR: 66,423 SF x 3.5 = 232,481 SF Proposed FAR: 66,423 SF x 8 = 531,384 SF	Sheet #: A0.0 Cover Page  Sheet #A11.1 Level 1 (Phase 1&2)  Sheet #s, A21.1, A21.2 & A21.3 Exterior Elevations  Sheet #, A31.1 Building Sections
<b>BUILDING TYPE</b>	§15-217-24 Building types  Figure BT.10, Podium High Rise	All buildings shall conform with the building standards set forth in Figures BT.1 to BT.10, which specify lot and facade width, access, parking, open space, landscaping, frontage types, and building massing standards to each building type.	<b>Complies</b> with BT.10 Podium High Rise – Proposed Project consists of two residential towers: Phase 1 tower (355'-7" tall) and Phase 2 tower (175'-4" tall) connected by a retail/parking podium deck (86'-1" tall). The towers are offset slightly and 100% of the Phase 1 tower façade is aligned with the ground floor frontage on Keawe Street.  Open Space Required: 9,964 SF (Project Site 66,423 x 15% = 9,964)	Sheet #: A0.0 Cover Page  Sheet #A11.1 Level 1 (Phase 1&2)  Sheets, A21.1, A21.2 & A21.3 Exterior Elevations

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
			Open Space Provided: 18,354 SF	Sheet A01.3 Recreation and Open Spaces
<b>FRONTAGE TYPE</b>	<p>§15-217-25 Frontage type</p> <p>Figure BT.10, Podium High Rise</p> <p>Figure FT.8</p>	All buildings shall conform with the frontage standards set forth in Figures FT.1 to FT.12, which specify dimension and element standards for each frontage type.	<p><b>Complies</b> with FT.8 Terrace Front – Pohukaina and Keawe frontages are Terrace Fronts. The Pohukaina frontage is primarily used as a residential lobby with limited retail frontage. The Keawe frontage is primarily retail.</p> <p>Retail uses and the parking structure are set back 21'-10" from Keawe Street. The DOE stair tower to the garage is set back 30'7" from Pohukaina Street; however, the majority of the setback along Pohukaina Street is 39'2", creating generous pedestrian promenades along both street frontages.</p> <p>The Mauka yard is 5'-0" and the Diamond Head Yard is 10'-0".</p> <p>Rainbow Shower trees will be planted within the Pohukaina Street setback. Tulipwood trees will be planted within the Keawe Street setback. Landscaping adjacent to sidewalks will include lawn grass, Monstera, Naupaka, Native Hibiscus, and Tiare Gardenia.</p>	<p>Sheet #A11.1 Level 1 (Phase 1&amp;2)</p> <p>Sheet #s, A21.1, A21.2 &amp; A21.3 Exterior Elevations</p>
<b>LAND USES</b>	<p>§15-217-26 Land uses</p> <p>Figure 1.9 Land Use</p>	Buildings and lots in each neighborhood zone shall conform to the land uses specified in Figure 1.9 (land use).	<b>Complies</b> with Figure 1.9 Land Uses – Proposed uses include Retail, Parking, and Multi-Family Residential, which is consistent with uses permitted in the Pauahi (PA) Zone.	Sheet #A11.1 Level 1 (Phase 1&2)
<b>THOROUGHFARE PLAN AND STANDARDS</b>	<p>§15-217-39 Thoroughfare Plan and Standards</p> <p>Figure 1.4, Thoroughfare Plan</p>	<p>(c) General to all thoroughfares</p> <p>(1) With the exception of service streets, alleys and streets with a right-of-way measuring forty feet or less, every thoroughfare shall have street trees planted along their length within the public frontage area. Service streets and alleys may include street trees, subject to the executive</p>	(c) <b>Complies</b> with Thoroughfare Plans and Standards and Figure 1.4 Thoroughfare Plan – Pohukaina Street is designated as a Promenade Street. Keawe street has no special designation however, it has been designed as if it were a promenade street.	Ground Level Landscape Plan

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
	<p><b>Figure 1.7, Street Tree Plan</b></p> <p><b>Figure 1.7B, Street Tree Charts</b></p> <p><b>Figure 1.14, Pedestrian Zone Treatment</b></p> <p><b>Figure 1.15, Pedestrian Zone Fixtures</b></p> <p><b>Figure PZ.6, Pedestrian Zone Treatment</b></p>	<p>director's determination of size, location and species; and</p> <p>(d) Pedestrian zone</p> <p>(1) The pedestrian zone is distinguished and organized according to three functional categories: furnishing area, pedestrian thoroughway area, and private frontage area. Portions of this zone may be publicly owned or privately-owned. Pedestrian zone standards shall apply to all thoroughfares as shown in Figure 1.4 (thoroughfare plan), unless otherwise noted in the rules;</p> <p>(2) Pedestrian zones in each neighborhood shall comply with the requirements set forth in Figures PZ.1 to PZ.7;</p> <p>(3) Special paving (differentiated by texture, color, patterned brick, or stone) may be used in the pedestrian zone, especially along promenade thoroughfares, but must be reviewed and approved by the executive director;</p> <p>(4) All thoroughfares except service streets and alleys should have pedestrian zone fixtures within the furnishing zone, as indicated in Figures 1.14 (pedestrian zone treatment) and 1.15 (pedestrian zone fixtures);</p> <p>(5) Pedestrian zone fixtures shall be placed within the furnishing area as shown in Figures PZ.1 to PZ.7;</p> <p>(6) All pedestrian zone fixtures shall be at least two feet from the curb edge; and</p> <p>(7) Waste receptacles should be located in close proximity to seating areas provided.</p>	<p>(d) <b>Complies</b> with Pedestrian zone standards – Although Keawe Street is not a designated Promenade Street, the Project is designed with Pedestrian zone standards complying with Figure PZ.6 Pedestrian Zone Treatment, Pauahi (PA) Zone on both Keawe Street and Pohukaina Street.</p>	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>(e) Street trees and landscaping</p> <p>(1) Street trees shall be planted in a regularly spaced pattern of a single species with shade canopies of a height that at maturity, clears at least one story as per Figures 1.7A and 1.7B (street trees);</p> <p>(2) Where the terrace front frontage type is used, trees shall be included within the lot lines that are aligned with trees in the public pedestrian zone to form a double row of trees (i.e., an allee pattern) along the sidewalk;</p> <p>(3) When the shopfront frontage type is used, street trees shall be maintained to avoid visually obscuring the shopfronts and their accompanying signage; and</p> <p>(4) Landscaping adjacent to sidewalks shall be free from spiky plants, rapidly growing vines, and other landscaping that may cause harm to pedestrians.</p>	<p>(e) <b>Complies</b> with Street tree and landscaping standards – On Pohukaina Street, Rainbow Shower trees and six Coconut Palm trees will be planted. On Keawe Street, Tulipwood trees will be planted in an allee pattern. Coconut Palm trees and one Monkeypod tree will also be planted along Keawe Street.</p> <p>Landscaping adjacent to sidewalks will include lawn grass, Monstera, Naupaka, Native Hibiscus, and Tiare Gardenia, all of which are neither spiky nor rapidly growing vines.</p>	
		<p>(f) Street lighting</p> <p>(1) On promenade streets, a pedestrian tier lamp on the sidewalk side, such as the decorative street light fixture ensemble 'A' in Figure 1.15-B (pedestrian zone fixtures) shall be used; provided, however, that the executive director may approve an alternative light fixture of similar height, design and lighting characteristics;</p> <p>(2) On boulevards, avenues and streets, other than promenade streets, a light fixture such as the special design fixture ensemble 'B' in Figure 1.15-C (pedestrian zone fixtures) shall be used; provided, however, that the executive director may approve an alternative light fixture of similar height, design and lighting characteristics; and</p>	<p>(f) <b>Complies</b> with Street lighting standards – Street lights are used to illuminate both the sidewalk and vehicular lanes.</p>	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>(3) Street lighting shall illuminate both the sidewalk and vehicular lanes, especially along promenade streets.</p> <p>(g) Planting strip:</p> <p>(1) Planting strips may be accommodated within the furnishing zone, as indicated in Figures PZ.1 to PZ.7;</p> <p>(2) Planting strips may be designed to have a variety of materials such as cobbles, river pebbles, planting, permeable pavers, or compacted stonedust, for a permeable surface;</p> <p>(3) Planting strips designed to incorporate bioswales or water retention areas to mitigate stormwater runoff are encouraged;</p> <p>(4) Planting strips may project beyond the curb edge to create breaks in the street parking. These projections are encouraged to be designed as a pattern along the entire street length; and</p> <p>(5) Vegetation within planting strips should be native, disease resistant, and appropriate to the climate.</p>	<p>(g) <b>Complies</b> with Planting strip standards – Planting strips are incorporated in the furnishing zone as indicated in Figure PZ.6. Planting strips use a variety of materials such as lawn grass, Monstera, Naupaka, Native Hibiscus, and Tiare Gardenia. A biofiltration planter is used on Pohukaina Street</p>	
<b>BUILDING PLACEMENT</b>	<p><b>§15-217-53 Building placement</b></p> <p><b>Figure 1.13, Building Placement and Encroachments</b></p> <p><b>Figure NZ.6, Pauahi PA) Zone</b></p>	<p>(a) Facades shall be built parallel to a build to line with a minimum frontage occupancy as per Figure 1.13-C (building placement and encroachments).</p>	<p>(a) <b>Complies</b> with Figure 1.13 C Building Placement and Encroachments and Section 15-217-53 - Per Figure NZ.6-1, the Build to Lines for the property are 10'-0" at Pohukaina Street and adjacent to Mother Waldron Neighborhood Park and 5'-0" along Keawe Street. The maximum building placement front build to line is 40'. The primary Pohukaina frontage is set back 39'-2" and the primary Keawe frontage is set back 20'-10" with neither having any encroachments. Building facades along both frontages are built parallel to build to lines.</p>	<p>Sheet #A11.1 Level 1 (Phase 1&amp;2)</p> <p>Sheet #s, A21.1, 2 &amp; 3 Exterior Elevations</p> <p>Ground Level Landscape Plan</p>

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		(b) Wherever a build to line is equal to or greater than fifteen feet, a terrace front frontage type (see Figure FT.8 (terrace front) shall be used.	b) <b>Complies</b> — As Build to Lines are greater than 15 feet along Pohukaina Street and Keawe Street, Terrace Fronts will be used along both frontages.	
BUILDING FORM	§15-217-54 Building form  Figure 1.12, Building Form  Figure NZ.6, Pauahi (PA) Zone	(c) Where the floor plate ratio identified in Figures BT.1 to BT.10 indicate a value of less than one hundred per cent, the remainder value of setback area is considered the building void (see Figure 1.12-C (illustrative building void and floor plate diagrams). At least twenty-five per cent of the building void shall be located along the facade and have a minimum depth of ten feet, as measured from the facade toward the rear lot line; provided, however, that this minimum depth from the facade shall be increased by three feet for every ten feet of building height.	(c) <b>Requested Exemption: 201H Exception</b> Request to increase floor plate to 11,908 SF for Phase 1 tower and 10,403 SF for Phase 2 tower in lieu of BT.10 allowable 10,000 SF. Project lot area is 66,423 SF.	Sheet #A11.1 Level 1 (Phase 1&2)  Sheet #s A21.1, A21.2 & A21.3 Exterior Elevations  Sheet # Landscape/Planting Plan
		(f) All new principal buildings shall be designed with a street front element conforming to Figure 1.3-D (development standards summary- building form). See Figure 1.12-A (illustrative building form diagram) and attached at the end of this chapter, for an illustrative example of a street front element.	(f) <b>Requested Exemption: 201H Exception</b> Request to increase street front element height to 86'-1" in lieu of 65' noted in Figure 1.3.	
ARCHITECTURAL DESIGN	§15-217-55, Architectural Design.  Figure 1.6A, View Corridors  Figure 1.6B, View Preservation  Figure 1.13, Building Placement and Encroachments	(a) Awnings, trellises and canopies:  (1) The use of vinyl or plastic awnings, trellises and canopies is prohibited along promenade streets and view corridor streets;  (2) Awnings, trellises, and canopies shall comply with Figure 1.13 (building placement and encroachments);  (3) Awnings, trellises, and canopies shall not obstruct views of pedestrian-oriented signage (e.g., blade sign) for shops and businesses; and	(a) <b>Complies</b> — No awnings, trellises, or canopies are proposed along the building frontage along Pohukaina Street or Keawe Street. Trellises and a shade structure are proposed on the recreation deck (level 10) and will be in compliance with §15-217-55(a)(1 – 4).	Sheet #s A21.1, 2 & 3 Exterior Elevations  Sheet # Ground Level Landscape Plan and Level 10 Landscape Plan  Sheet # A11.6 Level 10

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>(4) The location of awnings on a facade shall be of a consistent height. Similarly, the location of awning on a facade shall generally align with those on adjacent buildings, to the extent practicable.</p>		<p>Sheet # A01.1 Site Plan Level One</p> <p>Sheet # A01.2 Site Plan Roof Plan</p> <p>Sheet # A11.1 Level 1 (Phase 1 and 2)</p>
		<p>(b) Balconies:</p> <p>(1) Balconies shall be accessible from inside the building;</p> <p>(2) Balconies shall not be completely enclosed;</p> <p>(3) Balconies shall comply with Figure 1.13 (building placement and encroachments); and</p> <p>(4) For floors one through five, balconies adjoining dwellings within multi-family buildings shall have a minimum depth of at least five feet.</p>	<p>(b) <b>Complies</b> — Common area balconies located on Phase 1 tower floor 29 and Phase 2 tower floor 4 comply with all balcony standards. The individual units do not have balconies.</p>	
		<p>(d) Storm water drainage. Rainwater shall be diverted away from sidewalks through downspouts visible on the rear building elevation, internal drain pipes, or through awnings or canopies.</p>	<p>(d) <b>Complies</b> — Storm water will be piped and will not drain across pedestrian areas.</p>	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>(e) Fences, walls, and hedges:</p> <p>(1) Fences, walls, and hedges may be constructed or installed to a height of six feet in any side yard or rear yard and to a height of four feet in any portion of a front yard or a side yard that faces a thoroughfare, except where the rear yard or side yard abuts a parking lot or industrial use, a maximum six-foot tall fence, hedge or wall is permitted;</p> <p>(2) Retaining walls shall be constructed out of masonry or stone or another equally durable material;</p> <p>(3) Fences shall be constructed out of ornamental iron, steel, wood pickets and/or a synthetic wood product (such as wood filled Recycled plastic lumber) and may have stucco or masonry piers;</p> <p>(4) Chain link, barbed wire, vinyl, plastic or exposed cinder block walls are prohibited within front yards abutting any boulevard, avenue, or promenade street; and</p> <p>(5) Fences in front yards or side yards facing a thoroughfare shall be painted or constructed out of a decorative material compatible with the materials of the principal building.</p>	<p>(e) <b>Complies</b> — fences, walls, and hedges will comply.</p>	
		<p>(f) Lighting:</p> <p>(1) Entrances, arcades and passageways shall be illuminated;</p> <p>(2) Courtyards, passageways, roof gardens, corner plazas, and other landscaped areas shall provide pedestrian-scaled, tamperproof lights;</p> <p>(3) Lighting sources shall be constructed or installed so that light is aimed downwards</p>	<p>(f) <b>Complies</b> — All pedestrian areas, including entrances, arcades, passageways, and courtyards will be properly lit with shielded fixtures. Lighting sources will use full shielded cutoffs so that light is aimed downwards and does not spill over to abutting properties. Incandescent exterior lights and high-pressure sodium lights will not be used.</p>	



**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>and does not spill over to abutting properties;</p> <p>(4) Lighting that is visible from adjacent properties or thoroughfares shall be indirect or incorporate full shield cutoffs;</p> <p>(5) Incandescent exterior lights and high-pressure sodium lights are prohibited; and</p> <p>(6) Architectural details may be accented through lighting.</p>		
		<p>(g) Building facade and elevation materials. A change of exterior texture and material shall be accompanied by a change in plane. However, glazing and spandrel glass is exempt from this provision.</p>	<p>(g) <b>Complies</b> — Building materials will be differentiated by color and plane to provide visual interest and break up massing.</p>	
		<p>(h) Roofs:</p> <p>(1) Roofs may be accessible and used as roof decks, gardens, balconies or terraces;</p> <p>(2) Roofs shall be finished with light colors for reflectivity or incorporate landscaping; and</p> <p>(3) Roof top mechanical equipment shall be clustered away from the edge of the building and either painted to match the roof top or located behind a parapet wall or in a roof top mechanical equipment enclosure so that it is not visible from a thoroughfare, historic or public buildings.</p>	<p>(h) <b>Complies</b> — A portion of the podium roof between the two towers will be used as a landscaped recreation deck. Tower roofs will be finished in a white color. Roof top mechanical equipment will be located away from the edge of the building and either painted to match the roof top color or located behind a parapet wall or in a roof top mechanical equipment enclosure so that it is not visible from a thoroughfare or public buildings.</p>	
		<p>(i) Service functions:</p> <p>(1) Utilities, service elements, recycling and trash elements shall be located off alleys (where present), or in structured parking garages where they exist. Alternatively, they may be located at least ten feet behind the facade of a principal building or screened from view from a thoroughfare other than an</p>	<p>(i) <b>Complies</b> — Service functions, utilities, recycling, and trash elements are located within the podium and side yard and are not visible from thoroughfares or public areas. A transformer and switch are located near Keawe Street but will be screened with landscaping.</p>	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>alley or service street, with a hedge, landscaping, low wall, or fence;</p> <p>(2) Prohibited materials for constructing recycling or trash enclosures include: chain link, fencing with slats mesh screen, cinderblocks, or unpainted wood;</p> <p>(3) Utilities and service elements that are visible from thoroughfares shall be incorporated in the building structure in a manner accessible to the trash collection service provider, but shall not be visually intrusive through use of the following strategies:</p> <p>(A) Burying underground (utility wires, meters, transformers);</p> <p>(B) Incorporation into the building or parking garage as a utility room (meters, transformers) ;</p> <p>(C) Screening behind building (meters, terminal boxes); and</p> <p>(D) Clustering on roof within a mechanical enclosure (HVAC); and</p> <p>(4) Recycling or trash enclosures shall be of a similar material and color with the principal building.</p>		
		<p>(j) Signage. All signs shall be in compliance with the applicable rules and regulations administered by the city and county of Honolulu, as provided for in the city and county of Honolulu's land use ordinance, as it may be amended from time to time.</p>	<p>(j) <b>Complies</b> - Signs will be in compliance with the applicable rules and regulations administered by the City and County of Honolulu, as provided for in the City and County of Honolulu's Land Use Ordinance.</p>	
		<p>(k) Windows:</p> <p>(1) Highly-reflective, mirrored, and opaque window glazing are prohibited;</p>	<p>(1) <b>Complies</b> — highly-reflective, mirrored, and opaque window glazing will not be used.</p>	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		(2) Window glazing shall be transparent with clear or limited UV tint so as to provide views out of and into the building. Visible light transmission level of windows on the ground floor shall be seventy per cent or greater and on all other floors the visible light transmission level shall be fifty per cent or greater;	(2) <b>Complies</b> — Glazing will be consistent with Interpretation INT-1-21.	
		(3) For floors one through ten, all principal building windows shall be operable;	(3) <b>Requested Exemption: 201H Exemption requested for windows on the ground level (lobby and retail spaces) to be inoperable.</b> The ground floor lobby and retail spaces will have glazing and doors but not operatable windows.	
		(4) Vinyl window frames are prohibited, except for Figures BT.1 to BT.3;  (5) Pop-in muntins are prohibited below the third floor; and  (6) Window grilles are prohibited except at window openings to podium parking or on building elevations facing alleys.	The Project complies with all other window standards.	
		(l) View preservation:  (1) Mauka and makai views to the mountains and the waterfront shall be preserved through orientation of towers with the long side of the tower parallel to the mauka-makai axis (see definitions section and Figure 1.6B (view preservation), dated September 2011, made a part of -this chapter, and attached at the end of this chapter);	(l) <b>Complies:</b>	
		(2) The orientation of the tower may deviate from its designated mauka-makai axis by a maximum of twenty degrees. The authority may consider, pursuant to section 15-217-82 of this rule, a deviation of the tower orientation of more than twenty degrees from the designated mauka-makai axis provided	(2) Mauka-Makai views will be preserved as the towers will be oriented on a Mauka-Makai axis.	Sheet A01.1 (Site Plan Level One)

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		that the applicant demonstrates to the satisfaction of the authority that based on building massing, tower floor plate size, tower configuration, tower orientation, energy efficiencies, and other pertinent factors that the proposed tower orientation will not have a greater impact on mauka-makai view than would result from a twenty degree mauka-makai orientation;		
		(3) The tower floor plate shall not exceed a horizontal plan projection dimension of one hundred and fifty feet on one direction and a maximum length of two hundred and ten feet between two farthest points of the tower floor plate. The plan projection dimension measured perpendicular to the horizontal projection may exceed one hundred and fifty feet provided that the maximum dimension between two farthest points on the tower foot print do not exceed two hundred and ten feet in length;	(3) The Phase 1 tower floor plate will measure 64'-3" wide by 210'-0" long. The Phase 2 tower floor plate will measure 58'-0" wide by 190'-2" long.  Phase 1 tower will be set back 39'-2" from the Pohukaina Street property line. Phase 2 tower will be set back 20'-4" from the Pohukaina Street property line.	
		(4) A proposed tower shall be located a minimum of three hundred feet from an existing tower, when any portion of the proposed tower falls within the existing tower's mauka-makai zone (see definitions section and Figure 1.6B (view preservation));	(4) <b>Requested Exemption: 201H Exemption requested to be no less than 40 feet from the nearest tower.</b>	
		(5) No tower shall be less than eighty feet from another tower; and	(5) <b>Requested Exemption: 201H Exemption requested to be no less than 40 feet from the nearest tower.</b>	
		(6) The areas of buildings above sixty-five feet on view corridor streets shall be setback by fifty feet behind the lot line.	(6) <b>Complies</b> — the property is not along a designated view corridor, is sufficiently set back from the build to line, and will not have any encroachments.	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		(m) Storefronts and windows for retail:  (1) Applicability. This subsection applies to existing or newly proposed principal buildings used or intended to accommodate the retail land use classification;		
		(2) Stores that occupy greater than sixty feet of frontage shall incorporate multiple entrances along the street;		
		(3) Street front elements shall have a depth of forty to eighty feet of usable commercial space with potential for dividing walls at least every thirty feet;	(3) <b>Requested Exemption: 201H Exemption</b> Request to reduce retail depth to 20' in lieu of 40'-to 80'. The retail space along Keawe street will have multiple entrances and ranges from approximately 21' to 41' deep.	
		(4) At least seventy per cent of a retail thoroughfare front element shall be transparent glazing, with at least seventy per cent of the glazing to allow views into the store rather than being shallow window box displays;	(4) <b>Complies</b> — At least 70 percent of the retail element along Keawe Street will be transparent glazing, with at least seventy percent of the glazing allowing views into the retail space, rather than being shallow window box displays.	
		(5) No more than thirty per cent of the window area at facades may be obstructed by signage or interior displays;		
		(6) All principal entrances shall be located along the thoroughfare or a thoroughfare facing courtyard, rather than from a parking area, alley, or another point within the interior of a block;	(6) <b>Complies</b> — All principal retail entrances will be located along Keawe Street.	
		(7) Display windows shall be used on the ground floor and on upper floors of retail space; and		

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		(8) Buildings facades and side elevations shall accommodate signage for ground floor retail tenants.		
<b>LANDSCAPE</b>	<b>§15-217-56 Landscape and Recreation Space</b>	(a) All yards shall be landscaped with native or adapted plant species and/or hardscaped with permeable material.	(a) <b>Requested Exemption: 201H Exemption requested for use of non-permeable pavement in lieu of permeable pavement.</b>	Ground Level Landscape Plan and Level 10 Landscape Plan
		(b) Historic landscapes and exceptional trees as designated by the city and county of Honolulu shall be protected and preserved. In the case where historic landscapes and exceptional trees conflict with prescribed standards in the rules, the historic landscape or exceptional tree takes precedence.	(b) N/A – No historic landscapes or exceptional trees exist on the Project site.	
		(c) Landscaping shall have an automatic irrigation system with a rain or moisture sensor.	(c) <b>Complies</b> - All landscaped areas will have an automatic irrigation system with a rain or moisture sensor.	
		(d) Residential projects requiring a development permit shall provide fifty-five square feet of recreation space per dwelling unit. The required onsite recreation space, if provided outdoors, may be used to satisfy the open space requirement	(d) <u>Required</u> : 34,595 SF (630 units x 55 SF per unit = 34,650 SF) <u>Provided</u> : 22,289 SF  <b>Requested Exemption: 201H Exemption requested to provide less than the required amount of recreation space.</b>	Sheets A01.3 & A01.4 (Recreation and Open Spaces)
<b>LARGE LOTS</b>	<b>§15-217-58 Large Lots</b>	(b) Applicability. Each building within a large lot project shall comply with the applicable requirements in the development standards by zone and all other relevant standards in the rules. The following standards shall apply to large lot projects (i.e., larger than 140,000 square feet).	NA- Project site is 64,423 SF, which is below the Large Lot threshold of 140,000sf.	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
GREEN BUILDING	§15-217-59, Green Building	<p>(c) Green building standards:</p> <p>(1) A project shall qualify for the applicable base LEED rating system at the appropriate certification level (e.g., new construction projects shall qualify for LEED for new construction) ;</p> <p>(2) The applicable base rating system shall be chosen by the applicant based on the construction type, size, and use of the proposed project;</p> <p>(3) The project shall document the achievement of at least one LEED point in either sustainable sites, stormwater design, quantity control; or stormwater design, quality control;</p> <p>(4) The project shall document the achievement of at least one LEED point in either sustainable sites, heat island effect, nonroof, or roof;</p> <p>(5) The project must document the achievement of at least one point in water efficiency, (WE) credit I: water efficient landscaping;</p>	<p>(c) <b>Requested Exemption: 201 Exemption requested. The Project will be designed to meet LEED Certified criteria for multifamily housing to the extent possible; however, at this stage in the design process, it is not known which specific LEED criteria will be achieved.</b></p>	
ENCROACHING ELEMENTS	§15-217-60, Encroaching Elements  Figure 1.13-C, Building Placement and Encroachments	Architectural features may encroach beyond a required build to line, as designated in Figure 1.13-C (encroachments).	N/A - No encroachments are proposed.	
HISTORICAL AND CULTURAL SITES	§15-217-62, Historical and Cultural Sites	(b) Applicability. This section applies to all historical or culturally significant properties.	(b) N/A - The Project site is not considered a historic or culturally significant site. However, Mother Waldron Neighborhood Park, located adjacent to the Project site, is listed on the State Register of Historic Places.	Sheet #A11.1 Level 1 (Phase 1&2)

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
<b>PARKING AND LOADING</b>	<b>§15-217-63 Parking and Loading,</b>  <b>Figure 1.10, Parking</b>	(a) Applicability. This section applies to all new principal buildings in the mauka area or additions to buildings on properties that exceed twenty-five per cent of the existing floor area on said property.	(a) Structured parking is provided to support uses within the Project.	Sheet #A0.0 Cover Page  Sheet #A11.1 Level 1 (Phase 1&2)
		(b) Access:  (1) Parking shall be accessed from an alley;  (2) When there is no alley present, parking shall be accessed from a parking access street as indicated in Figure 1.10 (parking);  (3) When access from a parking access street is not possible, parking shall be accessed from an alternative parking access street as indicated in Figure 1.10 (parking);  (4) When access from an alternative parking access street is not possible, an alternative parking plan may be submitted; and  (5) Driveway access for parking shall be a minimum of fifty-five feet from an intersection measured from the right-of-way.	(b) <b>Complies</b> - All spaces are contained in a parking structure, which is accessed via gated driveways off Keawe Street (Parking Access Street) and Pohukaina Street (Alternative Parking Access Street). Driveway access is located more than 55 feet from the nearest intersection.	
		(c) Curb cuts  (1) The number of curb cuts shall be minimized, especially along alternative parking access streets, to the maximum practicable extent. Shared alleys, access drives and parking arrangements are encouraged to reduce the need for new curb cuts;  (2) Maximum width of new curb cuts shall be twenty-five feet for a two-way driveway and twelve feet for a one-way driveway, except that driveways for front yard houses and all	(c)(1) <b>Complies</b> - Curb cuts are minimized as there are only two curb cuts on Pohukaina Street (Alternative Parking Access Street), both of which are necessary to facilitate a convenient drop off area for residents and their guests. There are currently four existing curb cuts on Pohukaina Street providing access to the property; thus, the project will reduce the number of curb cuts on Pohukaina Street. a new curb cut is located on Keawe Street.  <b>(c)(2) Requested Exemption: 201H Exemption requested for curb cuts to comply with City and County Standard driveways for two-way</b>	



**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
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CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>other detached dwellings shall be no more than ten feet in width; and</p> <p>(3) Curb cuts shall be setback a minimum of twenty-two feet from adjacent properties. Lots with less than one hundred linear feet of frontage are exempt from this provision.</p>	<p>driveways (24 feet) and one-way driveways 14 feet).</p> <p>(c)(3) Complies All curb cuts are located more than 22 feet from adjacent properties on Pohukaina Street and Keawe Street.</p>	
		<p>(d) Placement</p> <p>(1) Parking shall be a minimum of forty feet behind any lot line, unless indicated otherwise in Figure 1.10 (parking) ;</p> <p>(2) Parking lots and structures shall not front a civic space; and</p> <p>(3) Parking is prohibited within any building front setback or front yard, except in the CK neighborhood zone.</p>	<p>(d) <b>Requested Exemption:</b> 201H Exemption requested for parking located within 40 feet of a lot line. Parking is not located within the front yard setback area.</p>	
		<p>(e) Quantity</p> <p>(1) Required number of off-street parking spaces is as follows:</p> <p>Multi-family dwelling six hundred square feet or less: 0.9 per unit;</p> <p>Multi-family dwelling greater than six hundred square feet: 1.25 per unit;</p> <p>Commercial, clinics, administrative and all other uses: one per four hundred fifty square feet of floor area;</p> <p>Restaurants and bars, and dance-nightclubs: 0.9 per three hundred square feet of eating or drinking area, plus 0.9 per twenty-five square feet of dance floor area, plus one per four hundred fifty square feet of kitchen or accessory area;</p>	<p>(e) <b>Complies.</b></p> <p><u>Phase 1 required:</u> 265 units greater than 600 SF x 1.25 = 331.25 spaces 166 units 600 SF or less x 0.9 = 149.40 spaces Total spaces required: 481 spaces</p> <p>Phase 1 provided: 626 spaces, including 110 for future DOE facility</p> <p><u>Phase 2 required:</u> 118 units greater than 600 SF x 1.25 = 147.50 spaces 76 units 600 SF or less x 0.9 = 68.40 spaces 5,027 SF retail / 450 SF = 12 spaces Total spaces required: 228 spaces</p> <p>Phase 2 provided: 244 spaces</p> <p><u>Total required:</u> 734 spaces</p> <p><u>Total provided:</u> 870 spaces</p>	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>(f) Shared parking:</p> <p>(1) Because of the mixed-use nature of the mauka area and the differing peaks associated with different uses, the same parking facility may be utilized by a variety of users throughout the day. This can reduce the total number of parking spaces needed to serve the peak parking demand of the mauka area. The executive director may authorize shared parking based upon a finding that adequate parking or loading spaces will be provided;</p> <p>(2) Required parking may be adjusted downward, without the need for a variance, according to the shared parking factor of Figure 1.10-A (parking); and</p> <p>(3) Parking required by the rules for an individual project shall be located within 1,200 feet of the project site, within the mauka area, or outside the boundary by covenant, lease, license or other arrangement to the satisfaction of the executive director.</p>	<p>(f) The Project does not use shared parking, however, 110 parking spaces will be provided in the parking structure for use by a future DOE facility adjacent to the Project site.</p>	
		<p>(g) On street. Marked on-street parking shall count towards required parking when the on-street parking is adjacent to the parcel or within two hundred feet of the parcel.</p>	<p>(g) N/A - On-street parking is not utilized to meet project needs</p>	
		<p>(h) Aisle and space dimensions:</p> <p>(1) Each standard parking space shall be no less than 8.5 feet wide and eighteen feet long;</p> <p>(2) Each compact parking space shall be no less than 7.5 feet wide and sixteen feet long and shall be marked as a compact space; and</p>	<p>(h) <b>Requested Exemption:</b> 201H Exemption requested for standard parking spaces to have a minimum width of 8'-3" in lieu of the 8'-6" standard parking space width required under §15-217-63(h)((1), HAR. Parking space minimum width will be as allowed under Section 21-6.50(a), Revised Ordinances of Honolulu, which allows for encroachment of structural columns into a portion of parking spaces.</p>	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>(3) Ingress and egress aisles shall be provided to a thoroughfare and between parking bays. Minimum aisle widths for parking bays shall be:</p> <ul style="list-style-type: none"> <li>(A) Parking at 0 - 44 degrees: 12 feet;</li> <li>(B) Parking at 45 - 59 degrees: 13.5 feet;</li> <li>(C) Parking at 60 - 69 degrees: 18.5 feet;</li> <li>(D) Parking at 70 - 79 degrees: 19.5 feet;</li> <li>(E) Parking at 80 - 89 degrees: 21 feet; and</li> <li>(F) Parking at 90 degrees: 22 feet; Notwithstanding the foregoing, for a parking angle of ninety degrees, the minimum aisle width may be reduced by one foot for every six inches of additional parking space width above the minimum width, to a minimum aisle width of nineteen feet.</li> </ul>		

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>(i) Design:</p> <p>(1) Tandem parking and hydraulic lifts are permitted in parking facilities used for residential purposes, when both spaces are utilized by a single dwelling; (2) Tandem parking and hydraulic lifts are permitted in any attended parking facility;</p> <p>(3) Storage is permitted above all parking spaces constructed in parking garages or in parking structures;</p> <p>(4) Robotic parking is permitted;</p> <p>(5) Any mechanical equipment for providing parking shall be visually screened from view at abutting thoroughfares by architectural or landscape treatments;</p> <p>(6) High albedo concrete shall be used instead of asphalt in surface parking lots; and</p> <p>(7) All sources of illumination shall be shielded to prevent any direct reflection toward adjacent premises.</p> <p>Nz.6.</p>	<p>(i) N/A – Tandem parking and hydraulic lifts will not be utilized.</p>	
		<p>(j) Landscaping for surface lots:</p> <p>(1) Parking lot landscape requirements are one tree per twenty spaces with a minimum of one landscaped island for every ten spaces;</p> <p>(2) Every other row of parking shall include a landscaped median for the entire length of a bay. The entire length shall be planted with large shade trees at least every forty-five feet. Where a tree planting island occurs the entire length of a bay, there shall be a minimum of one planting island every fifteen spaces and a minimum of one</p>	<p>(j) N/A – Surface parking lots are not included in the proposed Project</p>	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT																					
		<p>large shade tree every fifteen spaces in a tree planting island; and</p> <p>(3) Permeable surfaces for parking and maneuvering areas are permitted.</p>																							
		<p>(k) Structures. Priority placement near entries, doors, elevators, or stairs within parking structures shall be given to parking for bicycles, car-shares, and plug-in electric vehicles.</p>	<p>(k) <b>Complies</b> – Bike parking is conveniently placed.</p>																						
		<p>(l) Loading:</p> <p>(1) The following loading space requirements shall apply:</p> <table border="0" data-bbox="724 787 1165 1112"> <thead> <tr> <th><u>Uses</u></th> <th><u>Loading Requirements</u></th> <th><u>Floor Area (in square feet)</u></th> </tr> </thead> <tbody> <tr> <td rowspan="5">Goods and services and industrial:</td> <td>one</td> <td>2,000 - 10,000</td> </tr> <tr> <td>two</td> <td>10,001 - 20,000</td> </tr> <tr> <td>three</td> <td>20,001 - 40,000</td> </tr> <tr> <td>four</td> <td>40,001 - 60,000</td> </tr> <tr> <td>one</td> <td>Each additional 50,000 over 60,000</td> </tr> <tr> <td rowspan="3">Multiple-family dwellings:</td> <td>one</td> <td>20,000 - 150,000</td> </tr> <tr> <td>two</td> <td>150,001 - 300,000</td> </tr> <tr> <td>one</td> <td>Each additional 200,000 over 300,000</td> </tr> </tbody> </table> <p>(2) Loading space requirements shall be provided within a building, lot, or alley. Loading spaces are prohibited in thoroughfares;</p> <p>(3) Access to a loading space shall not be from a promenade street;</p> <p>(4) When only one loading space is required and total floor area is less than 5,000 square feet, the minimum horizontal dimensions of the space shall be 19 x 8-1/2 feet, and the</p>	<u>Uses</u>	<u>Loading Requirements</u>	<u>Floor Area (in square feet)</u>	Goods and services and industrial:	one	2,000 - 10,000	two	10,001 - 20,000	three	20,001 - 40,000	four	40,001 - 60,000	one	Each additional 50,000 over 60,000	Multiple-family dwellings:	one	20,000 - 150,000	two	150,001 - 300,000	one	Each additional 200,000 over 300,000	<p>(l) <b>Complies</b> – Three loading spaces are provided on the ground floor of the parking structure. Four loading spaces are required, however, in applying the adjustment allowed in §15-217-63 (l)(13), one fewer loading space is provided.</p>	
<u>Uses</u>	<u>Loading Requirements</u>	<u>Floor Area (in square feet)</u>																							
Goods and services and industrial:	one	2,000 - 10,000																							
	two	10,001 - 20,000																							
	three	20,001 - 40,000																							
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**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>space shall have a vertical clearance of at least ten feet;</p> <p>(5) When more than one loading space is required, the minimum horizontal dimensions of at least half of the required spaces shall be 12 x 35 feet and have a vertical clearance of at least fourteen feet. The balance of the required spaces shall have horizontal dimensions of at least 19 x 8-1/2 feet and vertical clearance of at least ten feet;</p> <p>(6) Each loading space shall be unobstructed and shall be arranged so that any vehicle may be moved without moving the other;</p> <p>(7) Adequate maneuvering areas and access to a street shall be provided and shall have a vertical clearance not less than the applicable height for the loading space;</p> <p>(8) All loading spaces and maneuvering areas shall be paved with an all-weather surface;</p> <p>(9) Where loading areas are illuminated, all sources of illumination shall be shielded to prevent any direct reflection toward adjacent premises;</p> <p>(10) Loading spaces for three or more vehicles shall be arranged so that no maneuvering to enter or leave a loading space shall be on any public street, alley or walkway;</p> <p>(11) Each required loading space shall be identified as such and shall be reserved for loading purposes;</p> <p>(12) No loading space shall occupy required offstreet parking spaces or restrict access; and</p> <p>(13) An adjustment of up to fifty per cent of the required number of loading spaces may be allowed when such spaces are assigned</p>		

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>to serve two or more uses of a single project jointly, provided that:</p> <p>(A) Each use has access to the loading zone without crossing any street or public sidewalk; and</p> <p>(B) The amount of loading spaces which may be credited against the requirements for the use or uses involved shall not exceed the number of spaces reasonably expected to be available during differing periods of peak demand.</p>		
		<p>(m) Bicycle parking:</p> <p>(1) Both short-term bicycle parking and long-term bicycle parking shall be provided;</p> <p>(2) Bicycle parking shall be provided within four hundred feet of the principal entrance of the building;</p> <p>(3) Instructional signs shall be used to explain how to use the bicycle parking device and directional signage shall be installed when bicycle parking locations are not readily visible from entrances; and</p> <p>(4) For use classifications not specifically mentioned, requirements will be determined by the executive director based on the most similar use listed, except that Figures BT.1 to BT.3; are exempt from bicycle parking requirements.</p>	<p>(m) <b>Complies</b> – 321 long term bicycle parking spaces are provided in the parking garage on Level 1 and Level 2.</p> <p>23 short term bicycle parking spaces are provided on the ground floor, within 400 feet of the principal entrance on the ground floor.</p>	<p>Sheet A11.1 Level 1 (Phase 1&amp;2), Sheet 11.2 Level 2 (Phase 1&amp;2)</p> <p>Ground Level Landscape Plan</p>
<p><b>PUBLIC FACILITIES DEDICATION FEE</b></p>	<p><b>§15-217-65 Public Facilities Dedication Fee</b></p>	<p>(b) Dedication requirement. As a condition precedent to the issuance of an improvement permit or development permit, the developer shall dedicate land for public facilities. The dedication of land for public facilities shall be subject to the maximum ceiling in land or money in lieu thereof</p>	<p>(d) <b>Requested Exemption: 201H Exemption requested to exempt the project from public facilities dedication land and fee requirements.</b></p> <p>If required, the Project would be required to dedicate 150.6 SF in public facilities.</p>	<p>Sheet #: A0.0 Cover Page</p>

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>calculated in accordance with the formula designated in subsections (d) to (f) herein.</p>	<p>5,020 SF of commercial floor area (5,027 sf) x 3.0% = 150 SF public facilities dedication requirement.</p> <p>As a 100% affordable housing development, the Project does not have a public facilities dedication requirement for its residential uses.</p>	
		<p>(c) In-lieu fee payments. As an alternative to the land dedication requirement of section 15-217-65(b), an in-lieu fee payment may be authorized as follows:</p> <p>(1) For improvement permit applications, the executive director may authorize a developer to pay an in-lieu fee equal to the value of land which would otherwise have had to be dedicated, or combine the payment of fee with land to be dedicated. The total value of such combination shall be not less than the value of land which would otherwise have had to be dedicated; and</p> <p>(2) For development permit applications, the authority may authorize a developer to pay a fee equal to the value of land which would otherwise have had to be dedicated or combine the payment of fee with land to be dedicated. The total value of such combination shall be not less than the value of land which would otherwise have had to be dedicated.</p>		
		<p>(d) Minimum dedication requirements. Minimum dedication requirements. Land dedication requirements are:</p> <p>(1) Three per cent of the total commercial floor area;</p> <p>(2) Four per cent of the total residential floor area exclusive of floor area devoted to reserved housing units and their associated</p>		



**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Mauka Area Rules Title 15, Chapter 217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
		<p>common areas in proportion with the floor area of other uses; and</p> <p>(3) If the area of land approved for dedication is less than the land area required under subsection (d) (1) and (2) above, the developer shall be required to pay a fee equal to the fair market value of the land area which is the difference between the land area dedicated and the land area required under subsection (d) (1) and (2) above.</p>		
<b>IMPROVEMENT AND DEVELOPMENT PERMITS</b>	<b>§15-217-80 Improvement and Development Permits</b>	<p>(a) Applicability. All new improvement projects and developments shall require a permit unless waived in accordance with section 15-217-90 (minor changes) or eligible for a rules clearance under section 15-217-79.</p> <p>(b) Initiation. A developer may apply for an improvement permit or development permit by filing an application with the executive director.</p> <p>(c) Types. There shall be two types of permits - improvement and development. Each type shall be subject to the decision-maker review and action pursuant to Figure 1.1 (approval requirements matrix):</p> <p>(1) Improvement permits shall apply to improvement projects and are subject to executive director review and action; and;</p> <p>(2) Development permits shall apply to developments and are subject to authority review and action.</p>	<b>Requested Exemption:</b> 201H Exemption requested to process the proposed Project through HHFDC and under Chapter 201H, HRS instead of HCDA and HAR §15-217-80 (Improvement and Development Permits).	

**COMPLIANCE WITH MAUKA AREA RULES (CHAPTER 15-217, HAR) AND  
KAKAAKO RESERVED HOUSING RULES (CHAPTER 15-218, HAR)**

CATEGORY	Kakaako Reserved Housing Rules Title 15, Chapter 218, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)	SHEET/ COMMENT
ALL	§15-218-1 through §15-218-55		<b>Requested Exemption:</b> 201H Exemption requested to process the proposed Project through HHFDC and under Chapter 201H, HRS instead of HCDA and HAR §15-218 (Reserved Housing Rules).	

# 690 POHUKAINA STREET AFFORDABLE HOUSING

## 690 Pohukaina Street - Totals

Project Totals (Phase 1 & 2)			
	Phase 1	Phase 2	Total
Total Units	431	194	625
Total Unit Gross Area	286,123	124,502	410,625
Total Unit Net Area	264,734	115,000	379,734
Retail		5,027	5,027
Total Gross Area Without Parking	370,179	169,613	539,792
Total Gross Area With Parking	586,459	263,627	850,086
<b>Total HCDA Area</b>	<b>336,933</b>	<b>157,192</b>	<b>494,125</b>
(Excludes Stairs, Elevators, Parking, Drive Aisles, and Loading Areas)			
	66,423	Site Area	
	7.44	F.A.R.	

Total Parking (Phase 1 & 2)	
Required Phase 1 Residential	481
Required Phase 2 Residential	216
Required Phase 2 Retail Parking	12
<b>Total HCDA Required Parking</b>	<b>709</b>
DOE Parking Requested	110
Total Parking Requested	819
Phase 1 Parking Provided	626
Phase 2 Parking Provided	244
<b>Total Parking Provided</b>	<b>870</b>

Total Bicycle Parking (Phase 1 & 2)		
Residential		
Long Term		Short Term
Phase 1		
220	Provided in 55 High Capacity Racks	14
Phase 2		
100	Provided in 25 High Capacity Racks	6
Commercial		
Long Term		Short Term
1		3
Total		
Long Term		Short Term
321		23

Loading Spaces		
Goods and Services	5,027 s.f. Retail	1 Loading Space Required
2,000 - 10,000 s.f. 1 Space Req.		
Residential	410,625 s.f. Unit Gross Area	3 Loading Spaces Required
150,000 - 300,00 s.f. - 2 required		
1 additional for each additional 200,00 s.f.		4 Loading Spaces Required
		3 Loading Spaces Provided



STREET VIEW PHASE 1 AND 2 TOWERS

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2022-40175  
 DATE ISSUED: 1/17/2023  
 SCALE:

**A0.0**  
**COVER PAGE**  
**PROJECT**  
**TOTALS**



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**PHASE 2 UNITS**

														Units > 600 SF	Units ≤ 600 SF	Total Units
<b>Level 18</b>																
1816 2 Bedroom 871 Sq.Ft.	1817 Studio 370 Sq.Ft.	1818 Studio 382 Sq.Ft.	1819 1 Bedroom 632 Sq.Ft.	1820 1 Bedroom 633 Sq.Ft.	1821 1 Bedroom 634 Sq.Ft.	1822 Studio 447 Sq.Ft.	1823 2 Bedroom 995 Sq.Ft.	1824 2 Bedroom 900 Sq.Ft.	1825 Studio 392 Sq.Ft.	1826 1 Bedroom 639 Sq.Ft.	1827 1 Bedroom 576 Sq.Ft.	1828 3 Bedroom 1069 Sq.Ft.		8	5	13
<b>Level 17</b>																
1716 2 Bedroom 871 Sq.Ft.	1717 Studio 370 Sq.Ft.	1718 Studio 382 Sq.Ft.	1719 1 Bedroom 632 Sq.Ft.	1720 1 Bedroom 633 Sq.Ft.	1721 1 Bedroom 634 Sq.Ft.	1722 Studio 447 Sq.Ft.	1723 2 Bedroom 995 Sq.Ft.	1724 2 Bedroom 900 Sq.Ft.	1725 Studio 392 Sq.Ft.	1726 1 Bedroom 639 Sq.Ft.	1727 1 Bedroom 576 Sq.Ft.	1728 3 Bedroom 1069 Sq.Ft.		8	5	13
<b>Level 16</b>																
1616 2 Bedroom 871 Sq.Ft.	1617 Studio 370 Sq.Ft.	1618 Studio 382 Sq.Ft.	1619 1 Bedroom 632 Sq.Ft.	1620 1 Bedroom 633 Sq.Ft.	1621 1 Bedroom 634 Sq.Ft.	1622 Studio 447 Sq.Ft.	1623 2 Bedroom 995 Sq.Ft.	1624 2 Bedroom 900 Sq.Ft.	1625 Studio 392 Sq.Ft.	1626 1 Bedroom 639 Sq.Ft.	1627 1 Bedroom 576 Sq.Ft.	1628 3 Bedroom 1069 Sq.Ft.		8	5	13
<b>Level 15</b>																
1516 2 Bedroom 871 Sq.Ft.	1517 Studio 370 Sq.Ft.	1518 Studio 382 Sq.Ft.	1519 1 Bedroom 632 Sq.Ft.	1520 1 Bedroom 633 Sq.Ft.	1521 1 Bedroom 634 Sq.Ft.	1522 Studio 447 Sq.Ft.	1523 2 Bedroom 995 Sq.Ft.	1524 2 Bedroom 900 Sq.Ft.	1525 Studio 392 Sq.Ft.	1526 1 Bedroom 639 Sq.Ft.	1527 1 Bedroom 576 Sq.Ft.	1528 3 Bedroom 1069 Sq.Ft.		8	5	13
<b>Level 14</b>																
1416 2 Bedroom 871 Sq.Ft.	1417 Studio 370 Sq.Ft.	1418 Studio 382 Sq.Ft.	1419 1 Bedroom 632 Sq.Ft.	1420 1 Bedroom 633 Sq.Ft.	1421 1 Bedroom 634 Sq.Ft.	1422 Studio 447 Sq.Ft.	1423 2 Bedroom 995 Sq.Ft.	1424 2 Bedroom 900 Sq.Ft.	1425 Studio 392 Sq.Ft.	1426 1 Bedroom 639 Sq.Ft.	1427 1 Bedroom 576 Sq.Ft.	1428 3 Bedroom 1069 Sq.Ft.		8	5	13
<b>Level 13</b>																
1316 2 Bedroom 871 Sq.Ft.	1317 Studio 370 Sq.Ft.	1318 Studio 382 Sq.Ft.	1319 1 Bedroom 632 Sq.Ft.	1320 1 Bedroom 633 Sq.Ft.	1321 1 Bedroom 634 Sq.Ft.	1322 Studio 447 Sq.Ft.	1323 2 Bedroom 995 Sq.Ft.	1324 2 Bedroom 900 Sq.Ft.	1325 Studio 392 Sq.Ft.	1326 1 Bedroom 639 Sq.Ft.	1327 1 Bedroom 576 Sq.Ft.	1328 3 Bedroom 1069 Sq.Ft.		8	5	13
<b>Level 12</b>																
1216 2 Bedroom 871 Sq.Ft.	1217 Studio 370 Sq.Ft.	1218 Studio 382 Sq.Ft.	1219 1 Bedroom 632 Sq.Ft.	1220 1 Bedroom 633 Sq.Ft.	1221 1 Bedroom 634 Sq.Ft.	1222 Studio 447 Sq.Ft.	1223 2 Bedroom 995 Sq.Ft.	1224 2 Bedroom 900 Sq.Ft.	1225 Studio 392 Sq.Ft.	1226 1 Bedroom 639 Sq.Ft.	1227 1 Bedroom 576 Sq.Ft.	1228 3 Bedroom 1069 Sq.Ft.		8	5	13
<b>Level 11</b>																
1116 2 Bedroom 871 Sq.Ft.	1117 Studio 370 Sq.Ft.	1118 Studio 382 Sq.Ft.	1119 1 Bedroom 632 Sq.Ft.	1120 1 Bedroom 633 Sq.Ft.	1121 1 Bedroom 634 Sq.Ft.	1122 Studio 447 Sq.Ft.	1123 2 Bedroom 995 Sq.Ft.	1124 2 Bedroom 900 Sq.Ft.	1125 Studio 392 Sq.Ft.	1126 1 Bedroom 639 Sq.Ft.	1127 1 Bedroom 576 Sq.Ft.	1128 3 Bedroom 1069 Sq.Ft.		8	5	13
<b>Level 10</b>																
1014 2 Bedroom 871 Sq.Ft.	1015 Studio 370 Sq.Ft.	1016 Studio 382 Sq.Ft.	1017 1 Bedroom 632 Sq.Ft.	1018 1 Bedroom 633 Sq.Ft.	1019 1 Bedroom 634 Sq.Ft.	1020 Studio 447 Sq.Ft.	1021 2 Bedroom 995 Sq.Ft.	1022 2 Bedroom 900 Sq.Ft.	1023 Studio 392 Sq.Ft.	1024 1 Bedroom 639 Sq.Ft.	1025 1 Bedroom 576 Sq.Ft.			7	5	12
<b>Level 9</b>																
601 Studio 538 Sq.Ft.	602 2 Bedroom 895 Sq.Ft.	603 Studio 374 Sq.Ft.	604 Studio 380 Sq.Ft.	605 1 Bedroom 632 Sq.Ft.	606 1 Bedroom 633 Sq.Ft.	607 1 Bedroom 634 Sq.Ft.	608 Studio 447 Sq.Ft.	609 2 Bedroom 995 Sq.Ft.	610 1 Bedroom 741 Sq.Ft.					6	4	10
<b>Level 8</b>																
501 Studio 538 Sq.Ft.	502 2 Bedroom 895 Sq.Ft.	503 Studio 374 Sq.Ft.	504 Studio 380 Sq.Ft.	505 1 Bedroom 632 Sq.Ft.	506 1 Bedroom 633 Sq.Ft.	507 1 Bedroom 634 Sq.Ft.	508 Studio 447 Sq.Ft.	509 2 Bedroom 995 Sq.Ft.	510 1 Bedroom 741 Sq.Ft.					6	4	10
<b>Level 7</b>																
401 Studio 538 Sq.Ft.	402 2 Bedroom 895 Sq.Ft.	403 Studio 374 Sq.Ft.	404 Studio 380 Sq.Ft.	405 1 Bedroom 632 Sq.Ft.	406 1 Bedroom 633 Sq.Ft.	407 1 Bedroom 634 Sq.Ft.	408 Studio 447 Sq.Ft.	409 2 Bedroom 995 Sq.Ft.	410 1 Bedroom 741 Sq.Ft.					6	4	10
<b>Level 6</b>																
301 Studio 538 Sq.Ft.	302 2 Bedroom 895 Sq.Ft.	303 Studio 374 Sq.Ft.	304 Studio 380 Sq.Ft.	305 1 Bedroom 632 Sq.Ft.	306 1 Bedroom 633 Sq.Ft.	307 1 Bedroom 634 Sq.Ft.	308 Studio 447 Sq.Ft.	309 2 Bedroom 995 Sq.Ft.	310 1 Bedroom 741 Sq.Ft.					6	4	10
<b>Level 5</b>																
201 Studio 538 Sq.Ft.	202 2 Bedroom 895 Sq.Ft.	203 Studio 374 Sq.Ft.	204 Studio 380 Sq.Ft.	205 1 Bedroom 632 Sq.Ft.	206 1 Bedroom 633 Sq.Ft.	207 1 Bedroom 634 Sq.Ft.	208 Studio 447 Sq.Ft.	209 2 Bedroom 995 Sq.Ft.	210 1 Bedroom 741 Sq.Ft.					6	4	10
<b>Level 4</b>																
401 Studio 374 Sq.Ft.	402 Studio 380 Sq.Ft.	403 1 Bedroom 632 Sq.Ft.	404 1 Bedroom 633 Sq.Ft.	405 1 Bedroom 634 Sq.Ft.	406 Studio 447 Sq.Ft.	407 2 Bedroom 995 Sq.Ft.	408 1 Bedroom 741 Sq.Ft.							5	3	8
<b>Level 3</b>																
301 Studio 538 Sq.Ft.	302 2 Bedroom 895 Sq.Ft.	303 Studio 374 Sq.Ft.	304 Studio 380 Sq.Ft.	305 1 Bedroom 632 Sq.Ft.	306 1 Bedroom 633 Sq.Ft.	307 1 Bedroom 634 Sq.Ft.	308 Studio 447 Sq.Ft.	309 2 Bedroom 995 Sq.Ft.	310 1 Bedroom 741 Sq.Ft.					6	4	10
<b>Level 2</b>																
201 Studio 538 Sq.Ft.	202 2 Bedroom 895 Sq.Ft.	203 Studio 374 Sq.Ft.	204 Studio 380 Sq.Ft.	205 1 Bedroom 632 Sq.Ft.	206 1 Bedroom 633 Sq.Ft.	207 1 Bedroom 634 Sq.Ft.	208 Studio 447 Sq.Ft.	209 2 Bedroom 995 Sq.Ft.	210 1 Bedroom 741 Sq.Ft.					6	4	10
														118	76	194

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

**REVISIONS:**

	DESCRIPTION	DATE
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PROJECT NO: 2022-40175

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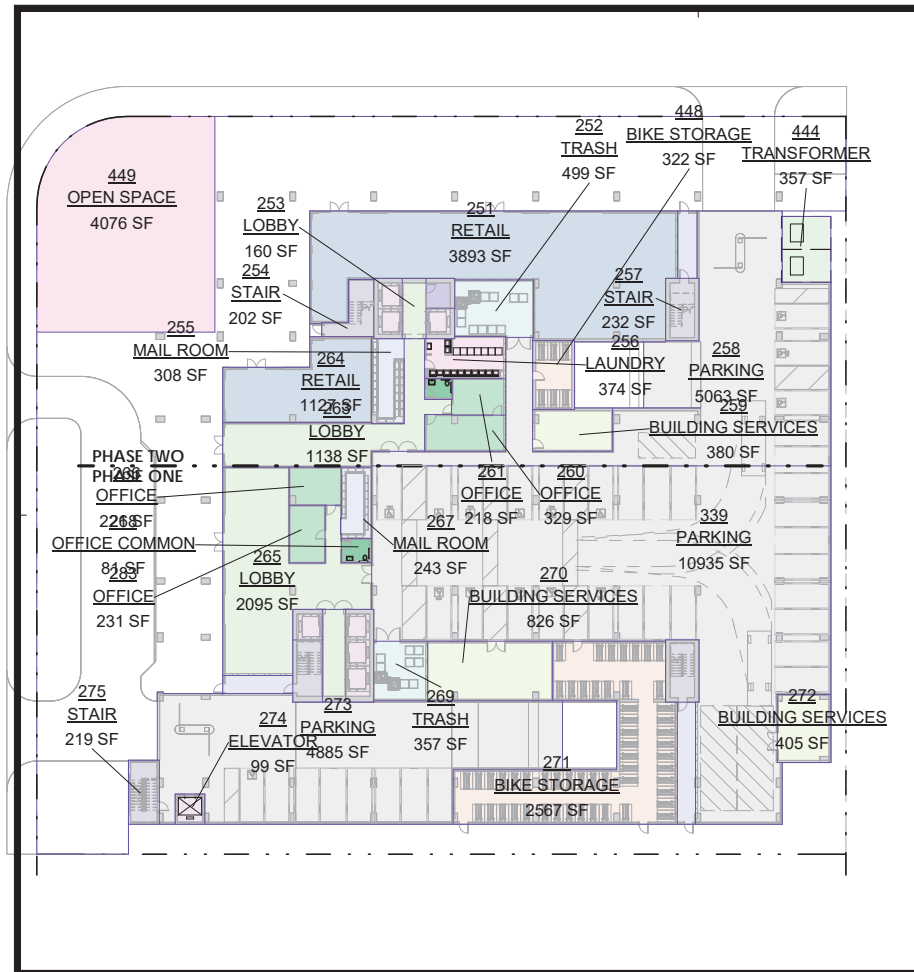
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**A0.4**

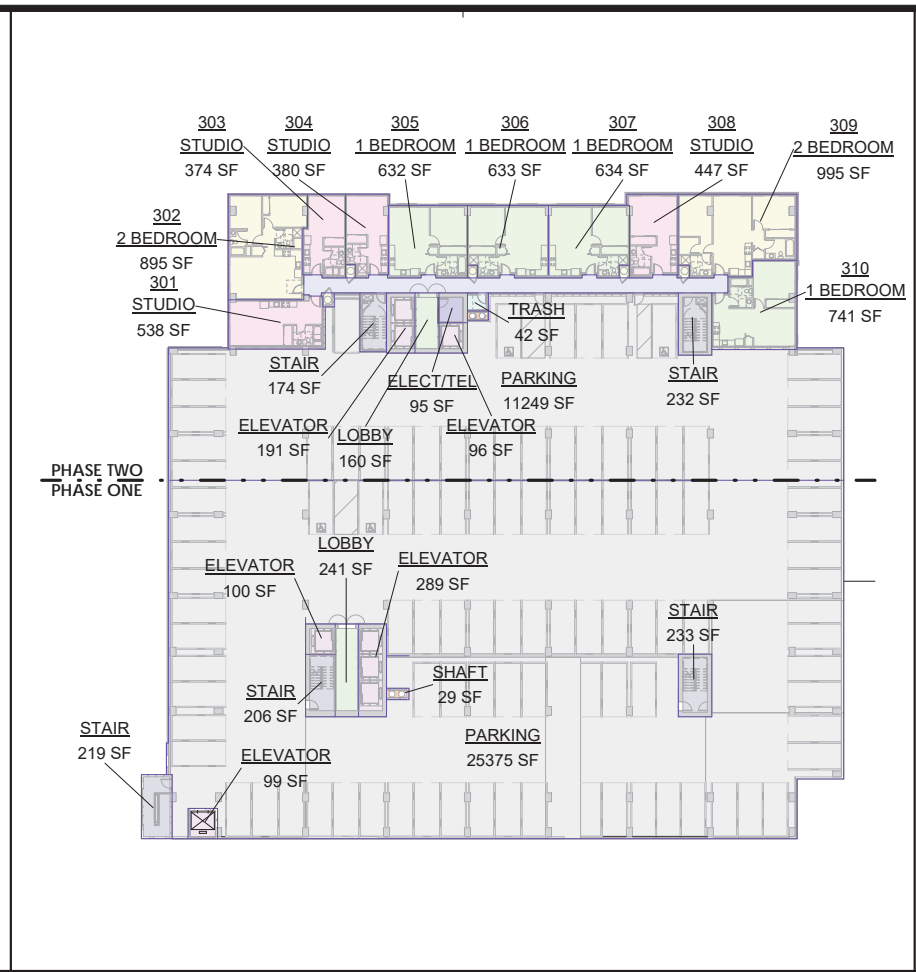
**PHASE TWO  
UNITS**



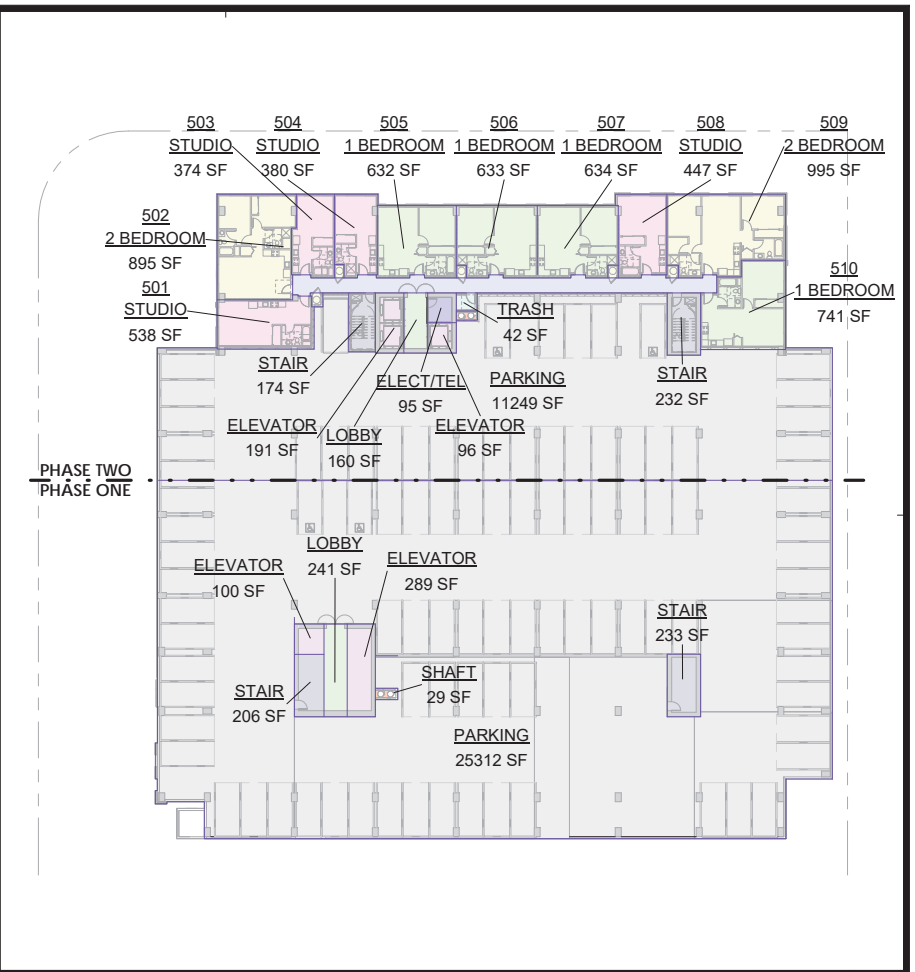
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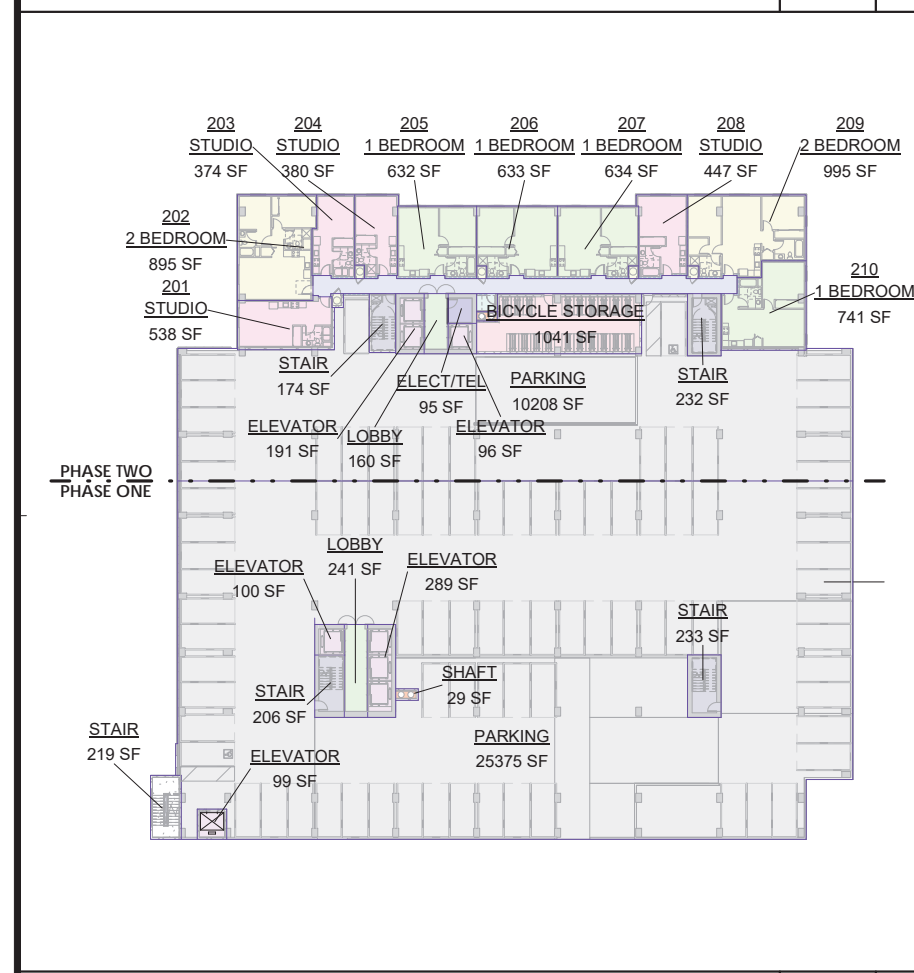
**LEVEL 1 (PHASE 1 & 2)** 1/32" = 1'-0" **1**



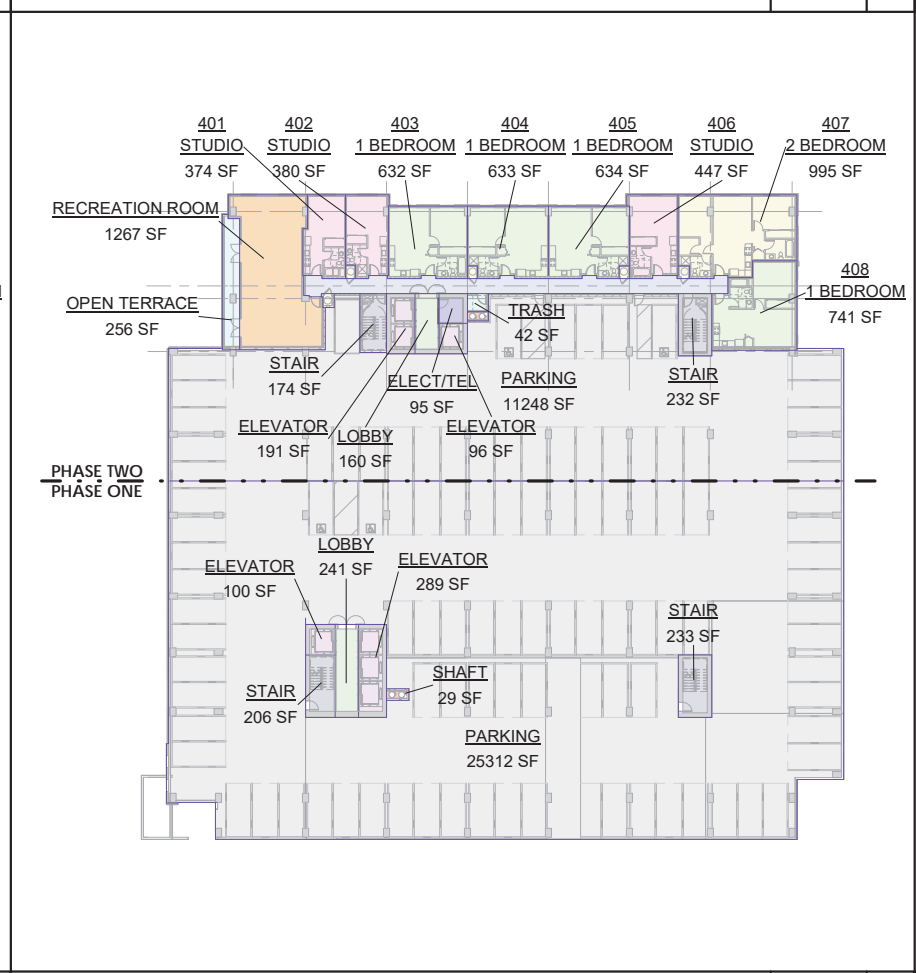
**LEVEL 3 (PHASE 1 & 2)** 1/32" = 1'-0" **3**



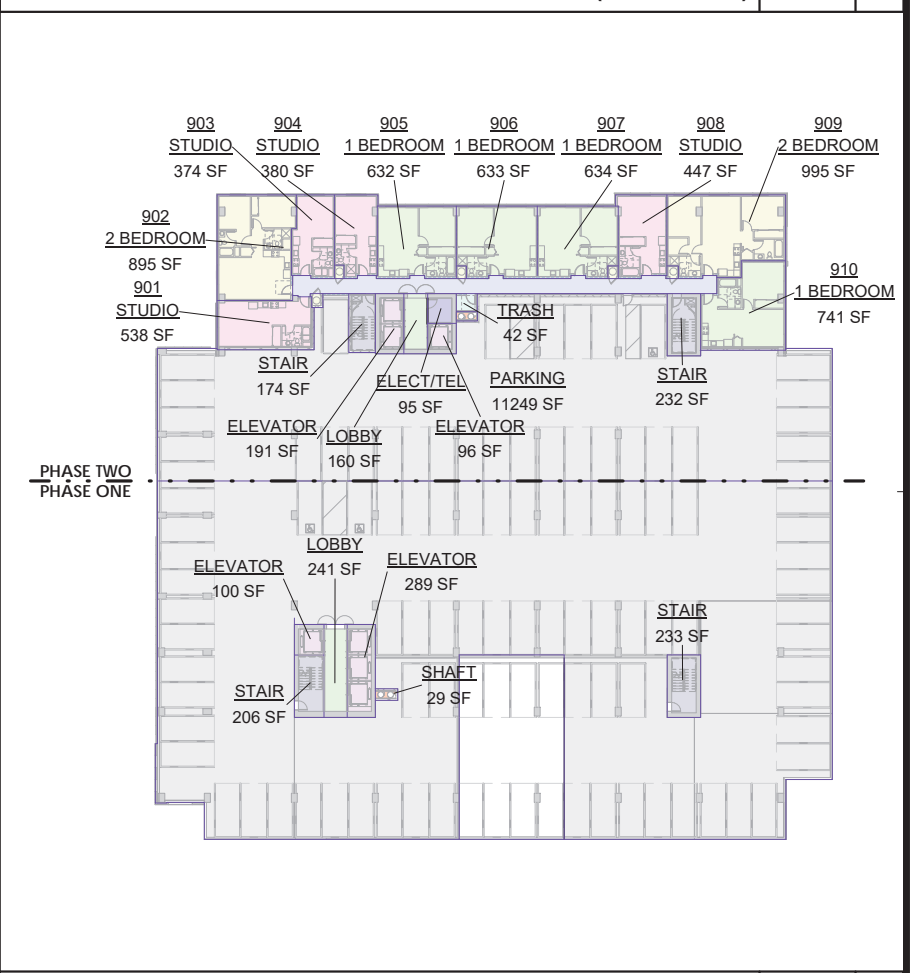
**LEVELS 5-8 (PHASE 1 & 2)** 1/32" = 1'-0" **5**



**LEVEL 2 (PHASE 1 & 2)** 1/32" = 1'-0" **2**



**LEVEL 4 (PHASE 1 & 2)** 1/32" = 1'-0" **4**



**LEVEL 9** 1/32" = 1'-0" **6**

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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**SCALE:** 1/32" = 1'-0"

**A0.5**

**GROSS AREA  
PLANS**

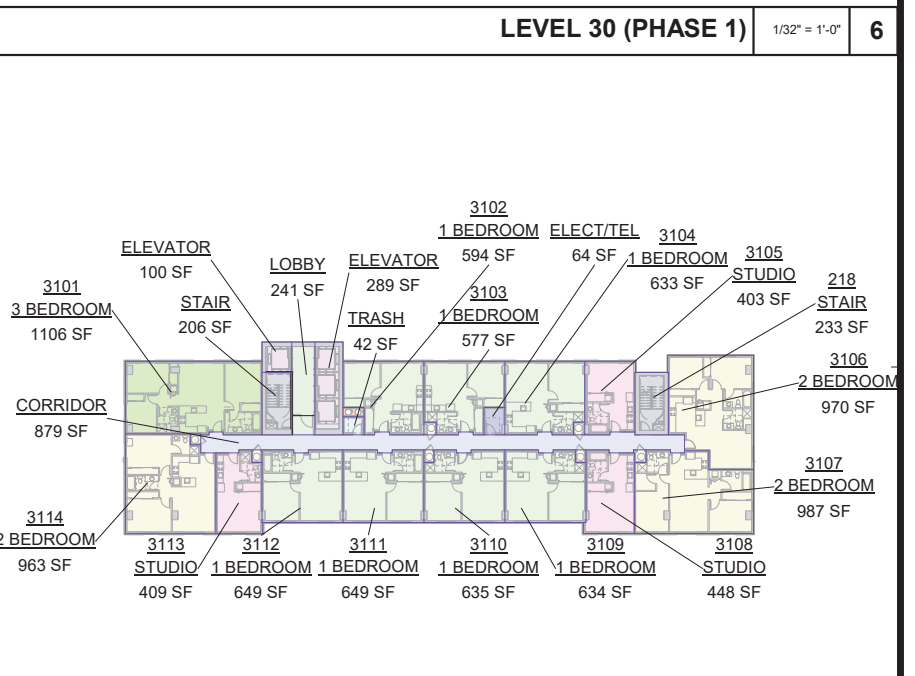
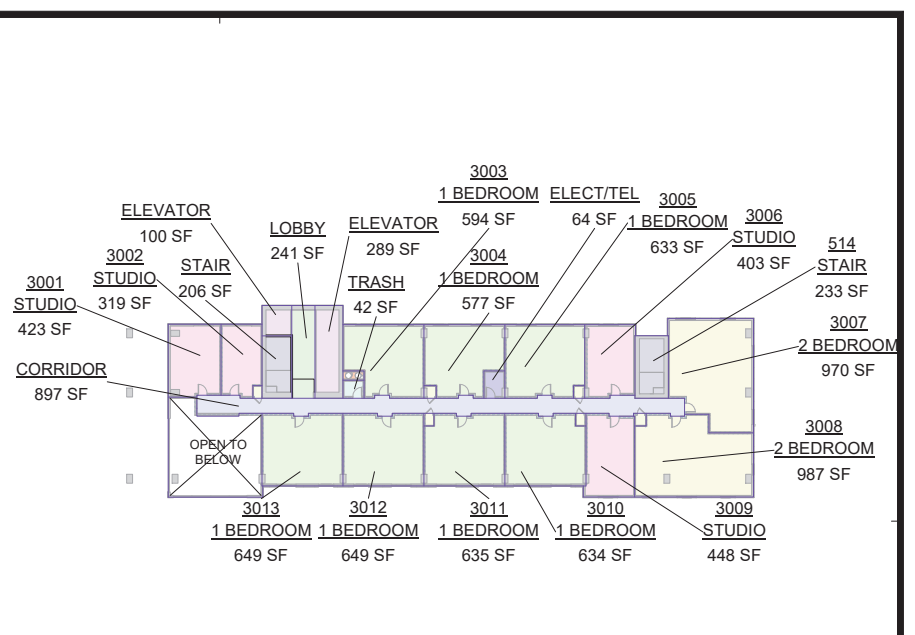
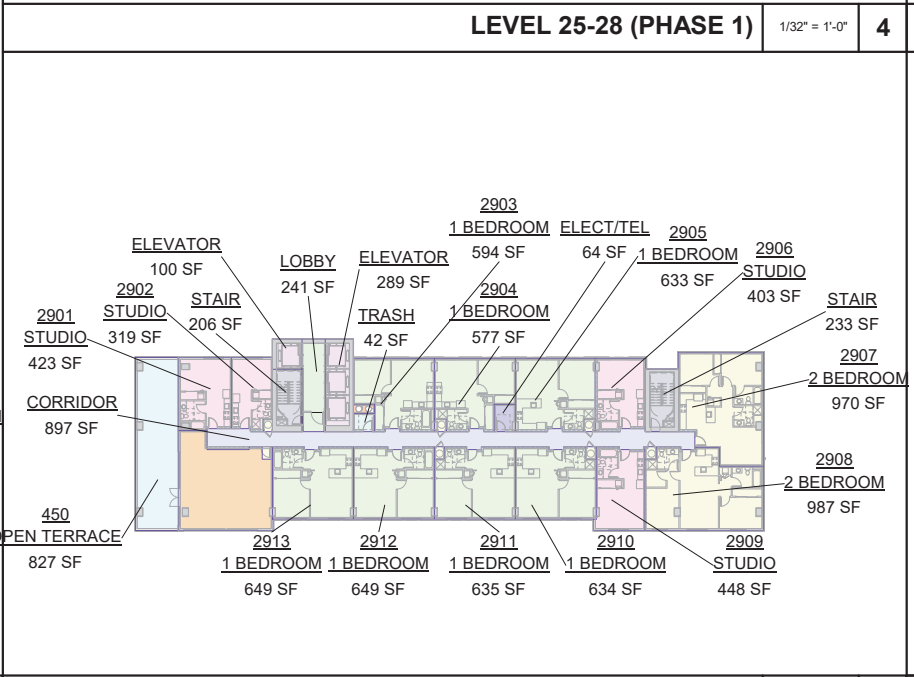
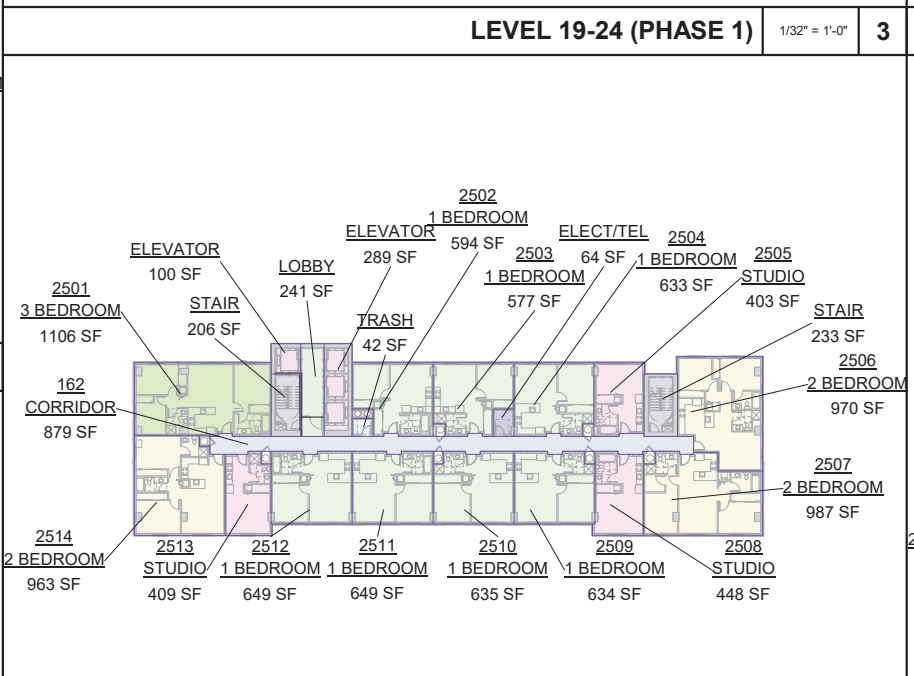
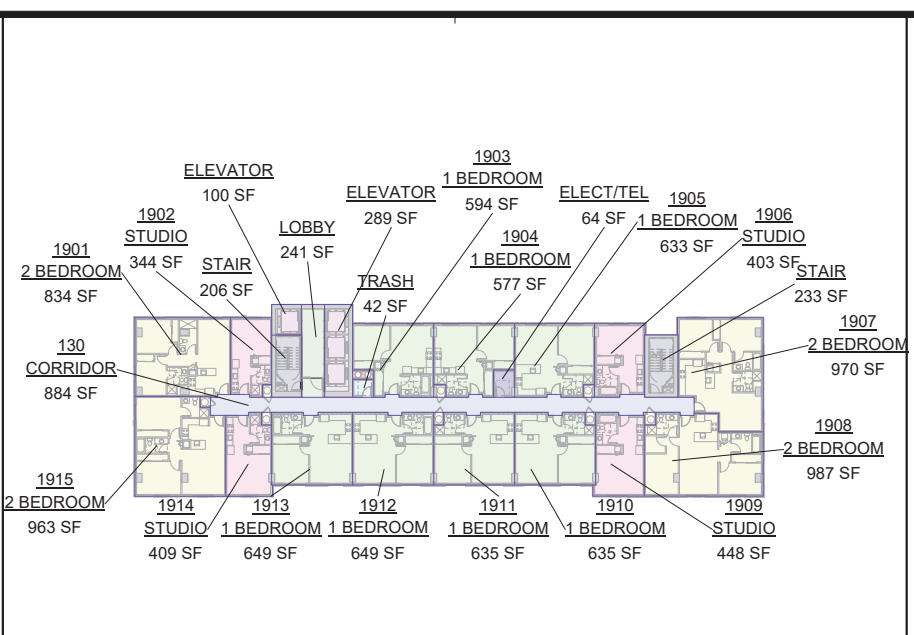
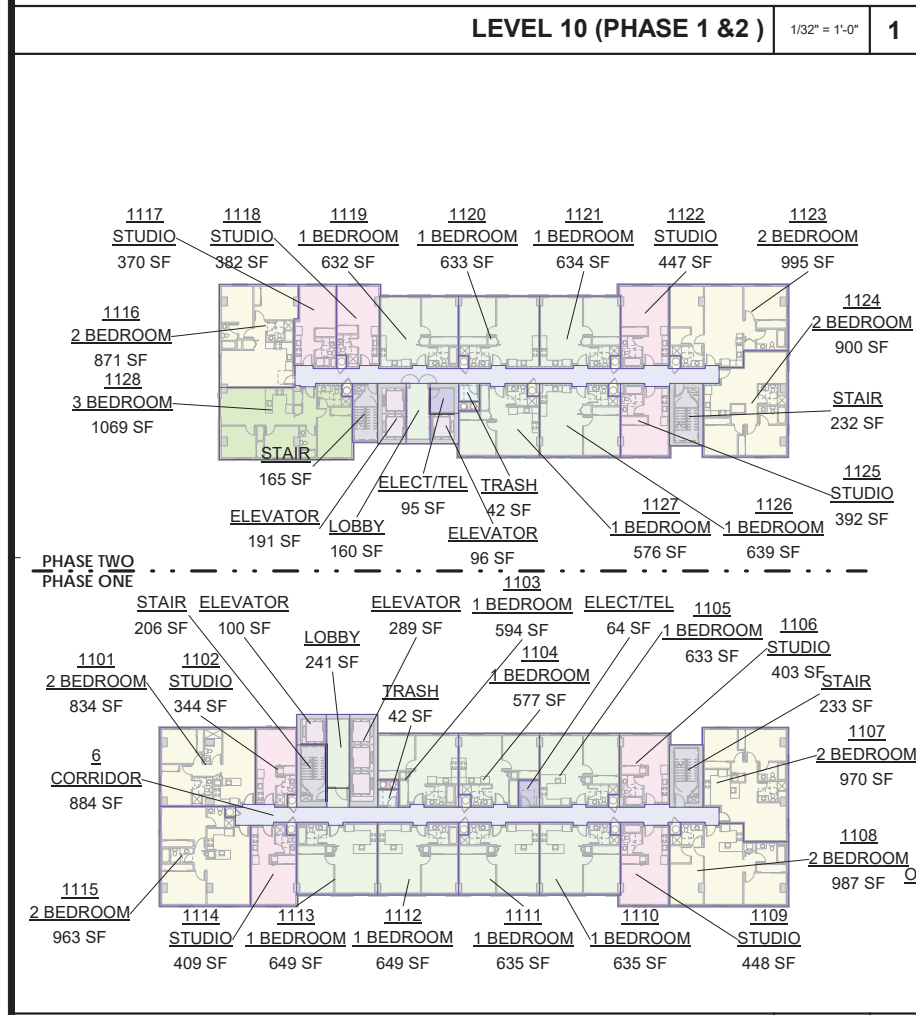
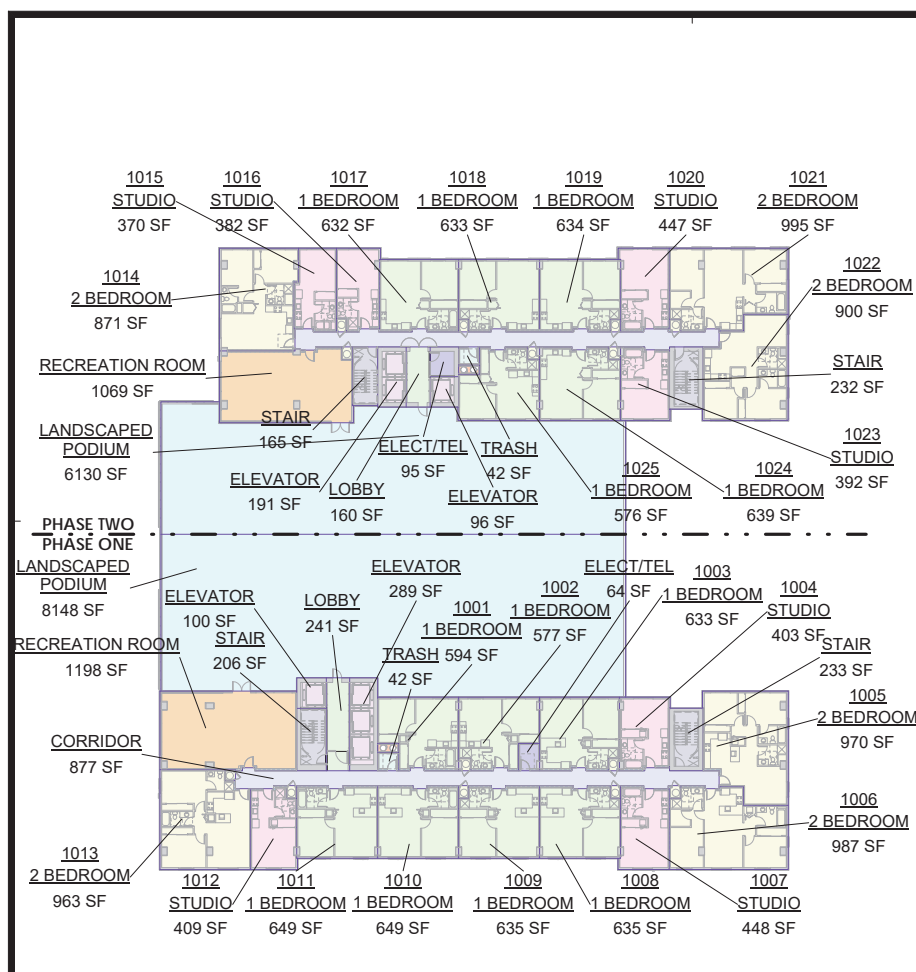


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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



### LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CORRIDOR
- ELECT/TEL
- ELEVATOR
- LOBBY
- SHAFT
- STAIR
- STUDIO
- TRASH
- WH

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SCALE: 1/32" = 1'-0"

**A0.6**

### GROSS AREA PLANS



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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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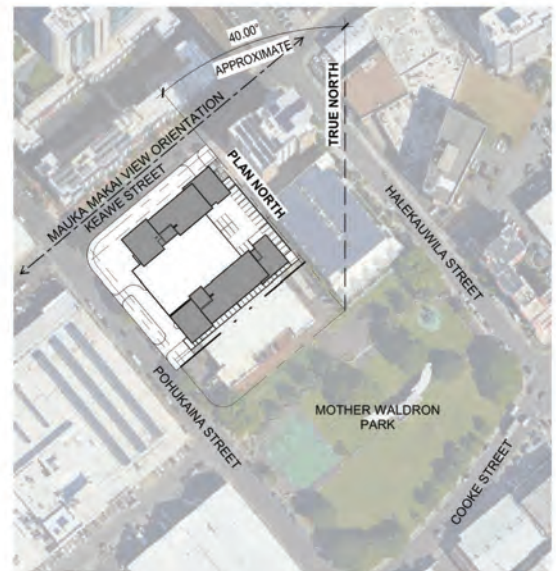
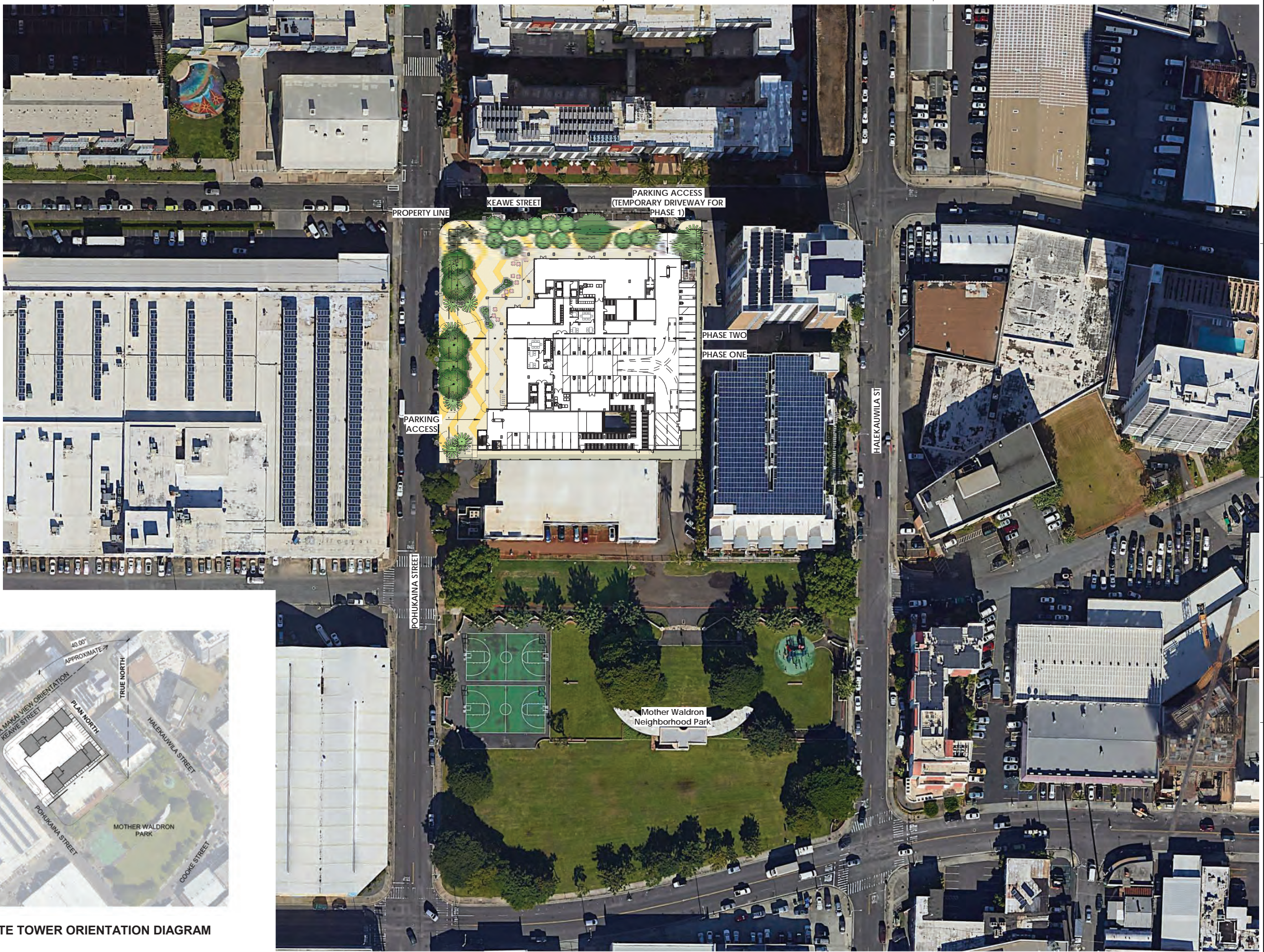
SCALE: 1" = 50'-0"

**A01.1**

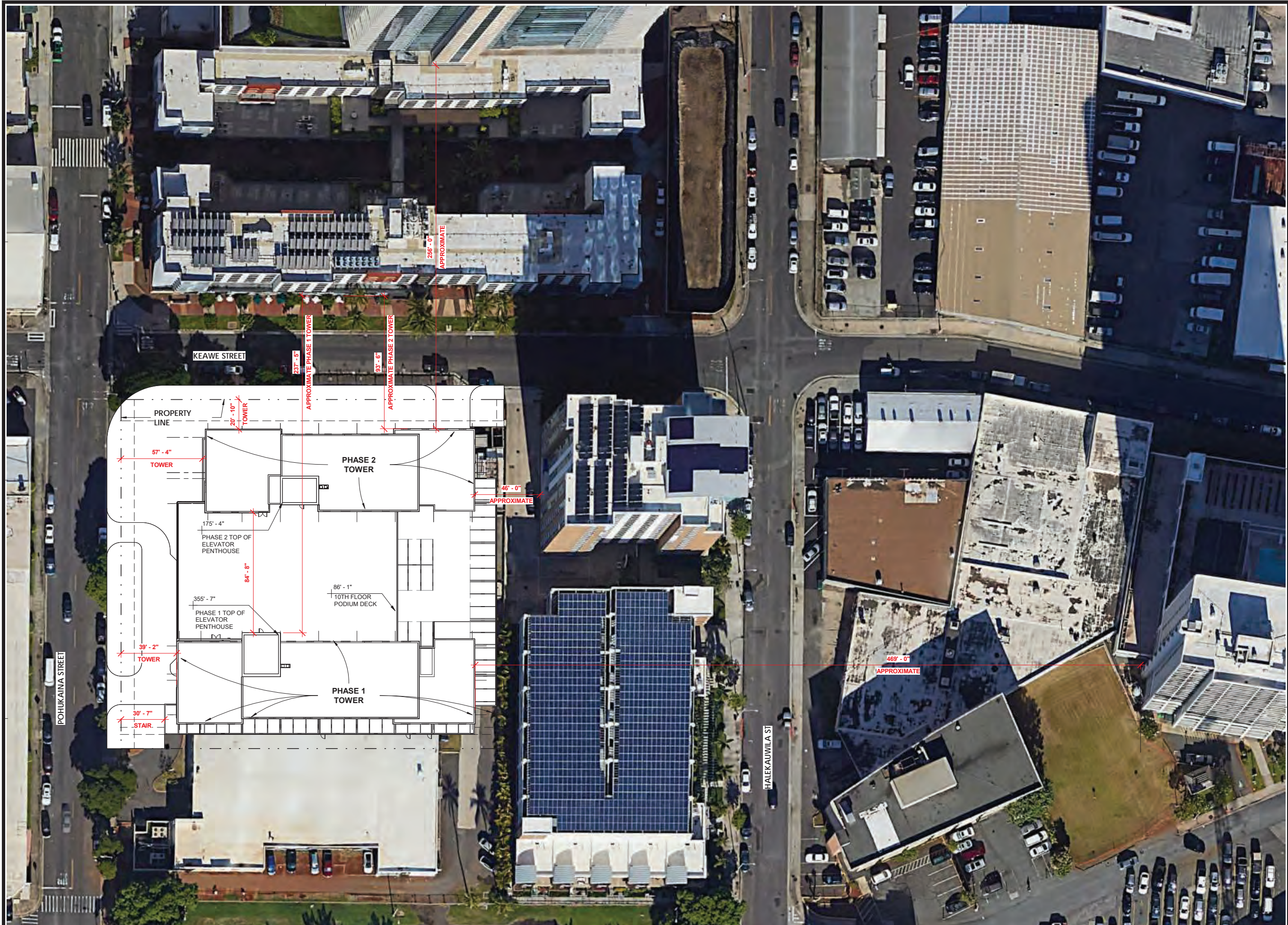
**SITE PLAN LEVEL ONE**



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**SITE TOWER ORIENTATION DIAGRAM**



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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SCALE: 1/32" = 1'-0"

**A01.2**

**SITE PLAN ROOF  
PLAN**



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**Recreation Space**

"Recreation space" means an outdoor or indoor open space within a development that can be located at any level and is available for recreational use.

(d) Residential projects requiring a development permit shall provide fifty-five square feet of recreation space per dwelling unit. The required onsite recreation space, if provided outdoors, may be used to satisfy the open space requirement.

Phase 1			Phase 2		
Level	Type	Area	Level	Type	Area
1	Outdoor Plaza	-	1	Outdoor Plaza	4,076
10	Landscaped Podium	8,148	4	Recreation Room	1,267
10	Recreation Room	1,198	4	Open Terrace	256
29	Recreation Room	489	10	Landscaped Podium	6,130
29	Open Terrace	827	10	Recreation Room	1,069
	Total	10,662		Total	12,798
	Dwelling Units	431		Dwelling Units	194
	Required = Unit X 55 s.f.	23,705		Required = Unit X 55 s.f.	10,670

Phase 1 & 2 Recreation Space	
Required Recreation Space Area	34,375
Provided Recreation Space Area	23,460

**Open Space**

"Common open space" means a portion of the lot landscaped and utilized for passive or active recreation but excluding permanent buildings, off-street parking areas, drive aisles, above-ground utility cabinets, boxes or structures, and required side and rear setback areas;

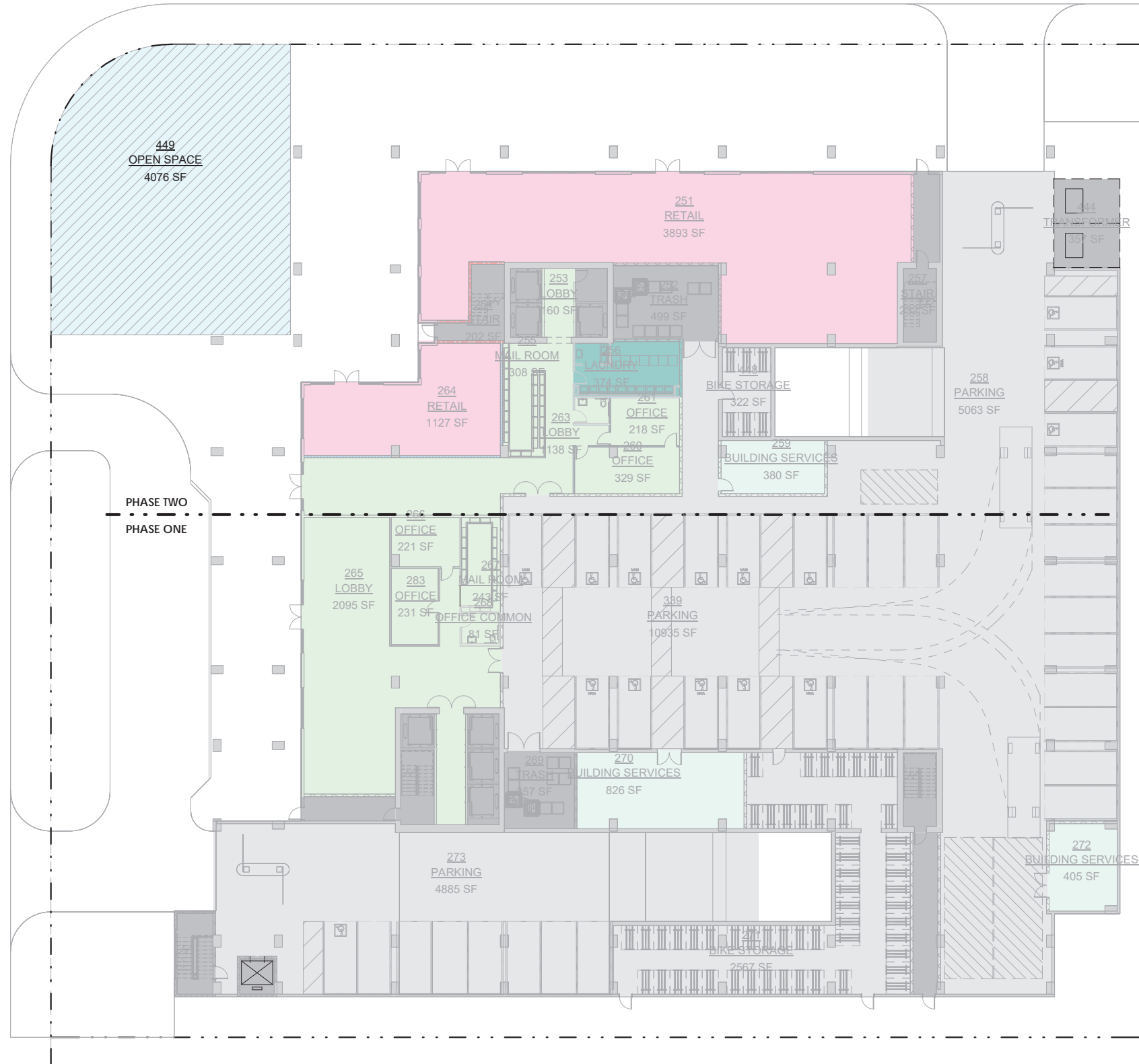
- At least 15% of the lot area shall be provided as open space and shall be open to the sky.
- The open space may be located at grade, on a podium, roof garden, or a combination thereof.
- Open space shall have a minimum dimension of 40 feet on any one side.

Open Area		
Level	Type	Area
1	Outdoor Plaza	4,076
10	Open Area	14,278
	Total Provided	18,354
	Lot Area	66,423
	Required = Lot Area x 15%	9,964

Phase 1 & 2 Open Area	
Required Open Area	9,964
Provided Open Area	18,354

**LEGEND**

- RECREATION & AMENITIES
- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE
- LOBBY AND OFFICE
- RETAIL
- OPEN SPACE
- AREA THAT COUNTED FOR BOTH OPEN AND RECREATION



**690 POHUKAINA STREET AFFORDABLE HOUSING**

690 POHUKAINA STREET, HONOLULU, HAWAII

**REVISIONS:**

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**A01.3  
RECREATION  
AND OPEN  
SPACES**



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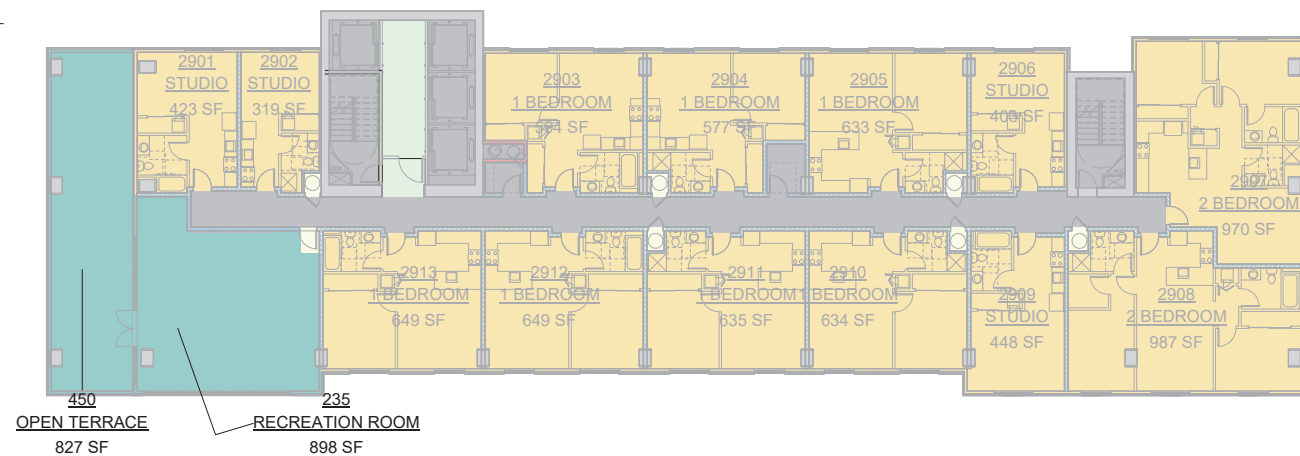
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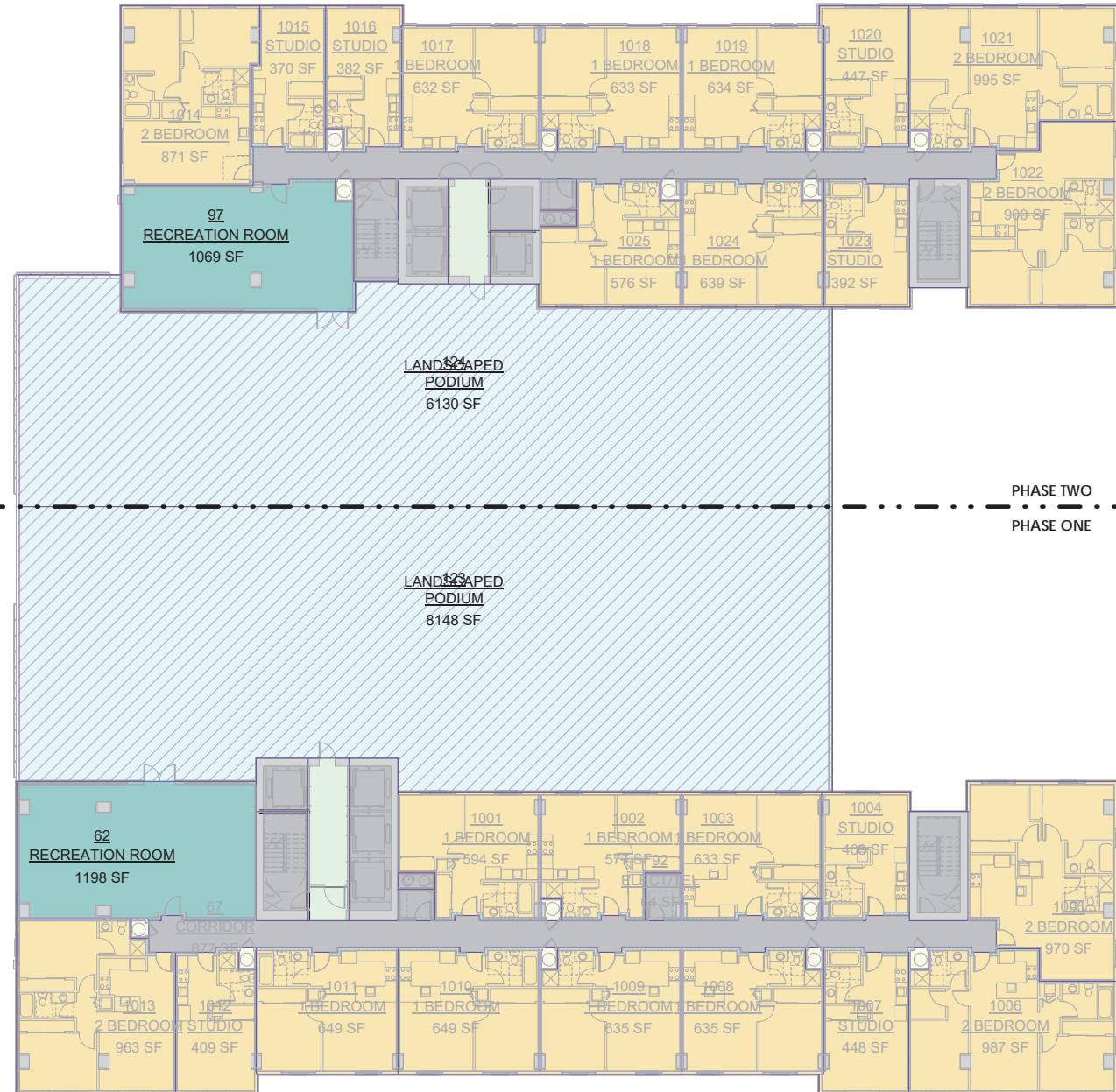
Phase 1 & 2 Open Area	
Required Open Area	9,964
Provided Open Area	18,354

**LEGEND**

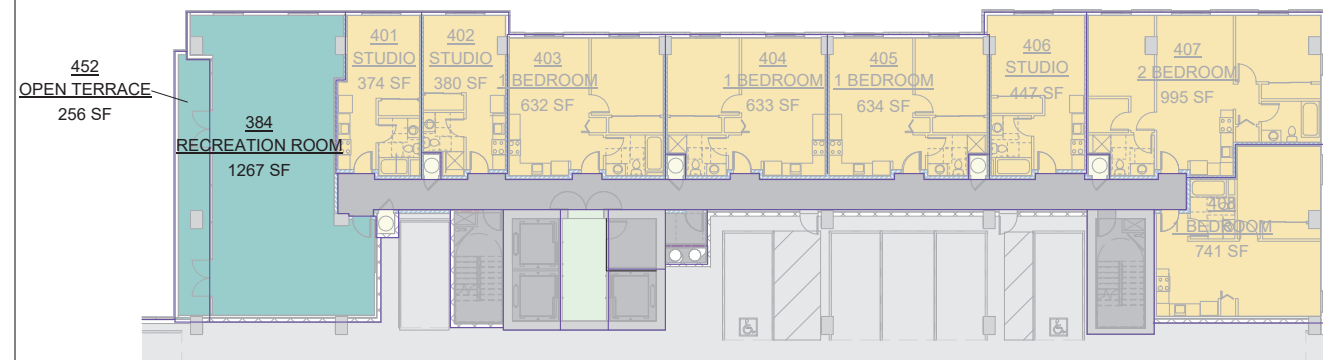
- RECREATION & AMENITIES
- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE
- LOBBY AND OFFICE
- RETAIL
- OPEN SPACE
- AREA THAT COUNTED FOR BOTH OPEN AND RECREATION



**LEVEL 29 - PHASE 1** 1/16" = 1'-0" 3



**LEVEL 10 (PHASE 1 & 2)** 1/16" = 1'-0" 2



**LEVEL 4 (PHASE 2)** 1/16" = 1'-0" 1

**690 POHUKAINA STREET  
AFFORDABLE HOUSING**

690 POHUKAINA STREET, HONOLULU, HAWAII

**REVISIONS:**

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**A01.4**

**RECREATION AND OPEN SPACES**

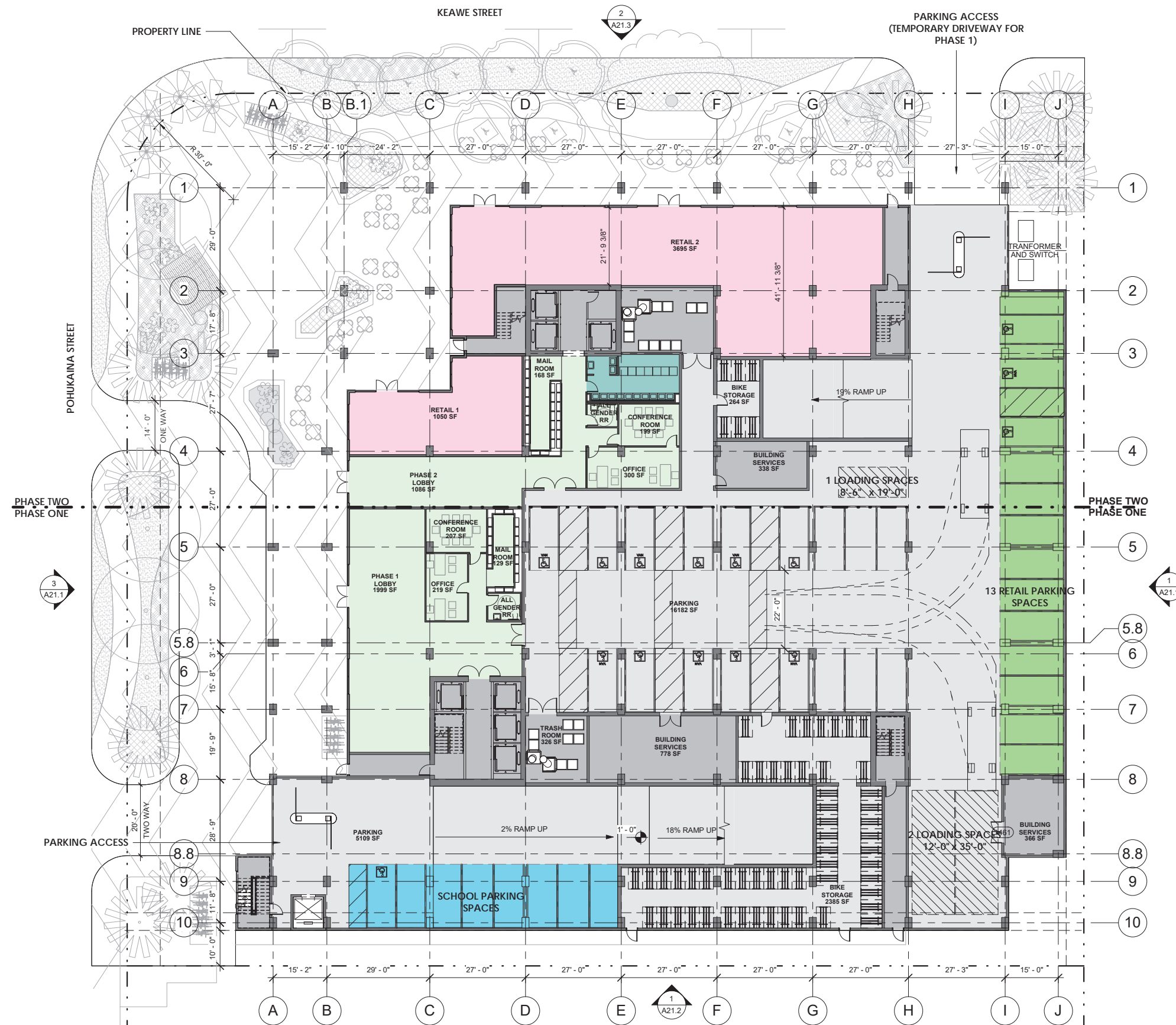


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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



### LEGEND LEVEL ONE

- SCHOOL PARKING
- RETAIL PARKING
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE
- LOBBY AND OFFICE
- RETAIL

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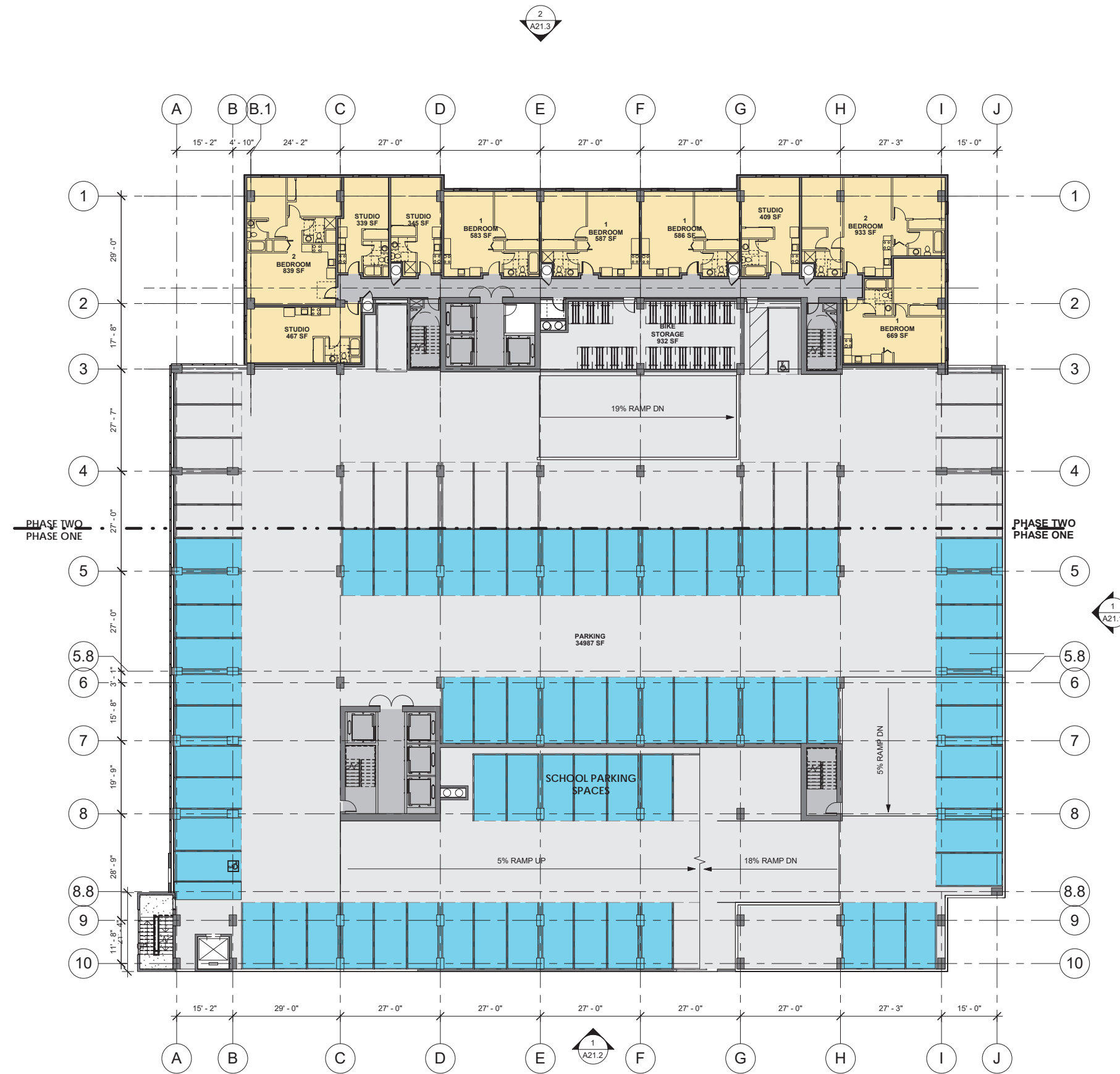
## A11.1 LEVEL 1 (PHASE 1&2)



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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



### LEGEND PARKING LEVELS

- SCHOOL PARKING
- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE

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**A11.2**  
**LEVEL 2**  
**(PHASE 1&2)**



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690 POHUKAINA STREET, HONOLULU, HAWAII

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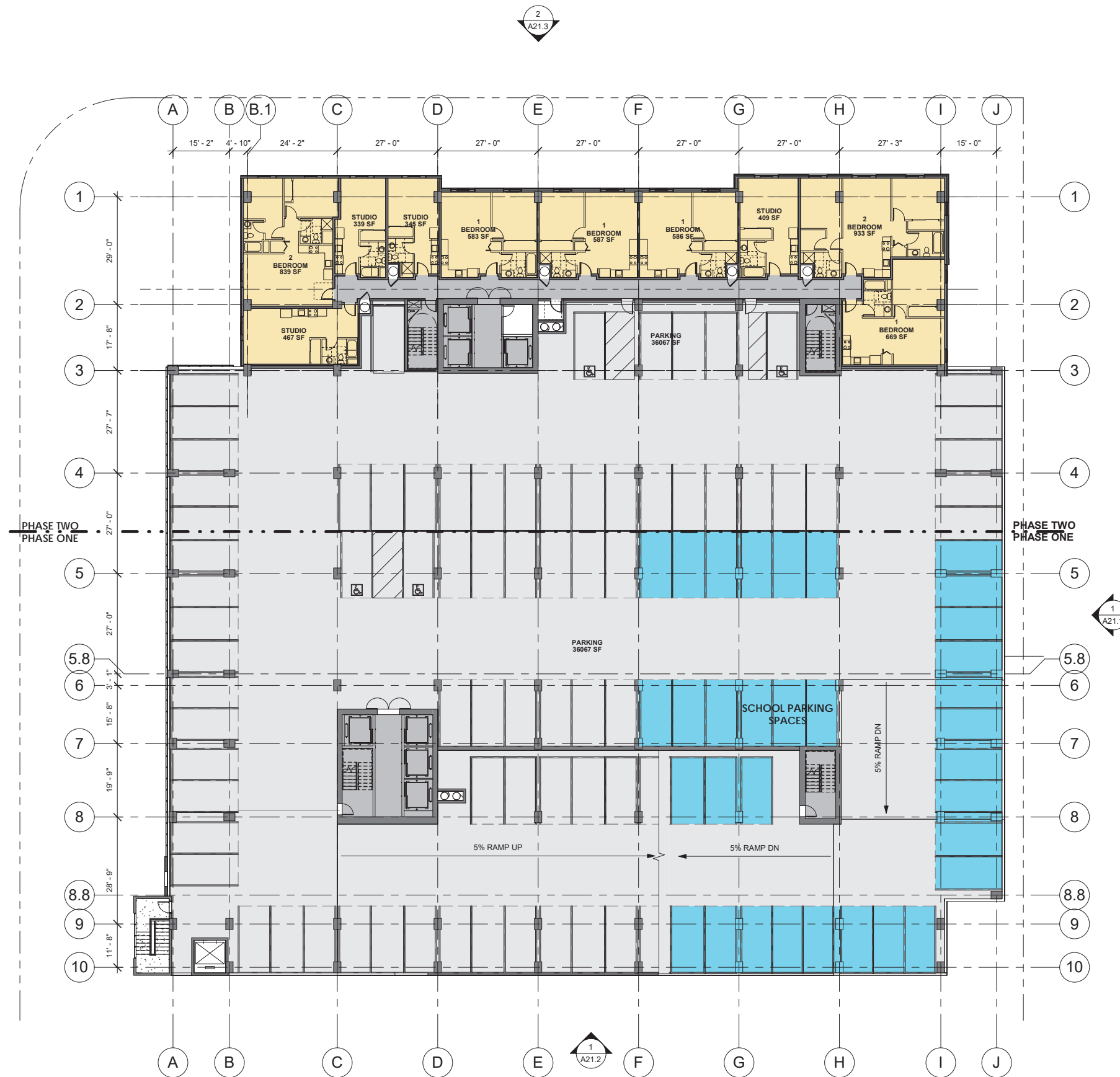
**A11.3**  
**LEVEL 3**  
**(PHASE 1&2)**



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**LEGEND PARKING LEVELS**

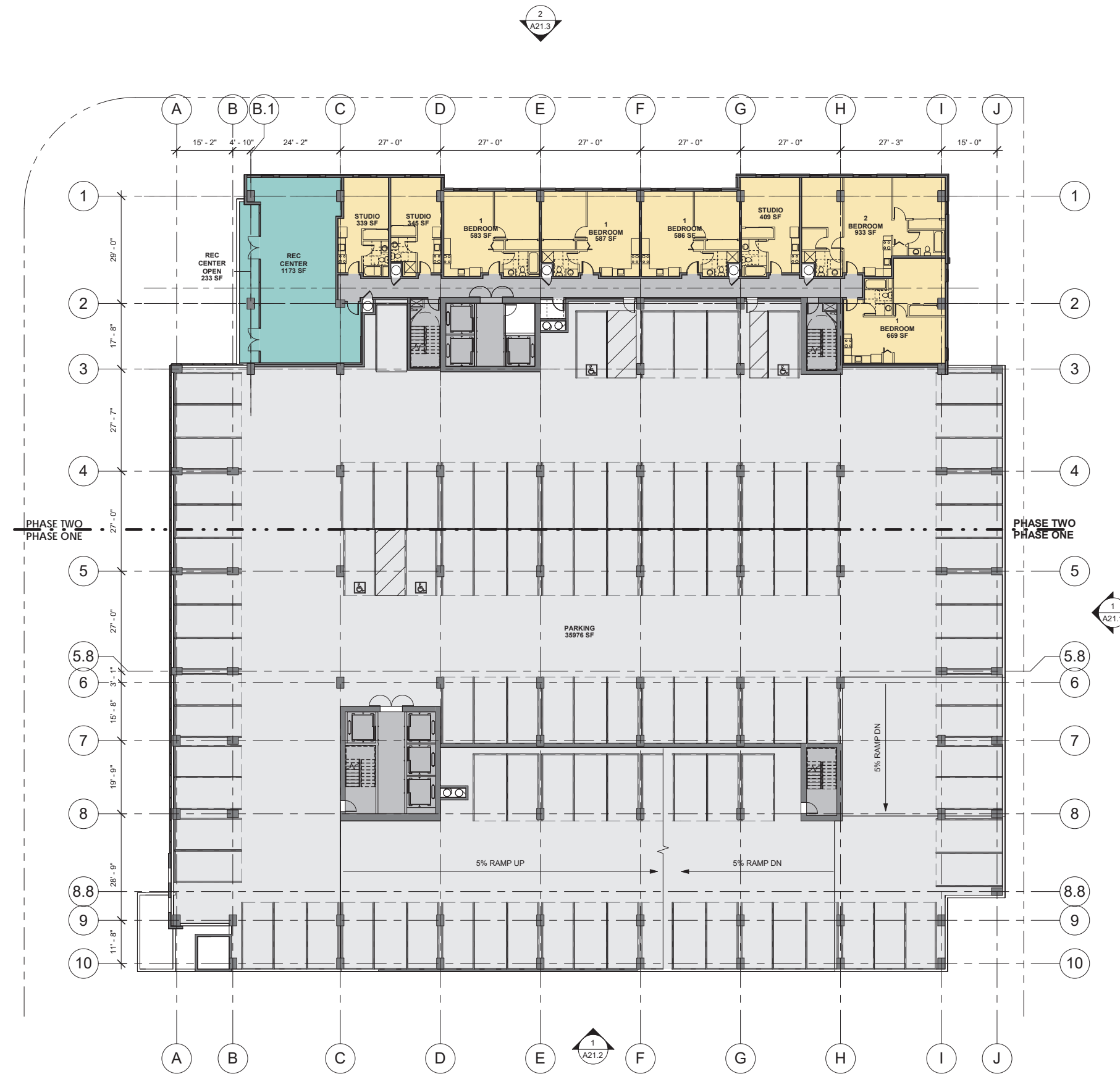
- SCHOOL PARKING
- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE





# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



### LEGEND PARKING LEVEL 4

- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE
- RECREATION & AMENITIES

### REVISIONS:

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**A11.4**  
**LEVEL 4**  
**(PHASE 1&2)**

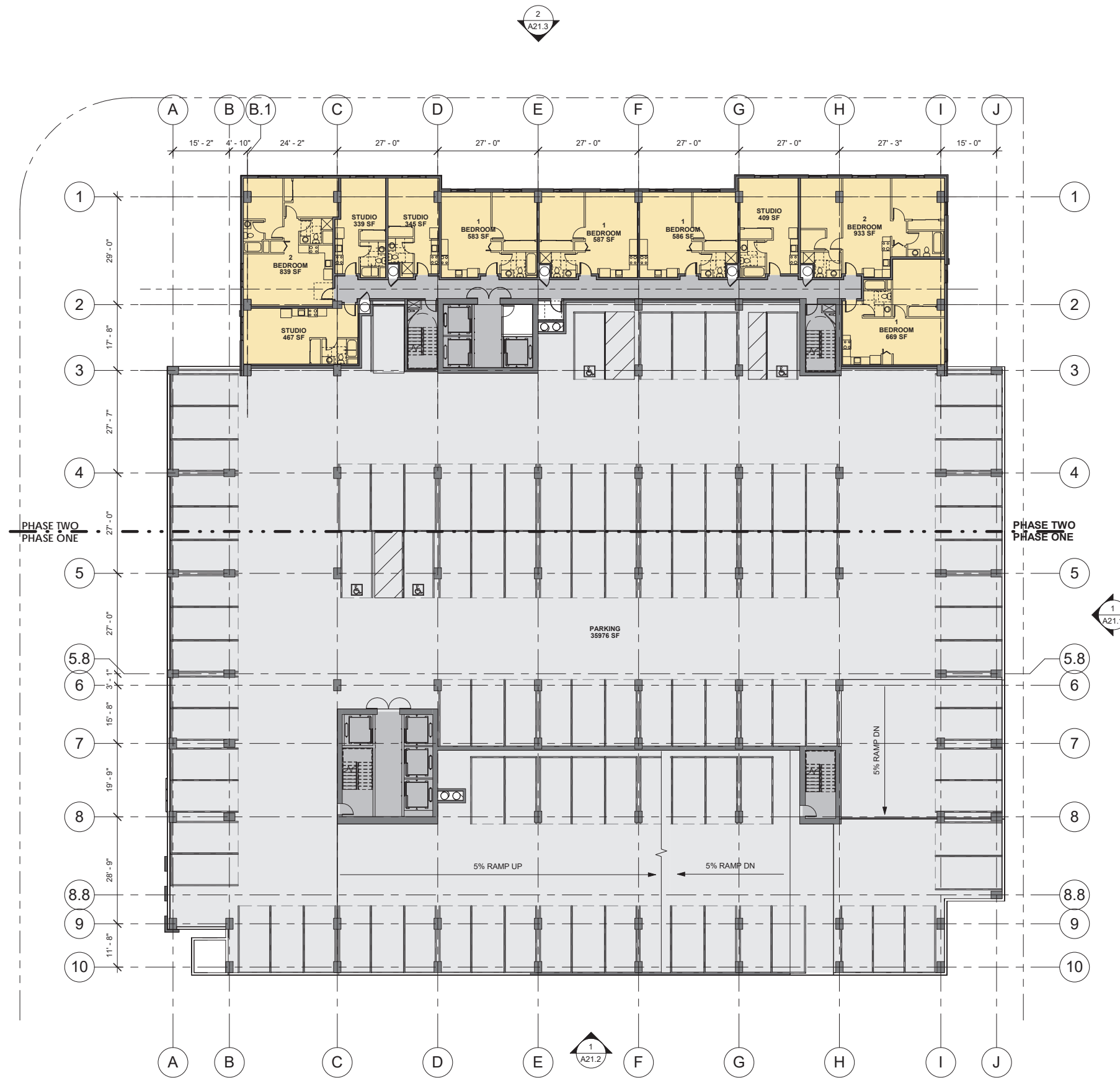


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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



### LEGEND PARKING LEVELS

- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE

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**A11.5**  
**LEVELS 5-8**  
**(PHASE 1&2)**



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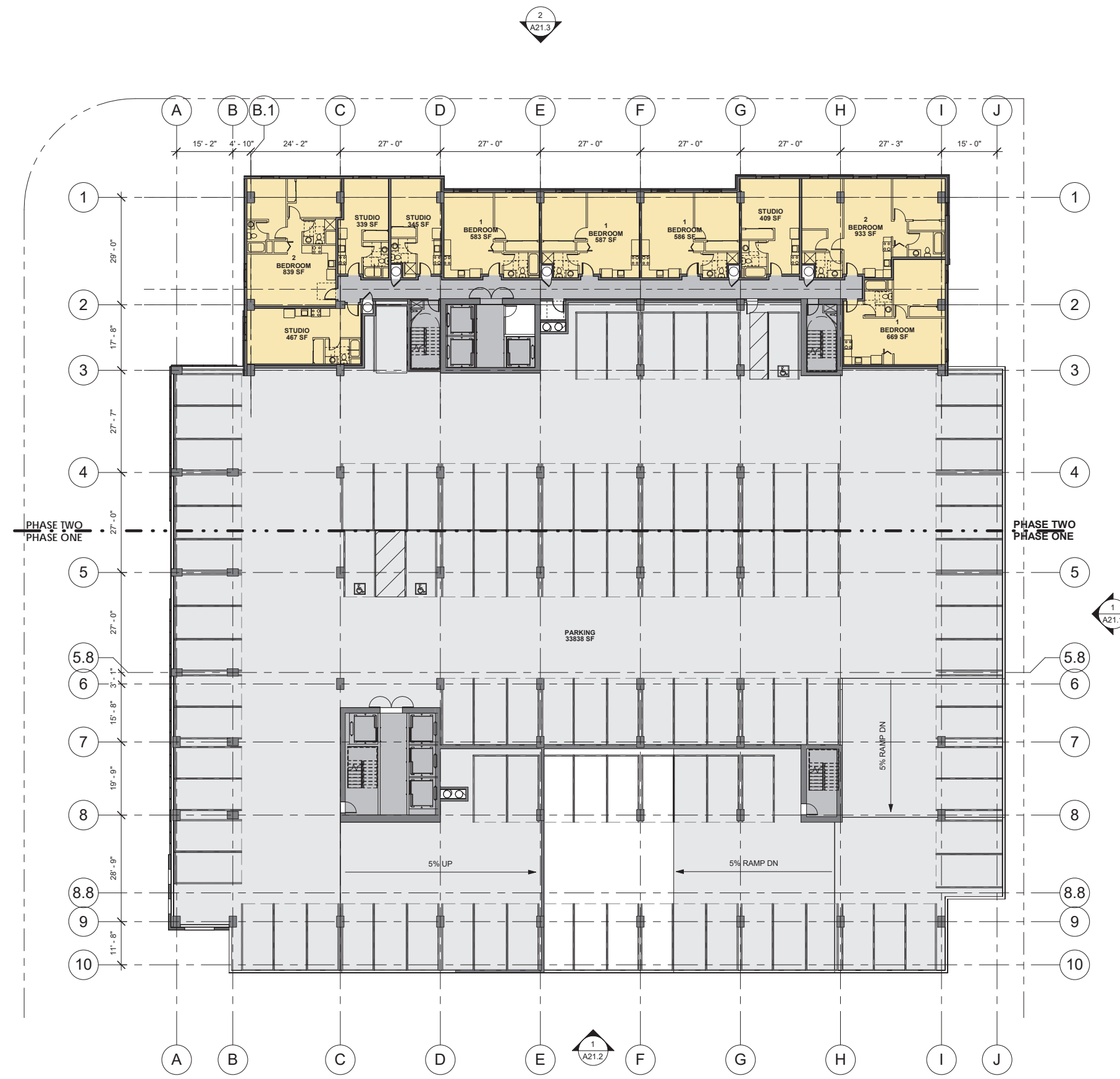
**A11.6**  
**LEVEL 9**  
**(PHASE 1&2)**



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**LEGEND PARKING LEVELS**

- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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**A11.7**  
**LEVEL 10**  
**(PHASE 1&2)**



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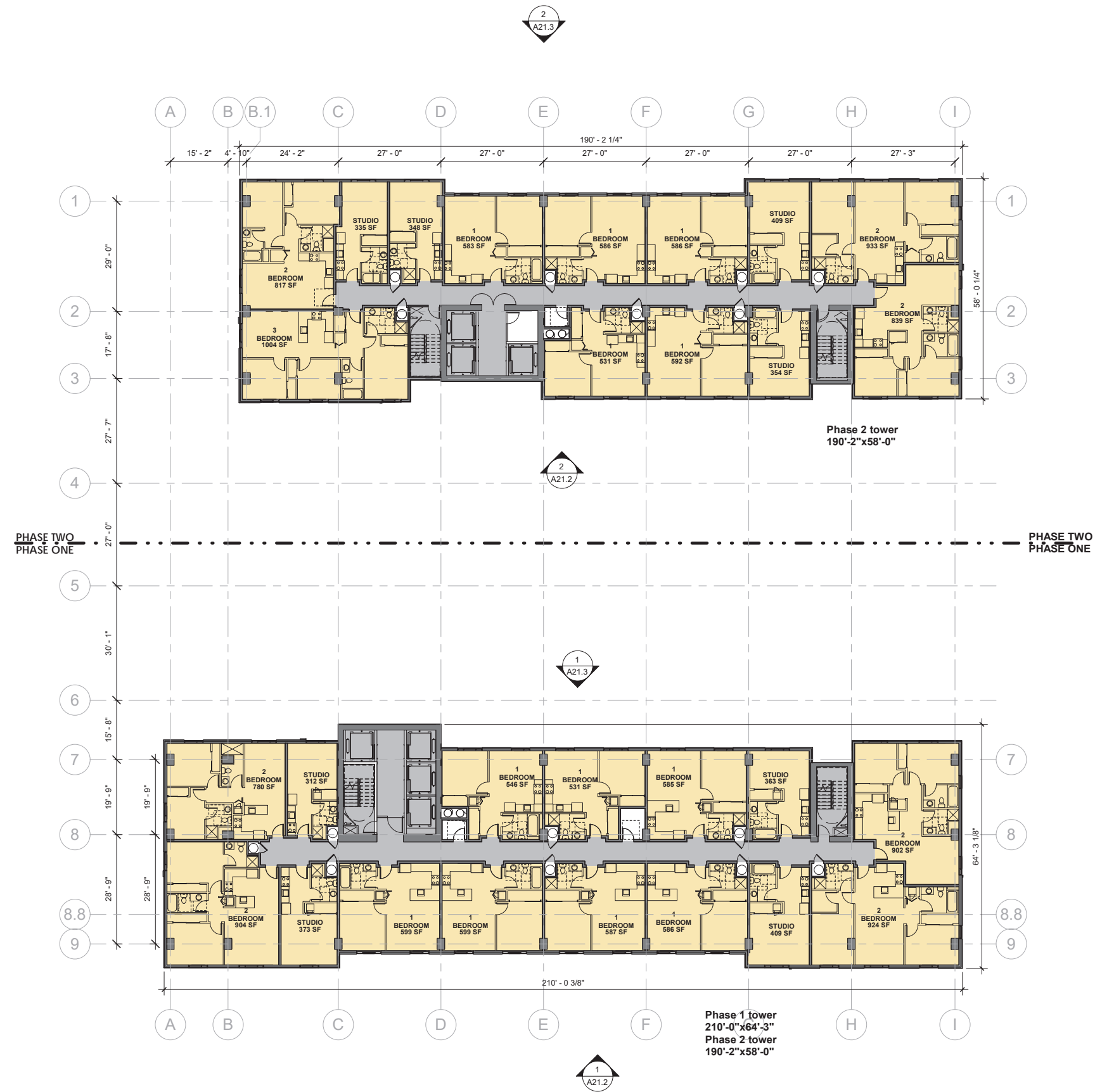
### LEGEND RESIDENTIAL LEVELS

- RECREATION & AMENITIES
- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



### LEGEND RESIDENTIAL LEVELS

- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR

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**A11.8**

**LEVEL 11-18  
(PHASE 1&2)**



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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



### LEGEND RESIDENTIAL LEVELS

- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR

### REVISIONS:

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PROJECT NO: 2022-40175

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SCALE: As indicated

**A11.9**

**LEVEL 19  
(PHASE 1&2)**

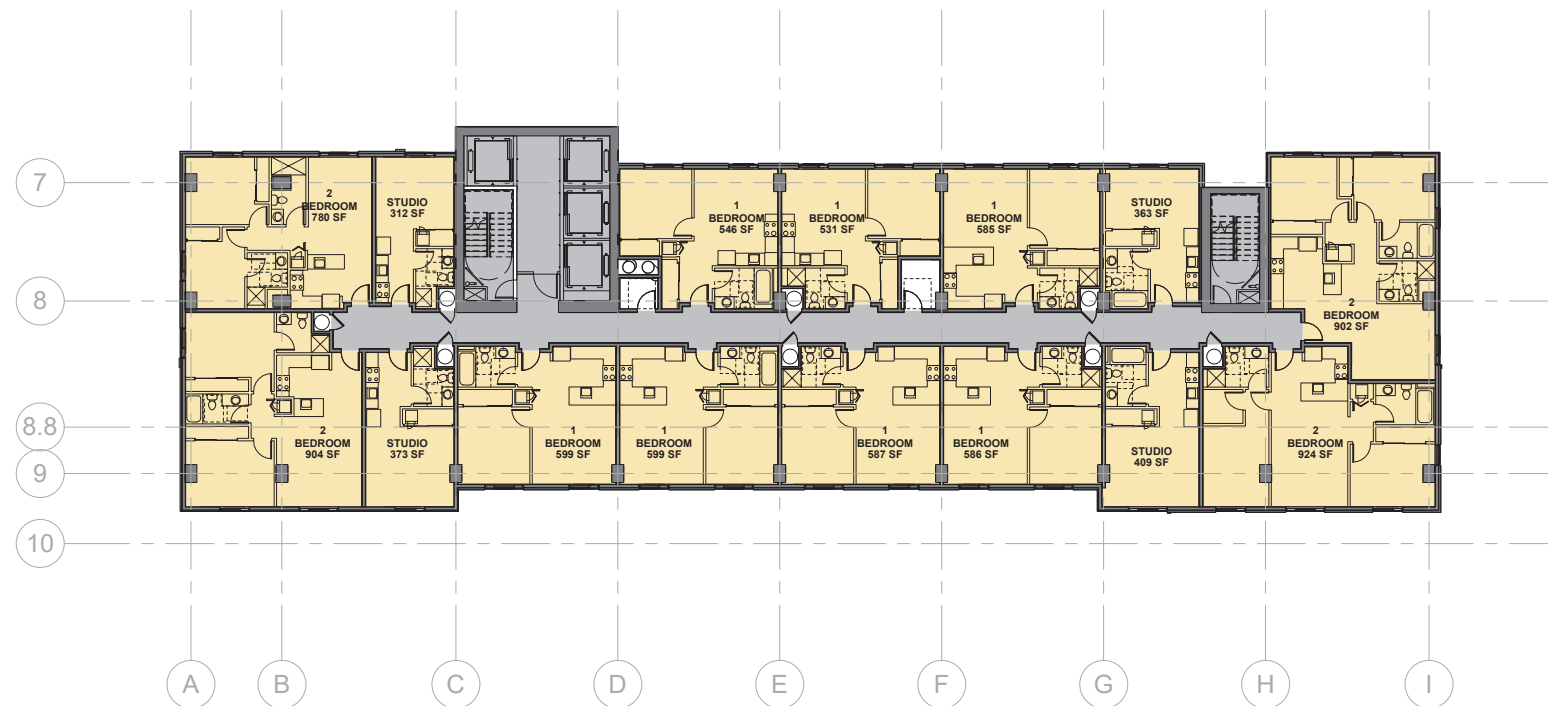


**ARCHITECTS**  
6 HUTTON CENTRE DR, SUITE 1150 SANTA ANA, CA 92707  
T 949.809.3380 WWW.SVA-ARCHITECTS.COM

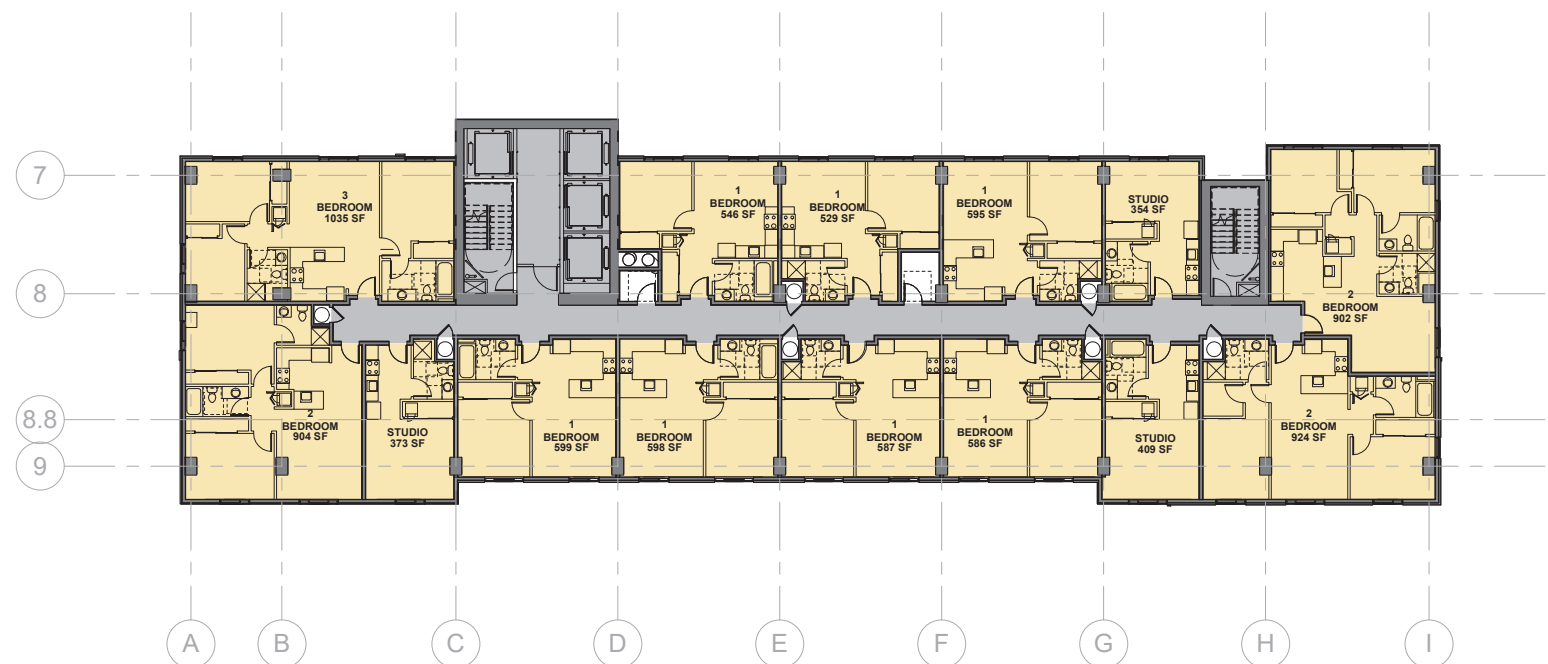
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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



LEVEL 20-24 (PHASE 1) 1/16" = 1'-0" 1



LEVEL 25-28 (PHASE 1) 1/16" = 1'-0" 2

### LEGEND RESIDENTIAL LEVELS

- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR

### REVISIONS:

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**A11.10**

**LEVEL 20-28  
(PHASE 1)**

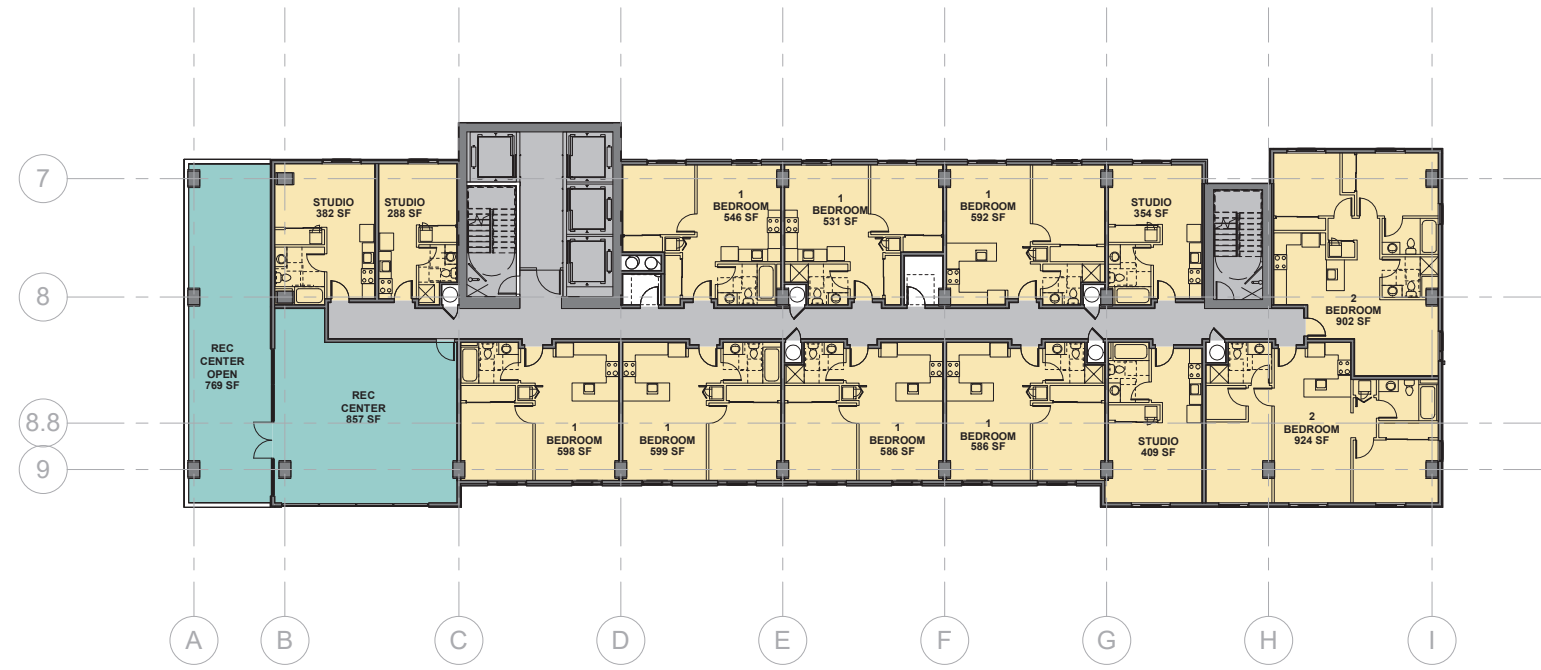


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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



LEVEL 29 - PHASE 1 1/16" = 1'-0" 1



LEVEL 30 - PHASE 1 1/16" = 1'-0" 2

### LEGEND RESIDENTIAL LEVELS

- RECREATION & AMENITIES
- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR

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**A11.11**

**LEVEL 29-30  
(PHASE 1)**



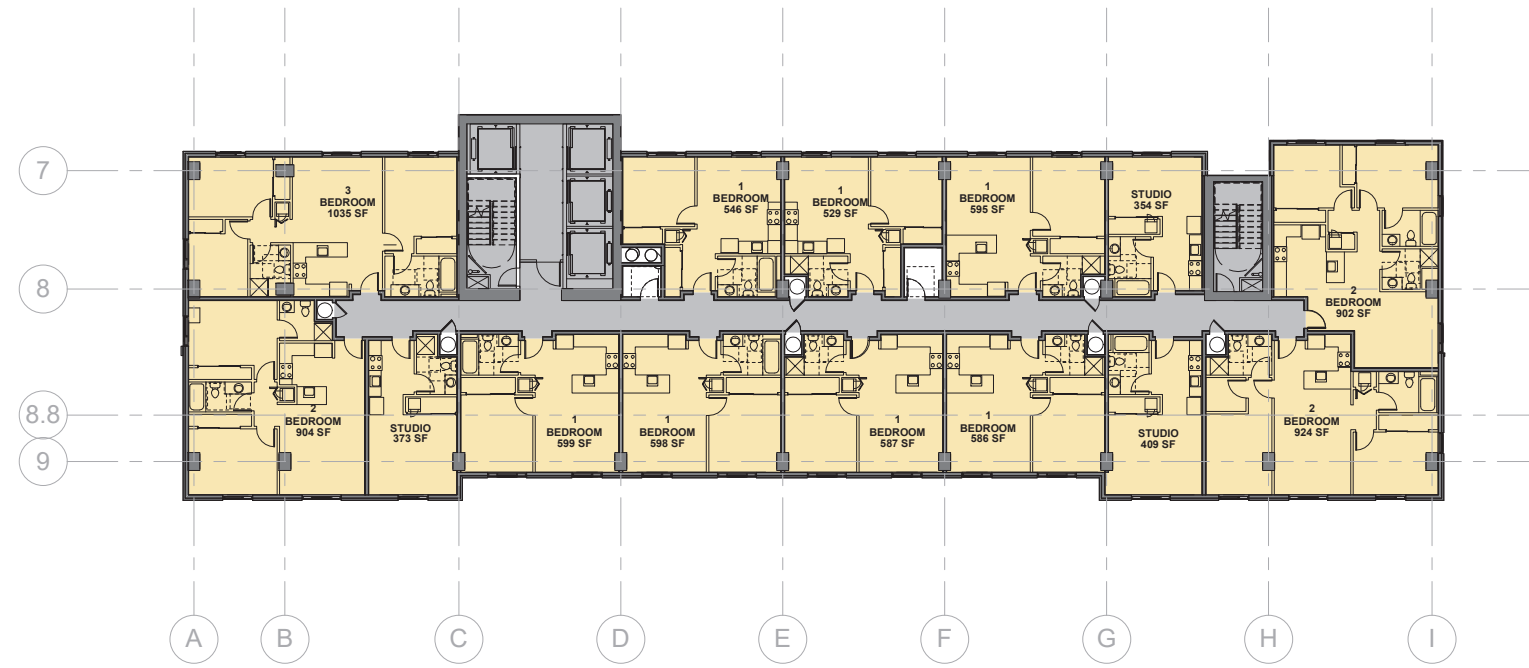
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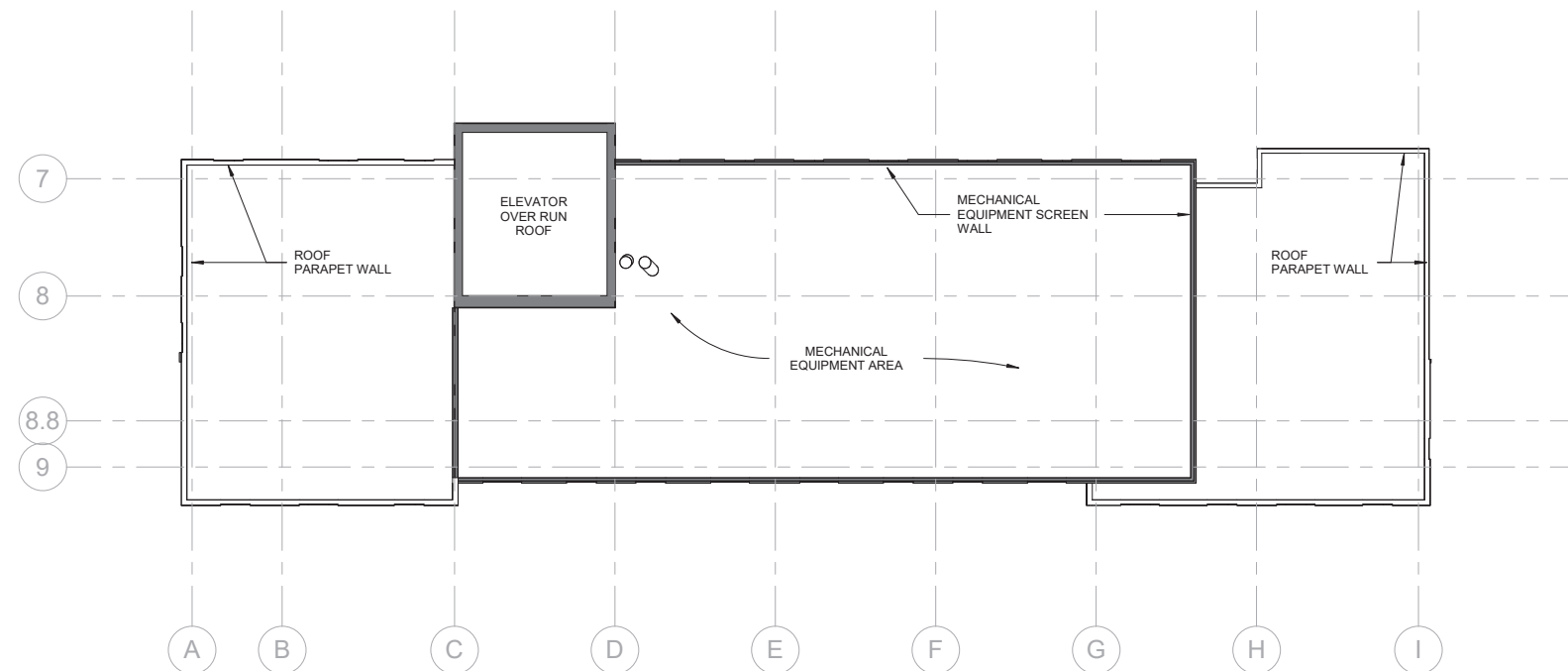


# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



LEVEL 31-39 (PHASE 1) 1/16" = 1'-0" 1



LEVEL ROOF (PHASE 1) 1/16" = 1'-0" 2

### LEGEND RESIDENTIAL LEVELS

- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR

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**A11.12**

**LEVEL 31-39 AND  
ROOF (PHASE 1)**

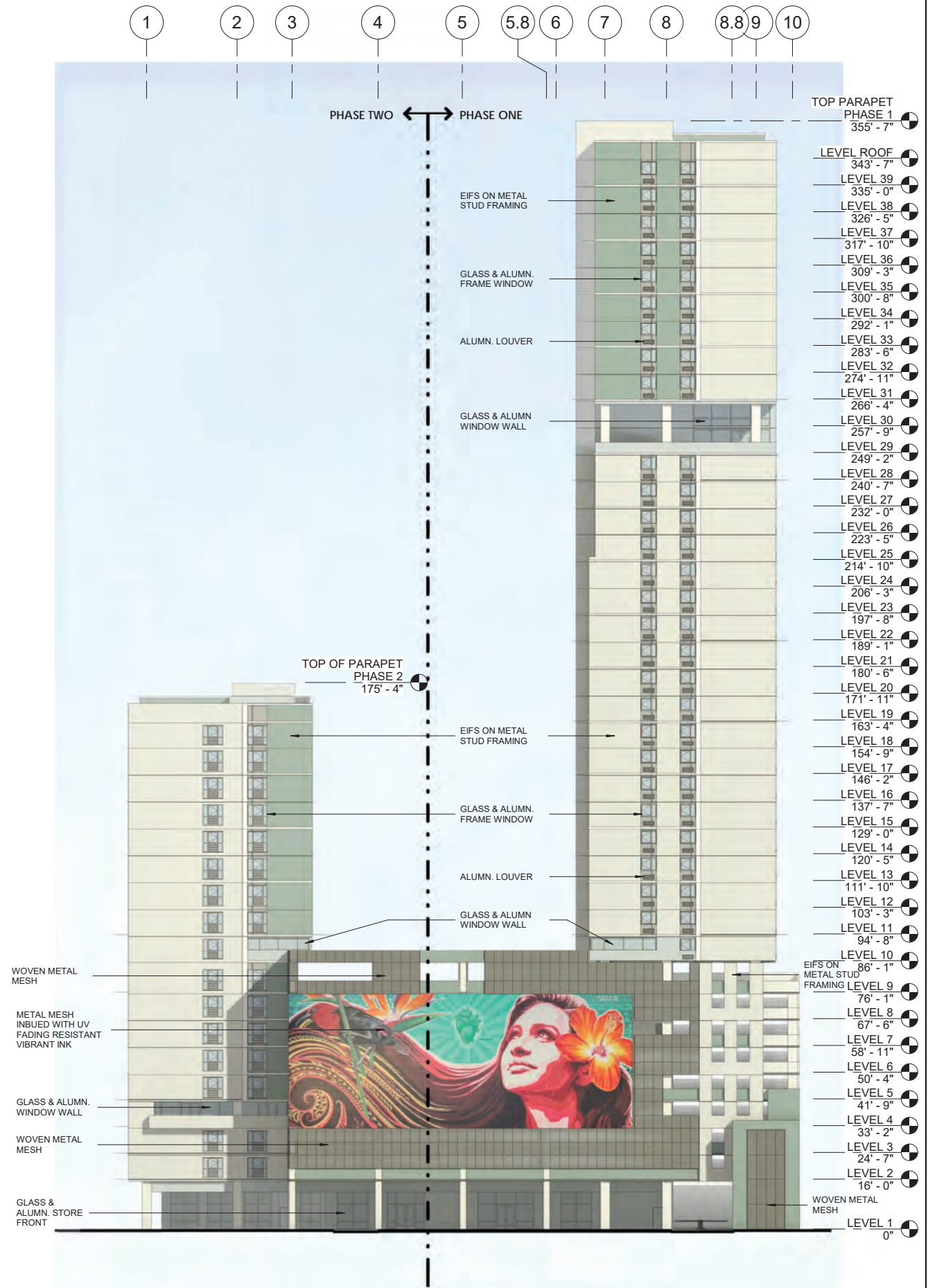


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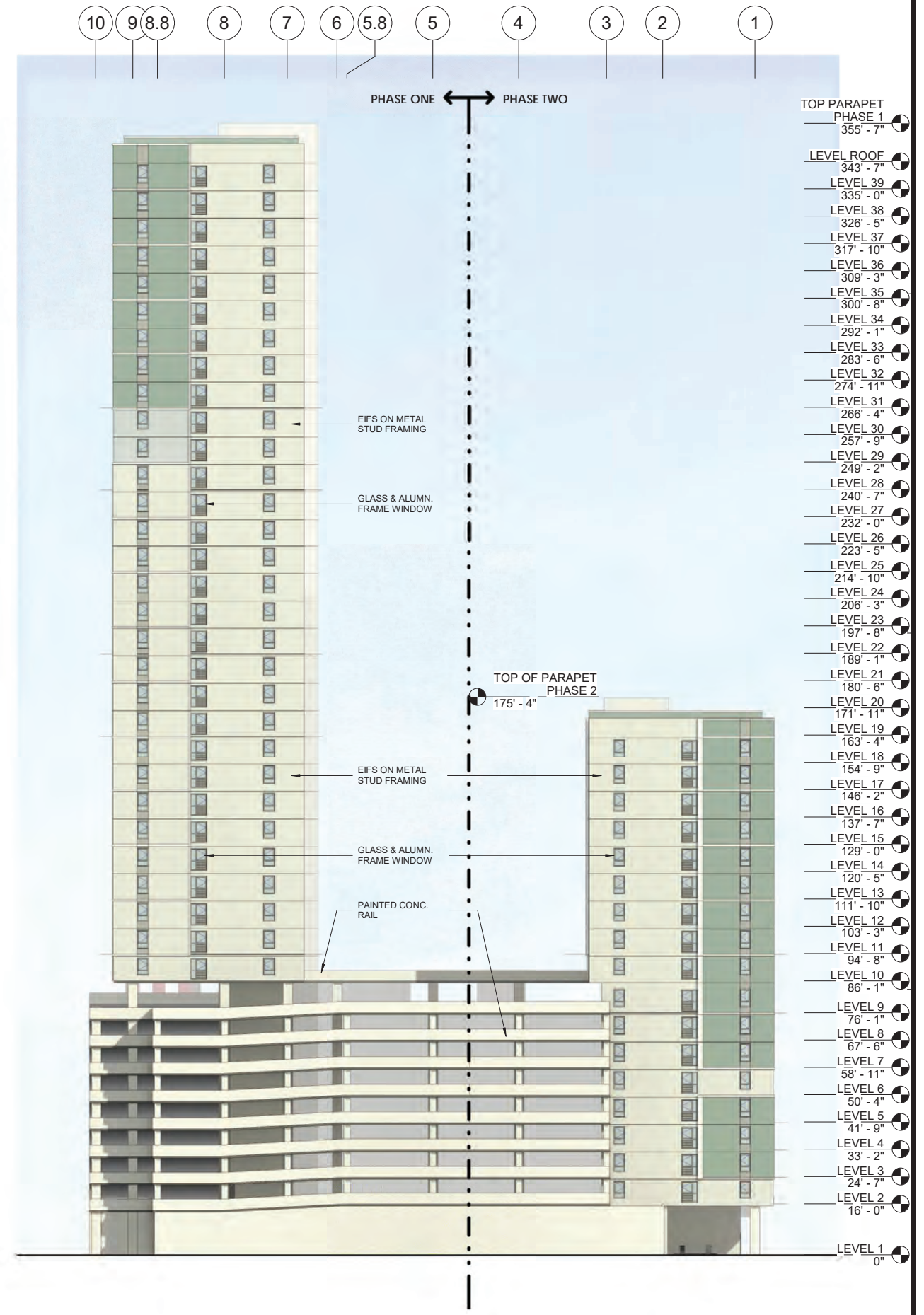
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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



POHUKAINA STREET ELEVATION (PHASE 1&2) 3/64" = 1'-0" 3



MAUKA ELEVATION (PHASE 1&2) 3/64" = 1'-0" 1

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 1/17/2023

SCALE: 3/64" = 1'-0"

## A21.1 EXTERIOR ELEVATIONS

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# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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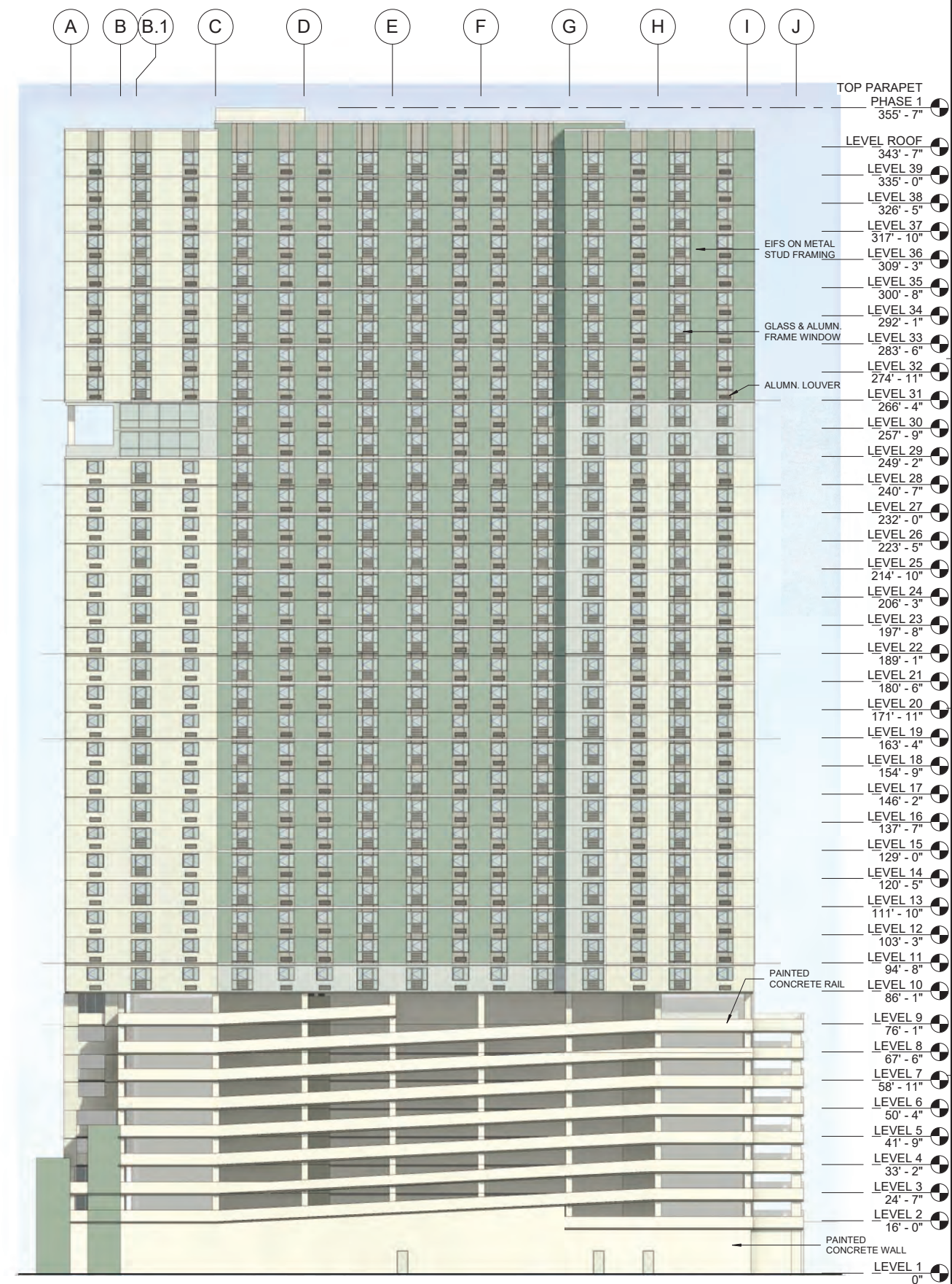
DATE ISSUED: 1/17/2023

SCALE: 3/64" = 1'-0"

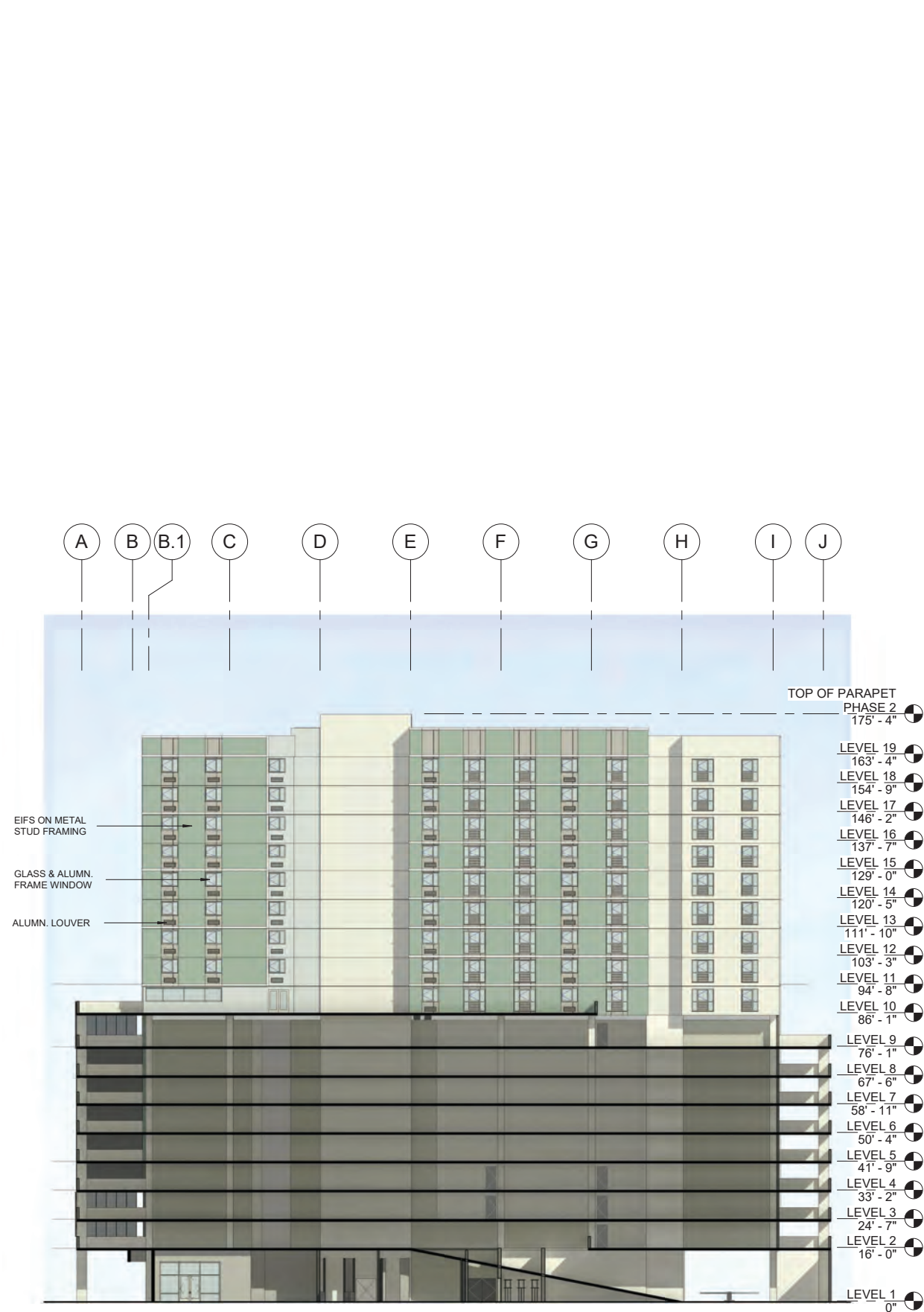
## A21.2 EXTERIOR ELEVATIONS



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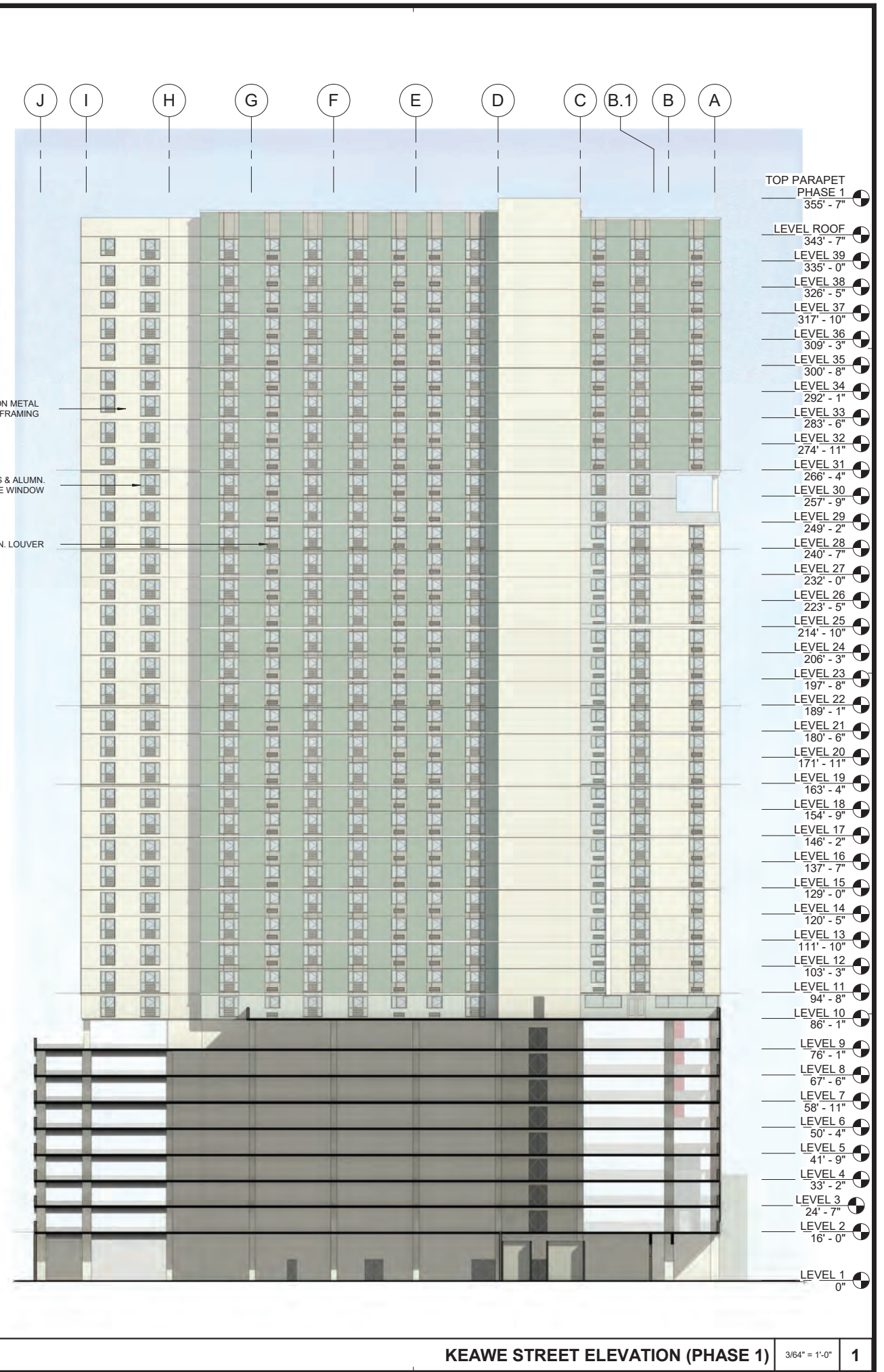
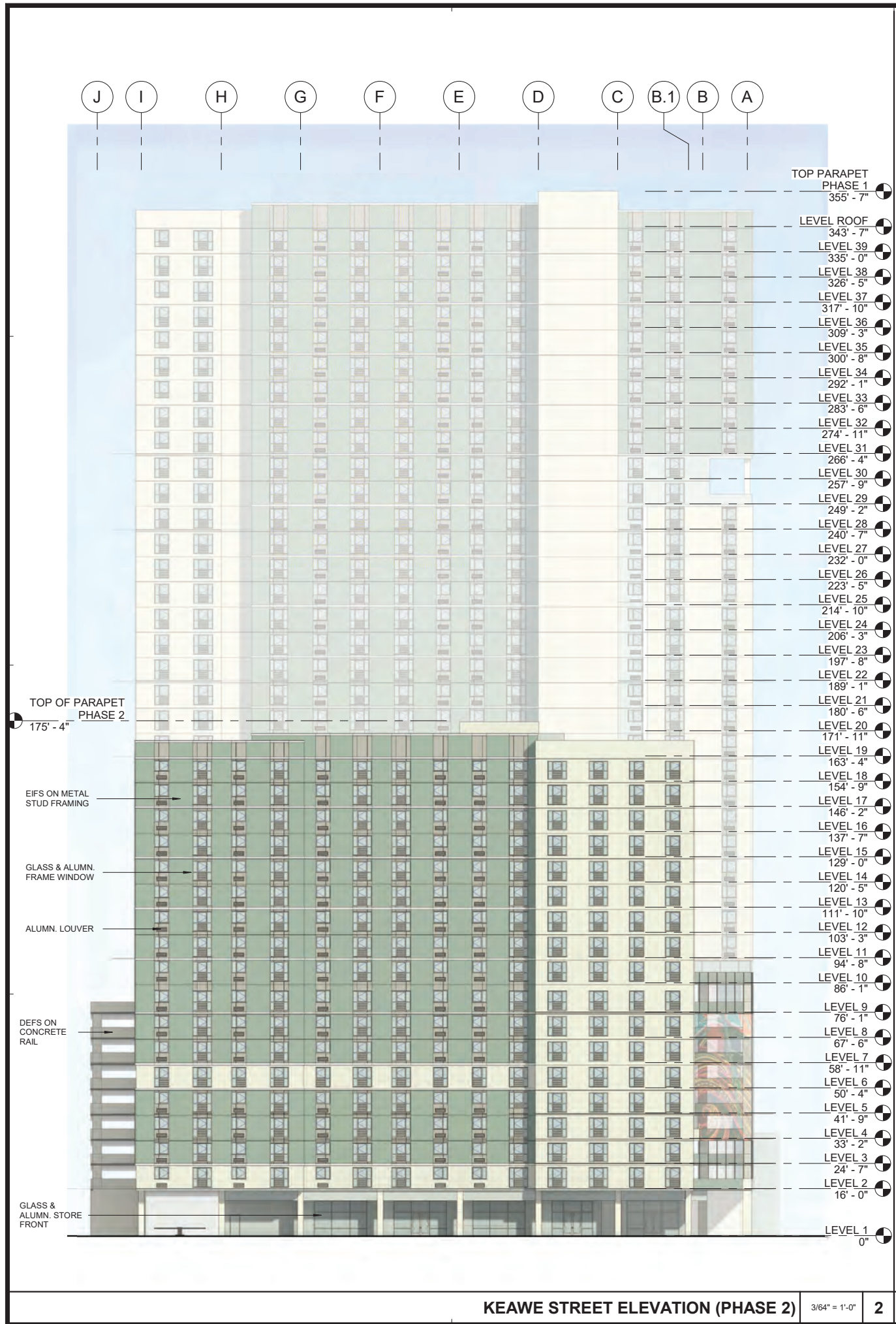
DIAMOND HEAD ELEVATION (PHASE 1) 3/64" = 1'-0" 1



DIAMOND HEAD ELEVATION (PHASE 2) 3/64" = 1'-0" 2

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII



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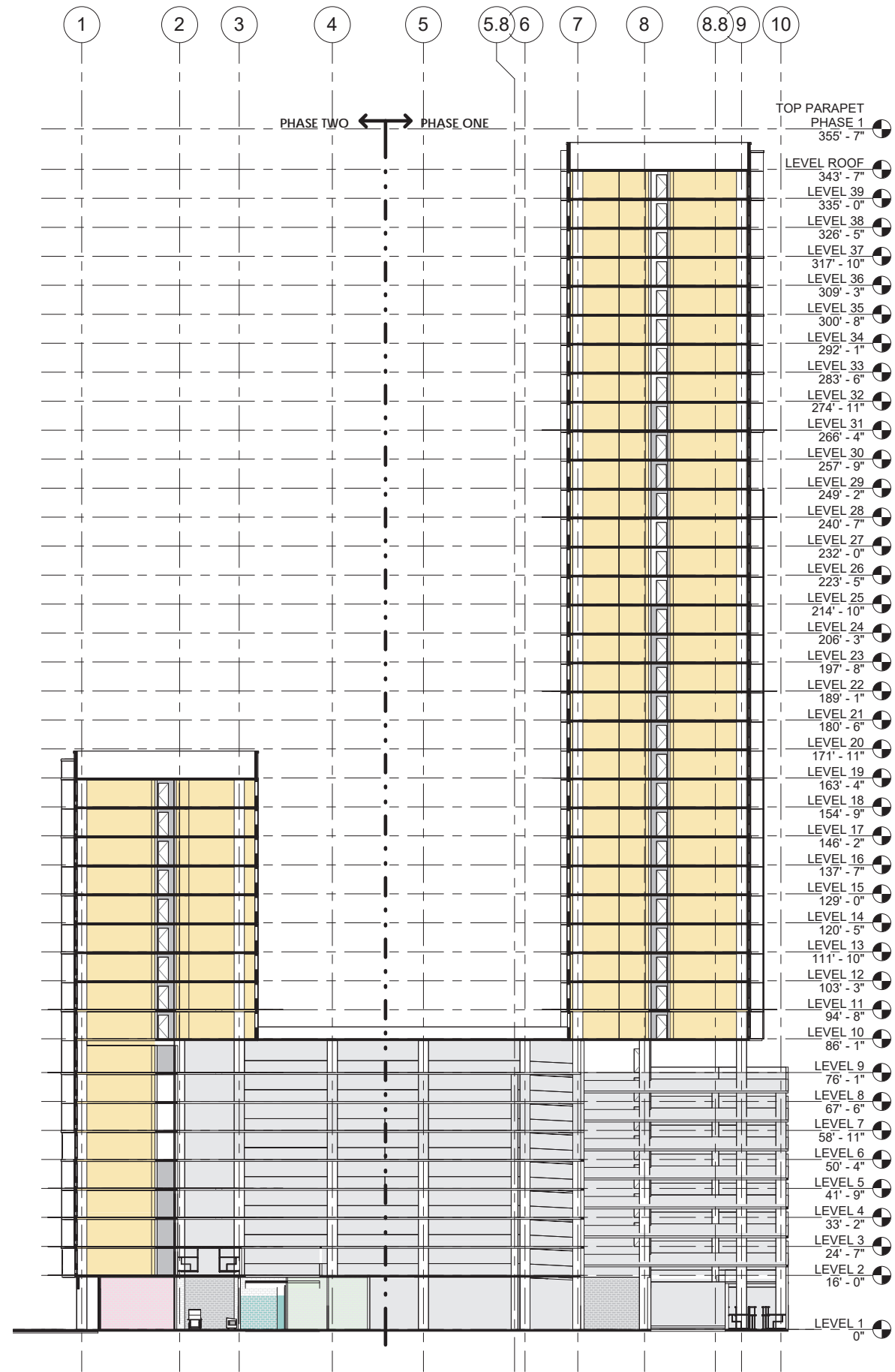
**DATE ISSUED:** 1/17/2023

**SCALE:** 3/64" = 1'-0"

## A21.3 EXTERIOR ELEVATIONS

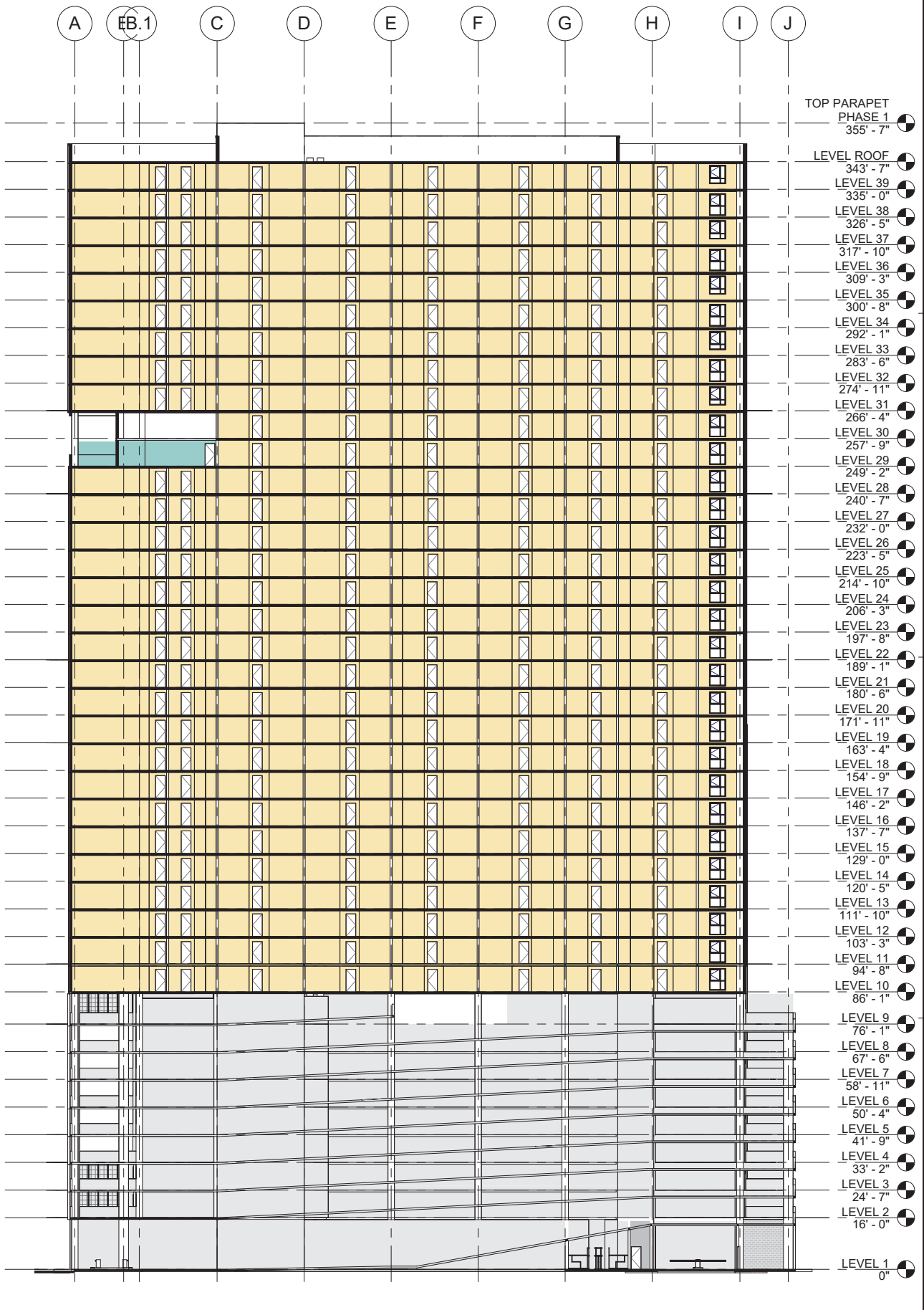


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- TOP PARAPET PHASE 1 355' - 7"
- LEVEL ROOF 343' - 7"
  - LEVEL 39 335' - 0"
  - LEVEL 38 326' - 5"
  - LEVEL 37 317' - 10"
  - LEVEL 36 309' - 3"
  - LEVEL 35 300' - 8"
  - LEVEL 34 292' - 1"
  - LEVEL 33 283' - 6"
  - LEVEL 32 274' - 11"
  - LEVEL 31 266' - 4"
  - LEVEL 30 257' - 9"
  - LEVEL 29 249' - 2"
  - LEVEL 28 240' - 7"
  - LEVEL 27 232' - 0"
  - LEVEL 26 223' - 5"
  - LEVEL 25 214' - 10"
  - LEVEL 24 206' - 3"
  - LEVEL 23 197' - 8"
  - LEVEL 22 189' - 1"
  - LEVEL 21 180' - 6"
  - LEVEL 20 171' - 11"
  - LEVEL 19 163' - 4"
  - LEVEL 18 154' - 9"
  - LEVEL 17 146' - 2"
  - LEVEL 16 137' - 7"
  - LEVEL 15 129' - 0"
  - LEVEL 14 120' - 5"
  - LEVEL 13 111' - 10"
  - LEVEL 12 103' - 3"
  - LEVEL 11 94' - 8"
  - LEVEL 10 86' - 1"
  - LEVEL 9 76' - 1"
  - LEVEL 8 67' - 6"
  - LEVEL 7 58' - 11"
  - LEVEL 6 50' - 4"
  - LEVEL 5 41' - 9"
  - LEVEL 4 33' - 2"
  - LEVEL 3 24' - 7"
  - LEVEL 2 16' - 0"
  - LEVEL 1 0"

BUILDING SECTION 2 3/64" = 1'-0" 2



- TOP PARAPET PHASE 1 355' - 7"
- LEVEL ROOF 343' - 7"
  - LEVEL 39 335' - 0"
  - LEVEL 38 326' - 5"
  - LEVEL 37 317' - 10"
  - LEVEL 36 309' - 3"
  - LEVEL 35 300' - 8"
  - LEVEL 34 292' - 1"
  - LEVEL 33 283' - 6"
  - LEVEL 32 274' - 11"
  - LEVEL 31 266' - 4"
  - LEVEL 30 257' - 9"
  - LEVEL 29 249' - 2"
  - LEVEL 28 240' - 7"
  - LEVEL 27 232' - 0"
  - LEVEL 26 223' - 5"
  - LEVEL 25 214' - 10"
  - LEVEL 24 206' - 3"
  - LEVEL 23 197' - 8"
  - LEVEL 22 189' - 1"
  - LEVEL 21 180' - 6"
  - LEVEL 20 171' - 11"
  - LEVEL 19 163' - 4"
  - LEVEL 18 154' - 9"
  - LEVEL 17 146' - 2"
  - LEVEL 16 137' - 7"
  - LEVEL 15 129' - 0"
  - LEVEL 14 120' - 5"
  - LEVEL 13 111' - 10"
  - LEVEL 12 103' - 3"
  - LEVEL 11 94' - 8"
  - LEVEL 10 86' - 1"
  - LEVEL 9 76' - 1"
  - LEVEL 8 67' - 6"
  - LEVEL 7 58' - 11"
  - LEVEL 6 50' - 4"
  - LEVEL 5 41' - 9"
  - LEVEL 4 33' - 2"
  - LEVEL 3 24' - 7"
  - LEVEL 2 16' - 0"
  - LEVEL 1 0"

BUILDING SECTION 1 3/64" = 1'-0" 1

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

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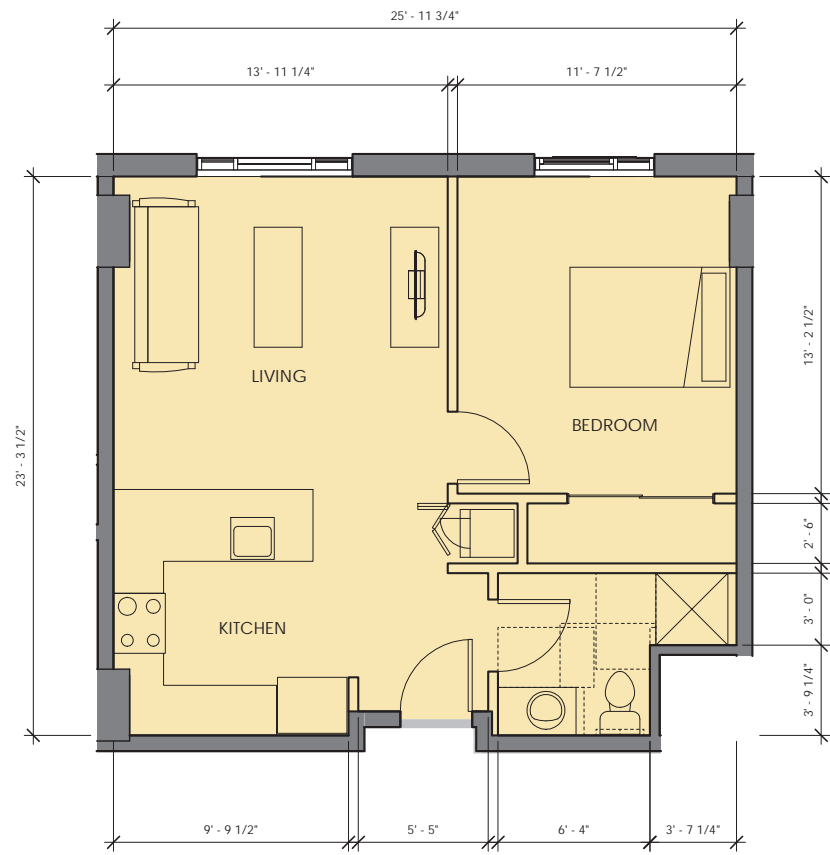
DATE ISSUED: 1/17/2023

SCALE: 3/64" = 1'-0"

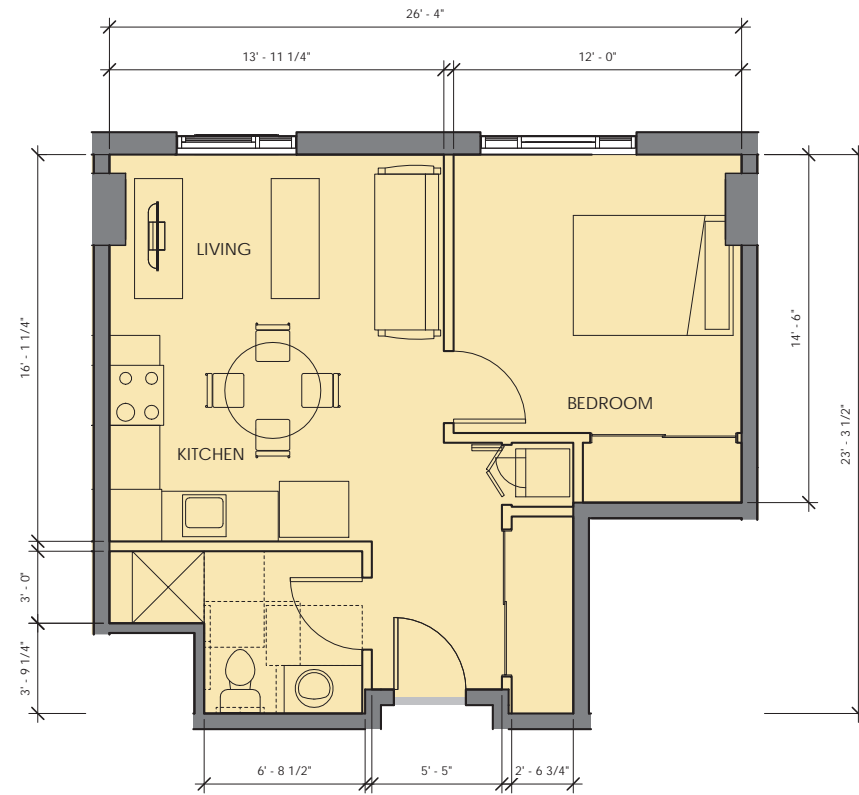
## A31.1 BUILDING SECTIONS



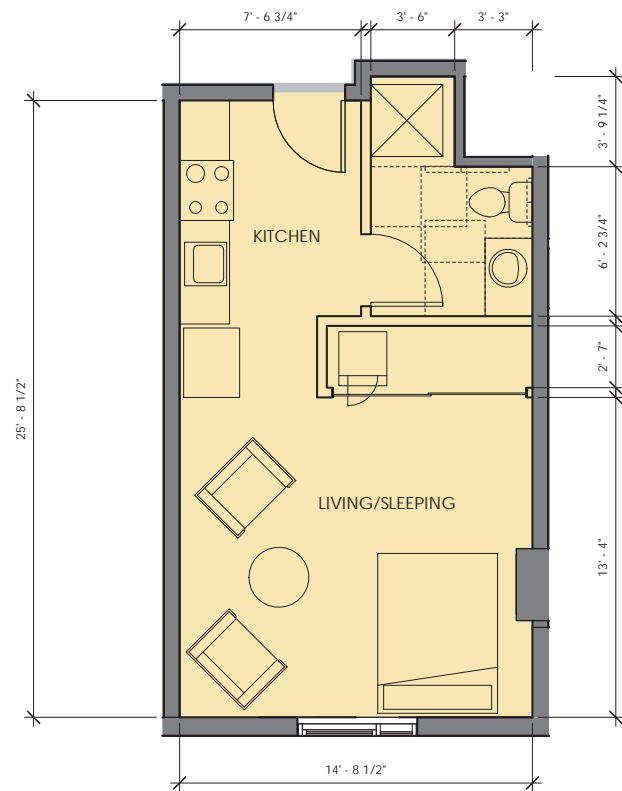
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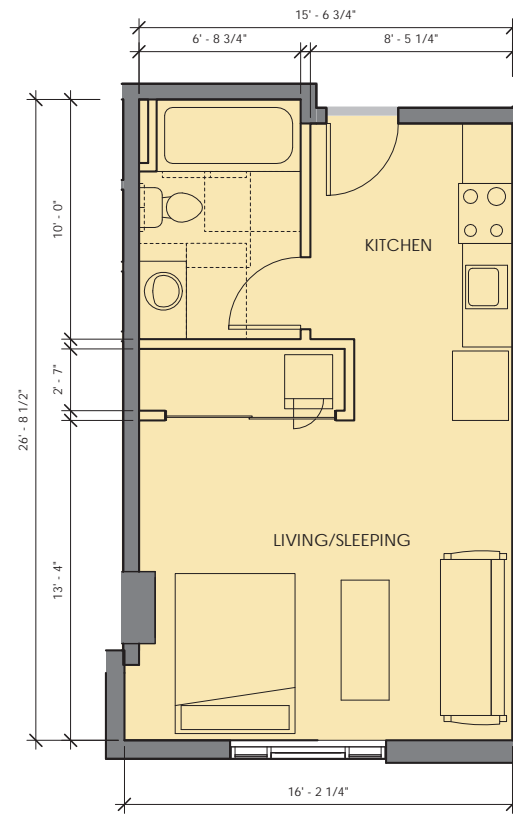
ONE BEDROOM UNIT PLAN A2 - PHASE ONE 1/4" = 1'-0" 4



ONE BEDROOM UNIT PLAN A1 - PHASE ONE 1/4" = 1'-0" 3



STUDIO UNIT PLAN S2 - PHASE ONE 1/4" = 1'-0" 2



STUDIO UNIT PLAN S1 - PHASE ONE 1/4" = 1'-0" 1

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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SCALE: 1/4" = 1'-0"

**A40.1**

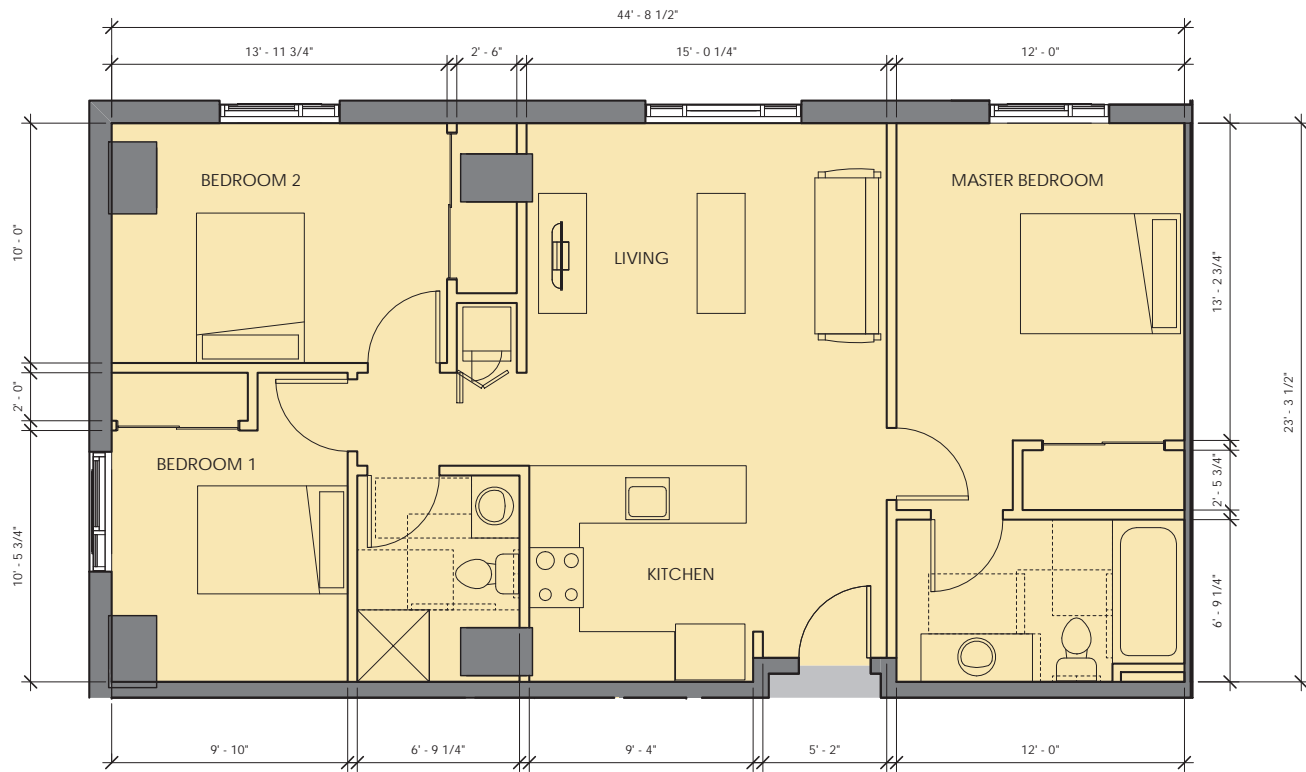
**UNIT PLAN  
PHASE ONE**



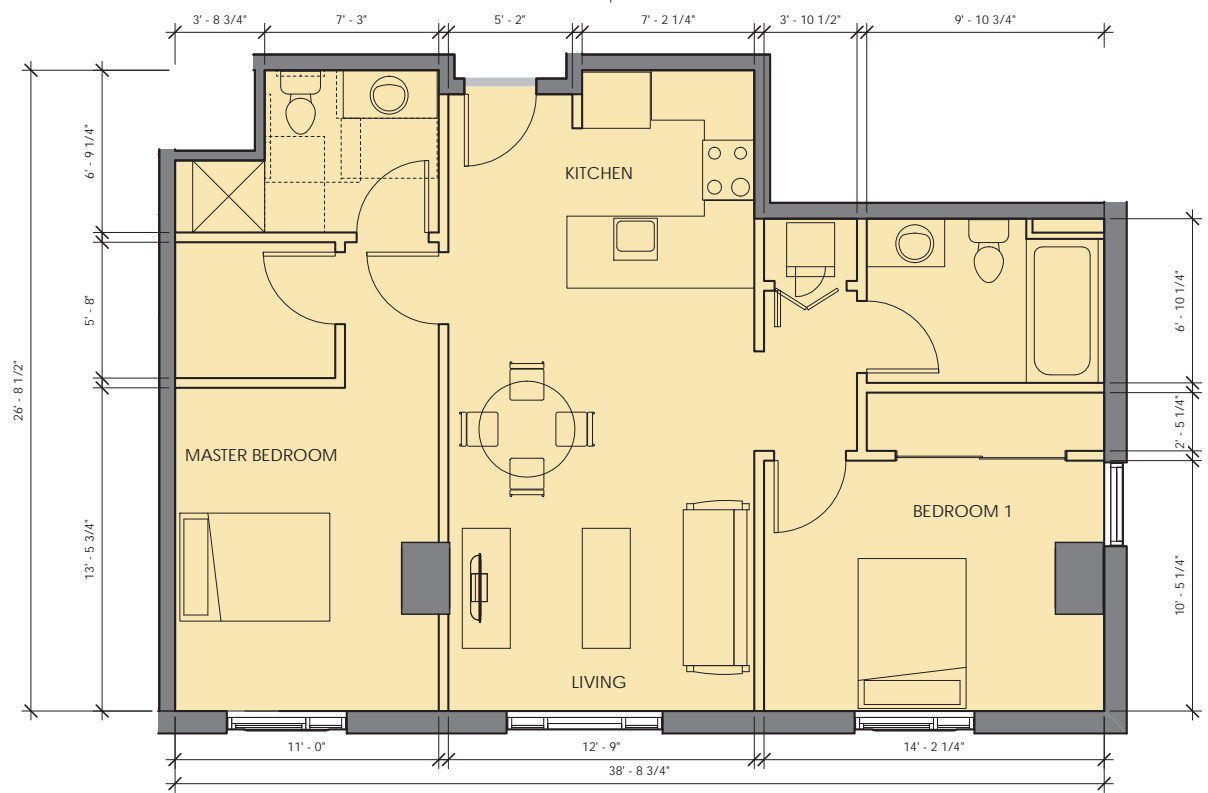
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# 690 POHUKAINA STREET AFFORDABLE HOUSING

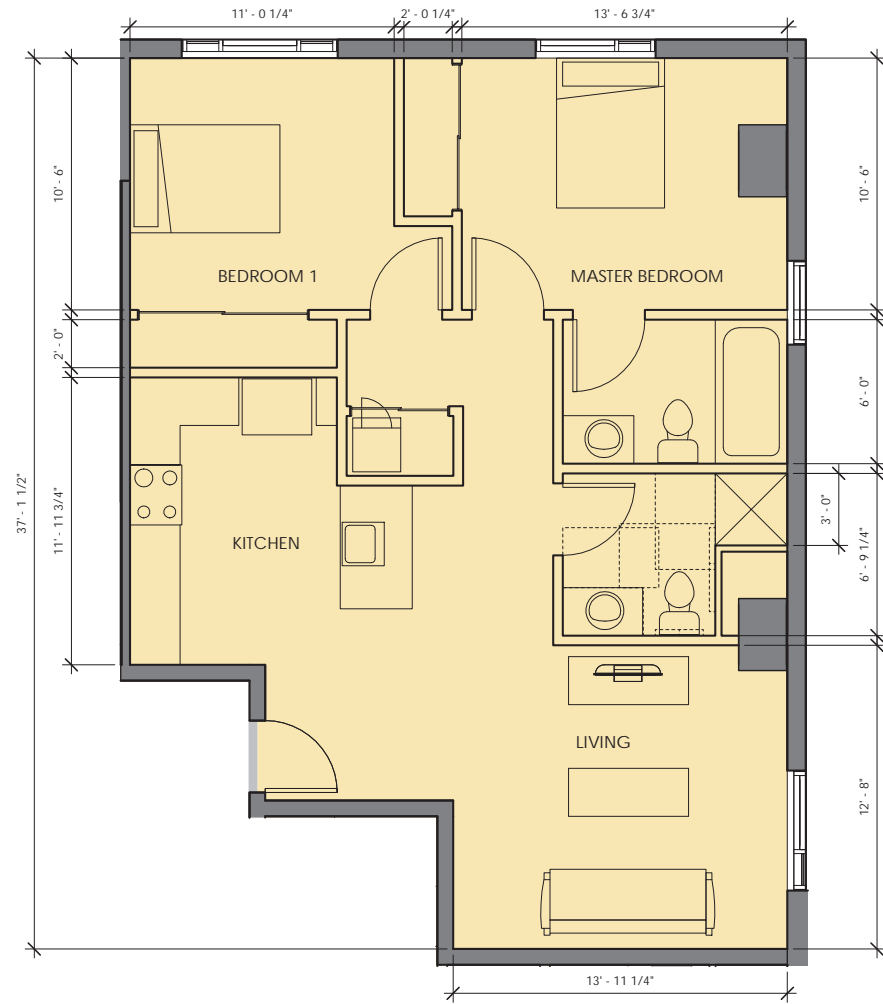
690 POHUKAINA STREET, HONOLULU, HAWAII



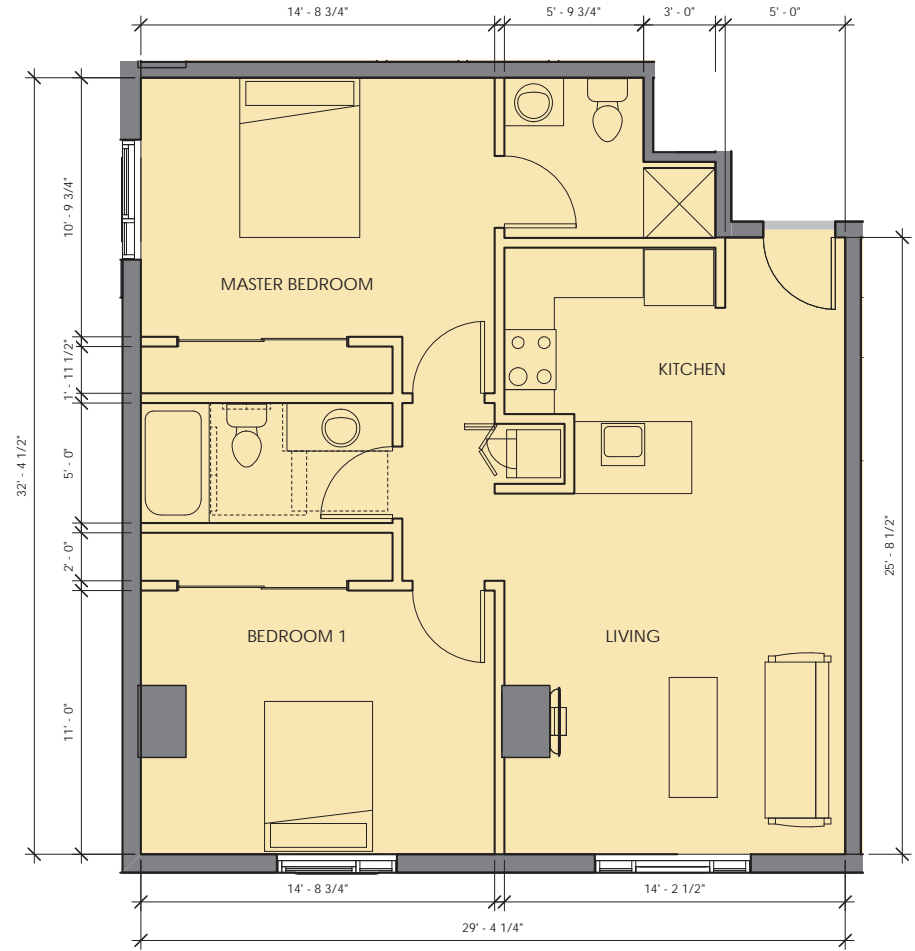
**THREE BEDROOM UNIT PLAN - PHASE ONE** 1/4" = 1'-0" **4**



**TWO BEDROOM UNIT PLAN B3 - PHASE ONE** 1/4" = 1'-0" **3**



**TWO BEDROOM UNIT PLAN B2 - PHASE ONE** 1/4" = 1'-0" **2**



**TWO BEDROOM UNIT PLAN B1 - PHASE ONE** 1/4" = 1'-0" **1**

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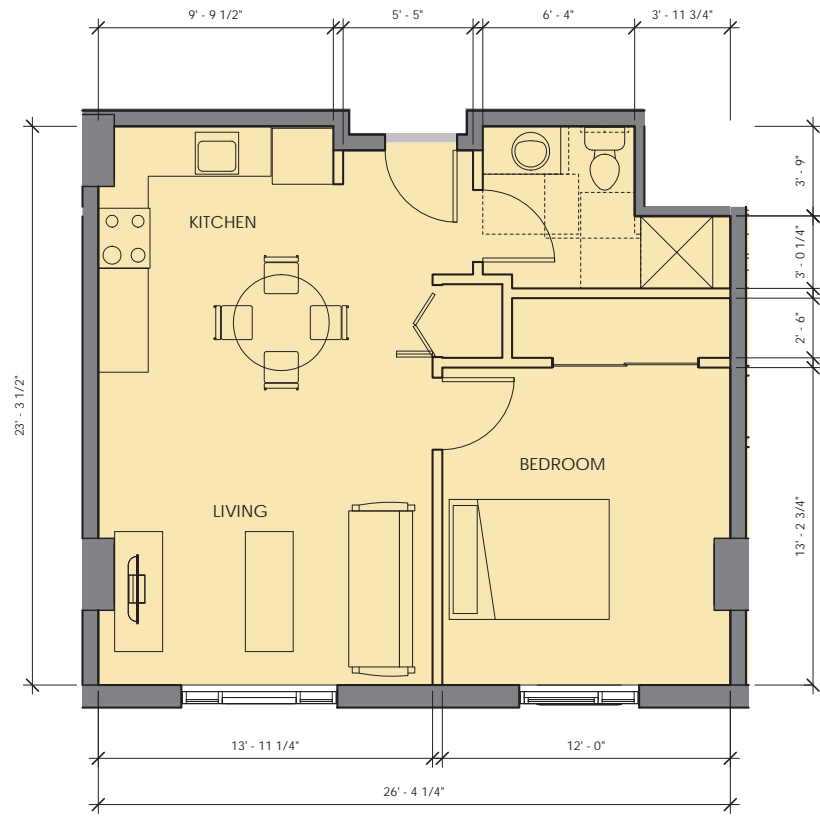
**SCALE:** 1/4" = 1'-0"

**A40.2**

**UNIT PLAN  
PHASE ONE**



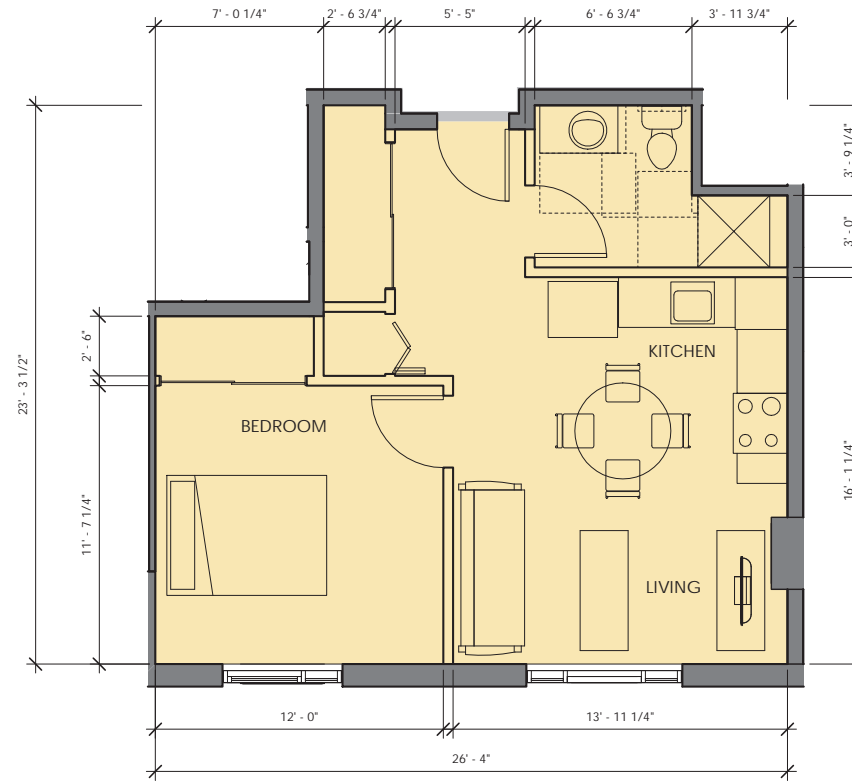
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ONE BEDROOM UNIT PLAN A2 - PHASE TWO

1/4" = 1'-0"

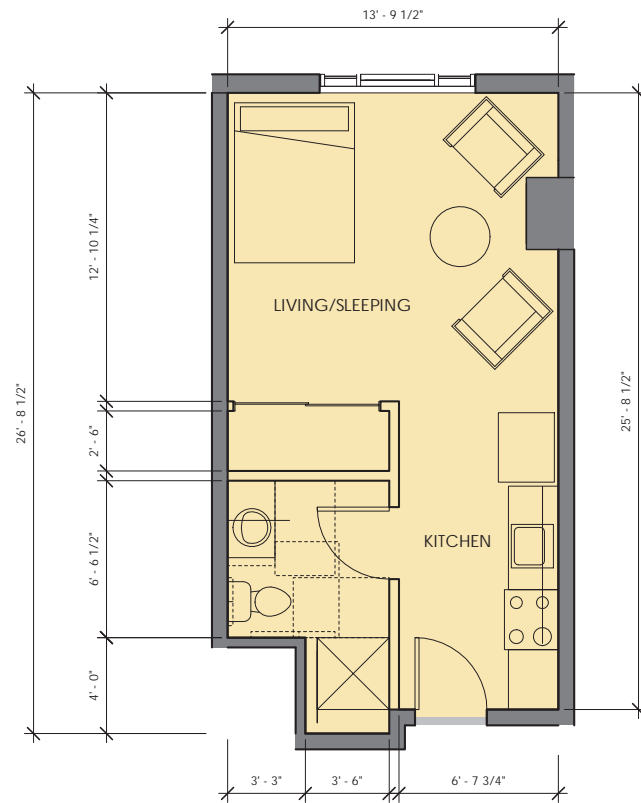
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ONE BEDROOM UNIT PLAN A1 - PHASE TWO

1/4" = 1'-0"

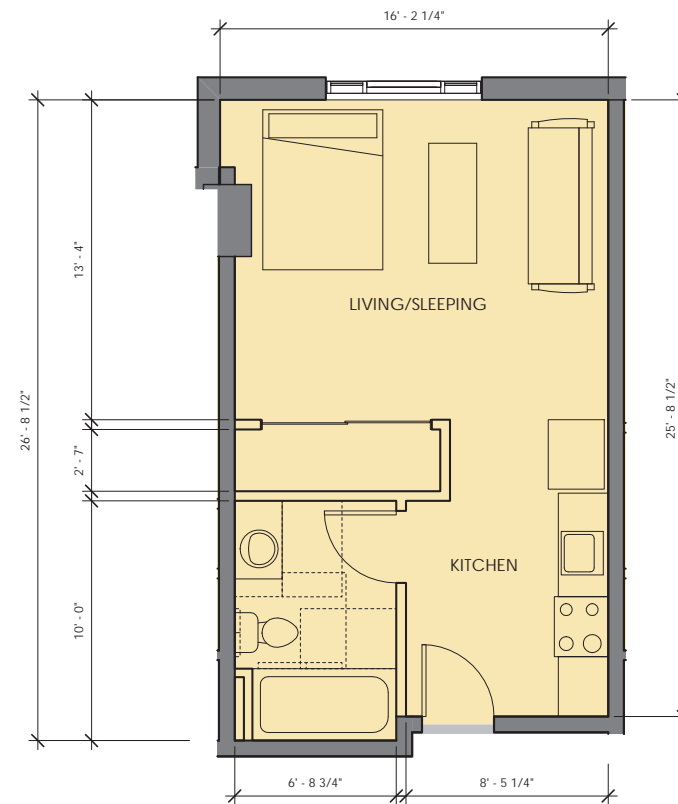
3



STUDIO UNIT PLAN S2 - PHASE TWO

1/4" = 1'-0"

2



STUDIO UNIT PLAN S1 - PHASE TWO

1/4" = 1'-0"

1

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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SCALE: 1/4" = 1'-0"

**A40.3**

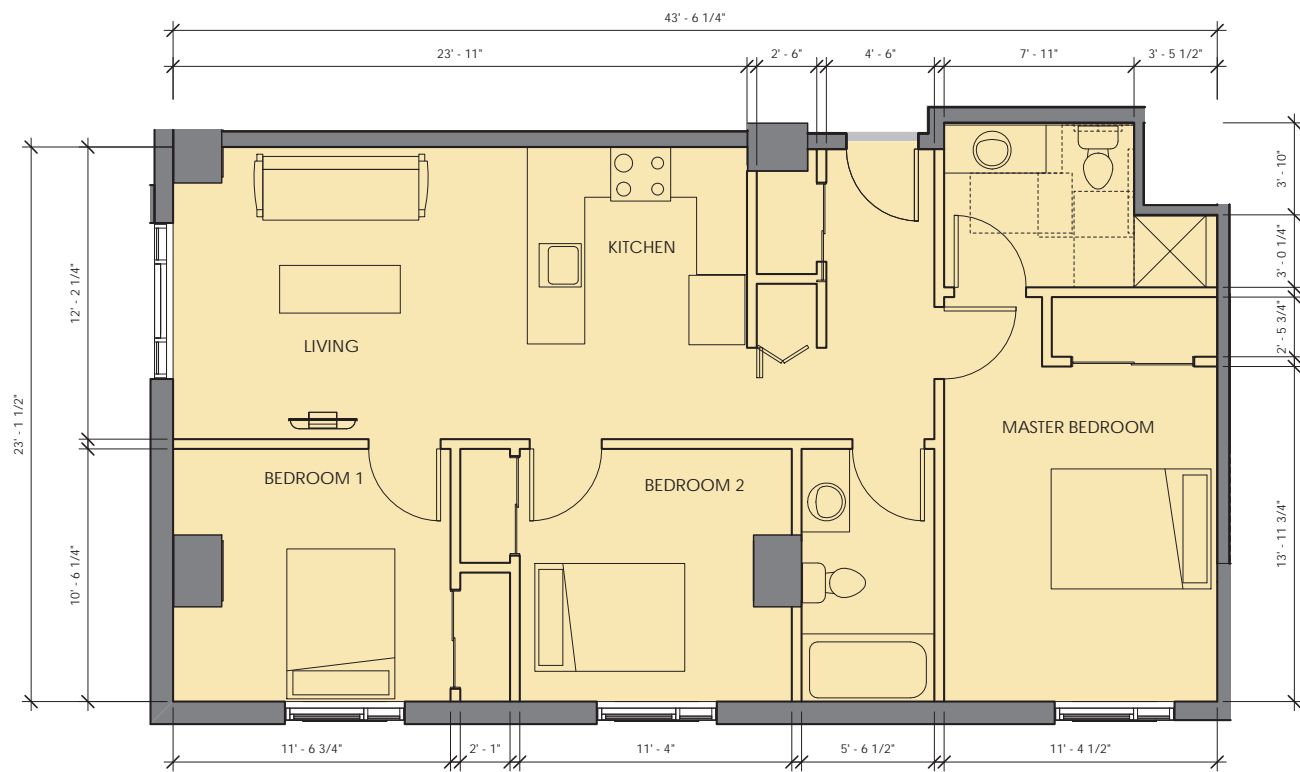
**UNIT PLAN  
PHASE TWO**



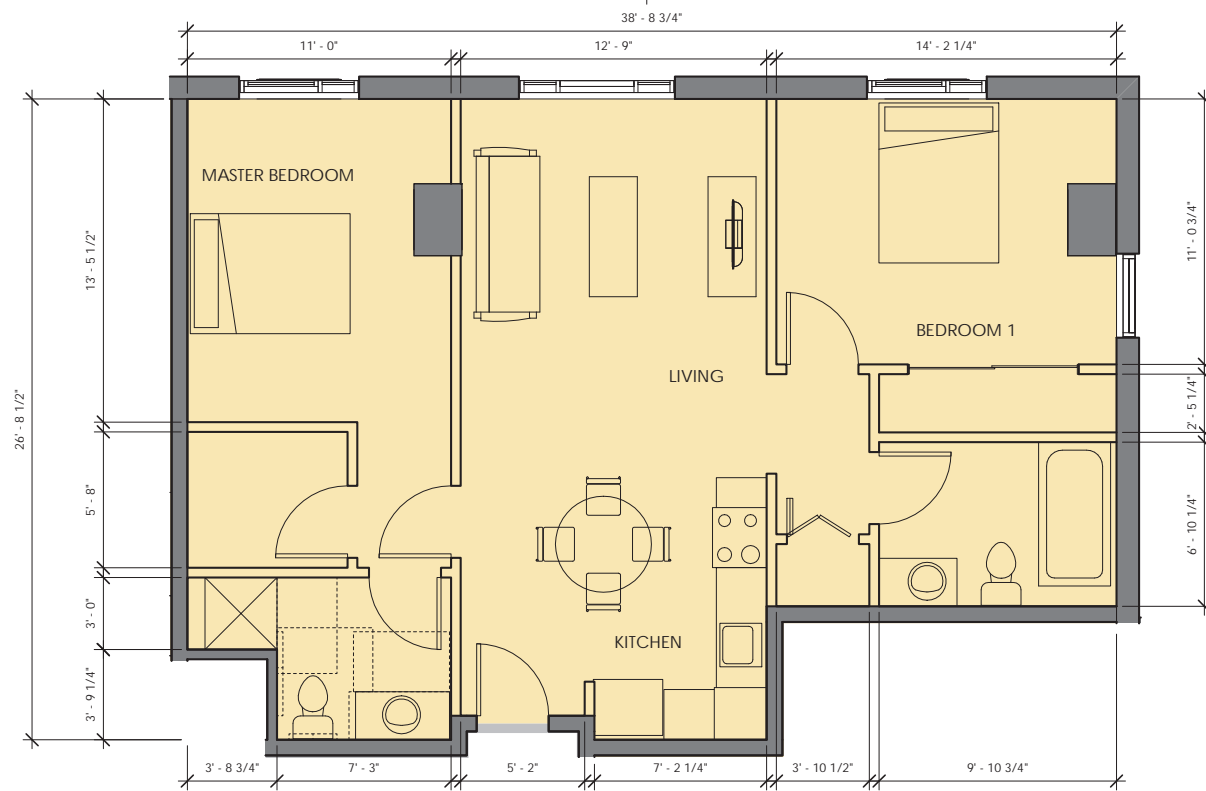
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T 949.809.3380 WWW.SVA-ARCHITECTS.COM

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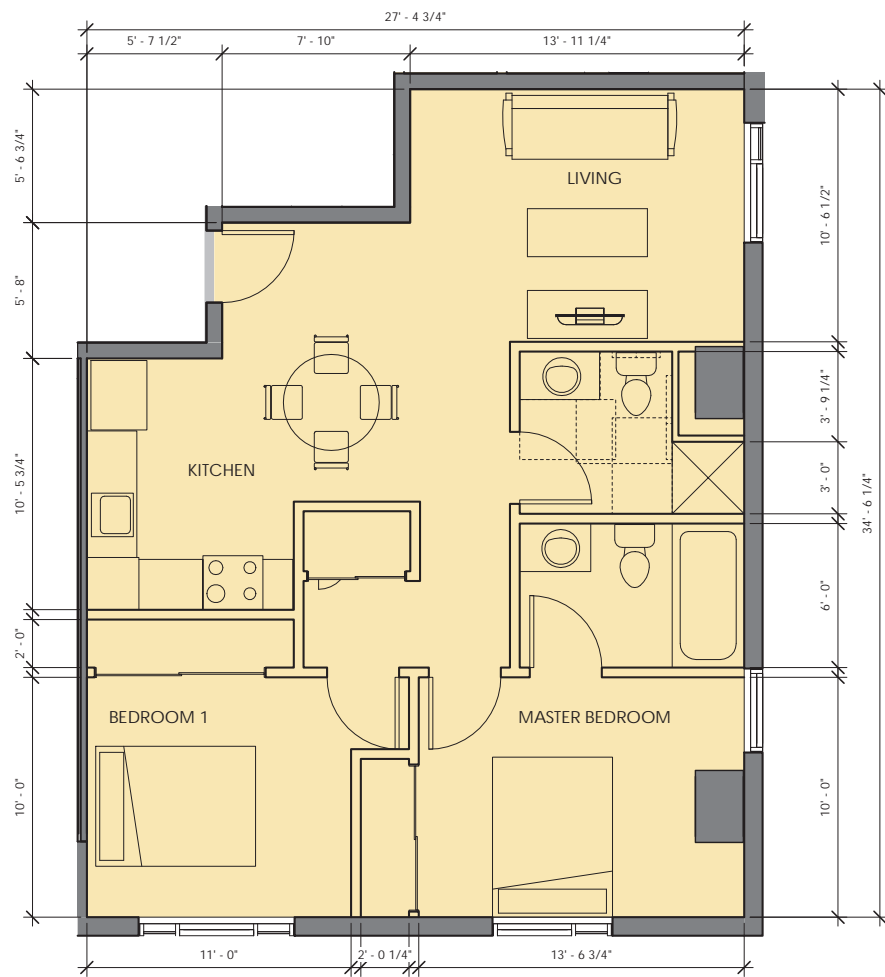




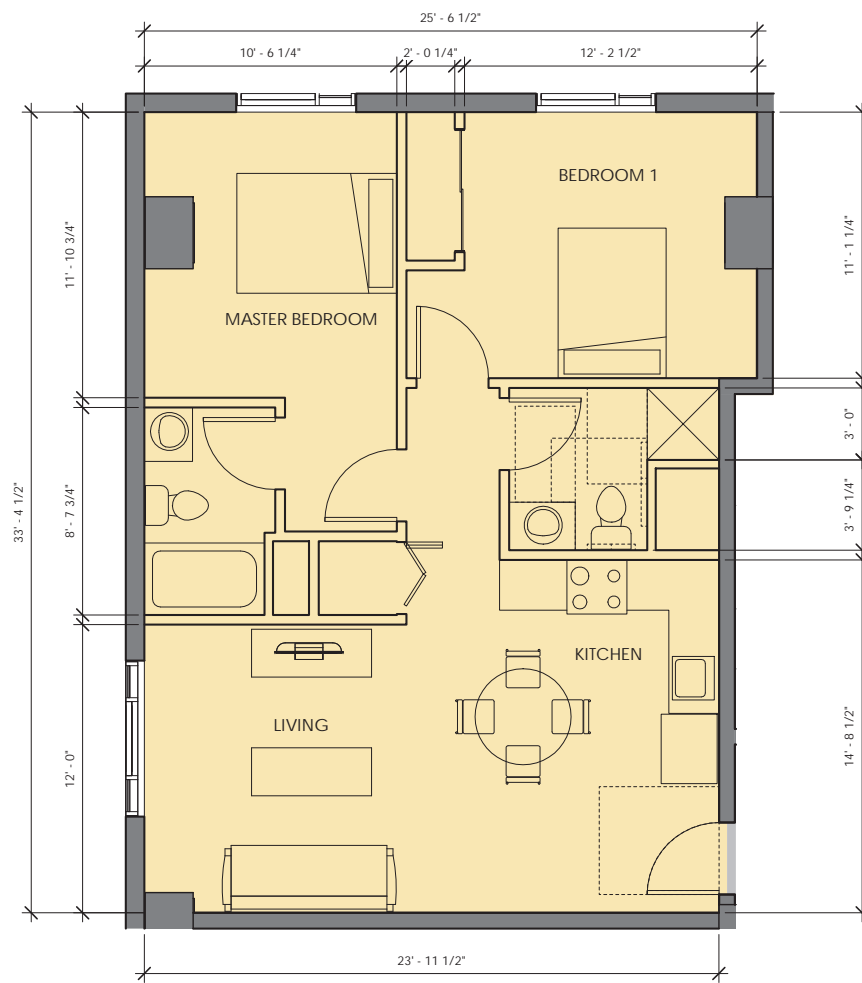
THREE BEDROOM UNIT PLAN - PHASE TWO 1/4" = 1'-0" 4



TWO BEDROOM UNIT PLAN B3 - PHASE TWO 1/4" = 1'-0" 3



TWO BEDROOM UNIT PLAN B2 - PHASE TWO 1/4" = 1'-0" 2



TWO BEDROOM UNIT PLAN B1 - PHASE TWO 1/4" = 1'-0" 1

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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SCALE: 1/4" = 1'-0"

**A40.4**

**UNIT PLAN  
PHASE TWO**



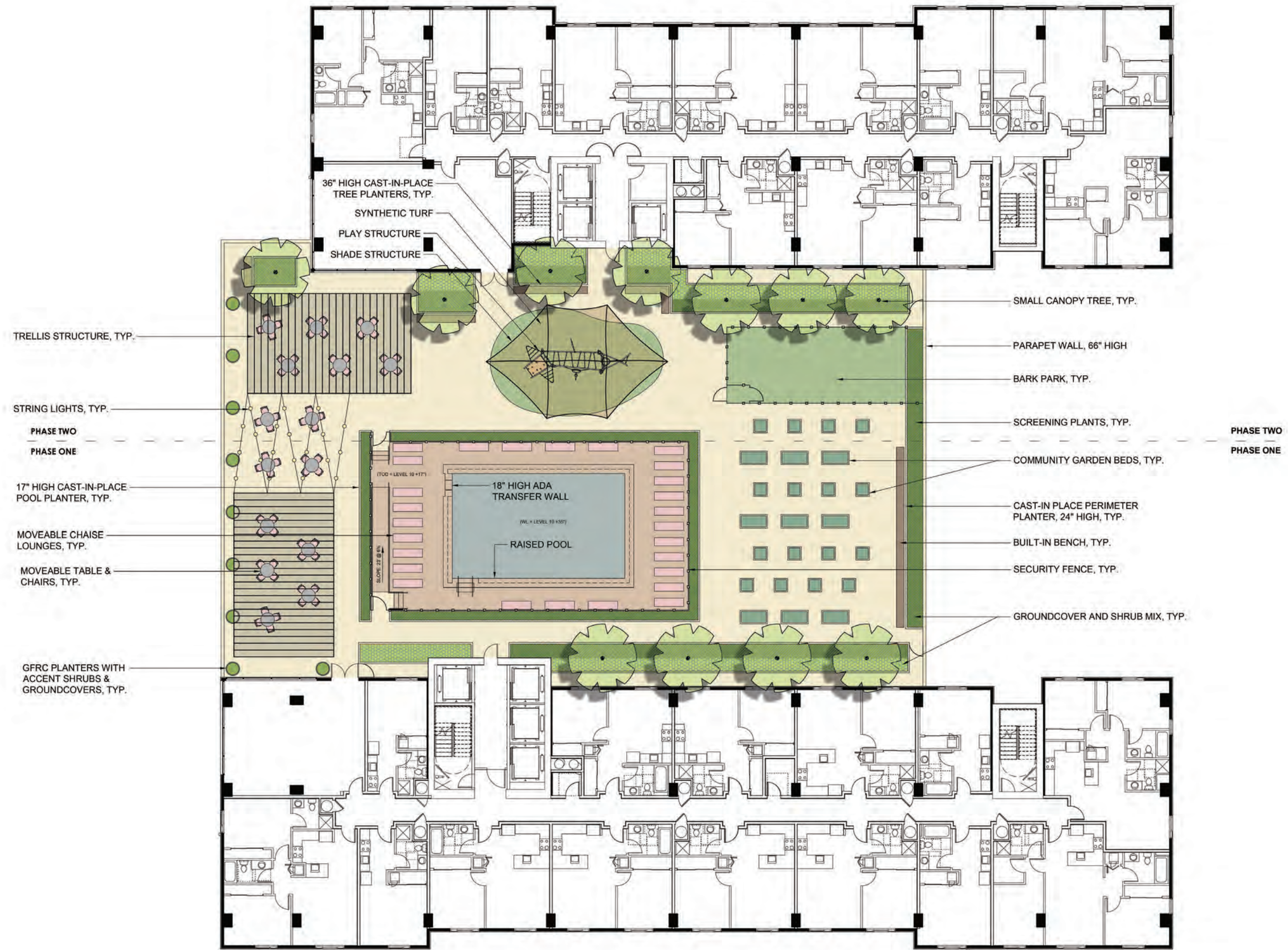
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# Landscape Plans



# 690 Pohukaina

GROUND LEVEL LANDSCAPE CONCEPT PLAN



**690 Pohukaina**  
 LEVEL 10 LANDSCAPE CONCEPT PLAN

# **EXHIBIT B**



**HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96813  
Telephone: (808) 594-0300 Fax: (808) 587-0299  
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Ref. No.: KAK 23-011

March 15, 2023

**Sent Via Electronic Mail to: [tschnell@pbrhawaii.com](mailto:tschnell@pbrhawaii.com)**

Mr. Tom Schnell, Principal  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813

Re: Pohukaina Commons Affordable Mixed-Use Housing; Located at  
690 Pohukaina Street on Tax Map Key: (1) 2-1-051: 041 (portion)

Dear Mr. Schnell:

On February 21, 2023, the Hawai'i Community Development Authority ("HCDA") received a letter from PBR HAWAII & Associates ("PBR"), dated February 16, 2023, requesting review and comment of its application requesting exemption and/or deferrals, pursuant to § 201H-38 ("201H-38"), Hawaii Revised Statutes ("HRS"), for the development of a mixed-use high-rise development ("Project") known as Pohukaina Commons Affordable Mixed-Use Housing ("690 Pohukaina").

Our comments are based on the latest copy of the Project's proposal that was submitted to the HCDA on February 13, 2023 ("Proposal"). Through the consulting process that PBR and HCDA has been engaged in prior to the February 21<sup>st</sup> submission date, comments were given to PBR regarding the Proposal. Since the Proposal and the February 21, 2023, Project submittals are the same, our comments below apply to both the Proposal and the Project submittals. The Proposal is part of PBR's 201H-38 application through the Hawai'i Housing Finance and Development Corporation ("HHFDC"). The comments below are based on the Proposal which is attached as Exhibit A:

**I. FACTS**

The Project is located in the Mauka Area of the Kaka'ako Community Development District ("KCDD") [Tax Map Key No. (1) 2-1-054: 001]. The Project will require subdivision of the parcel to create two different parcels – one for the Project and another to be reserved for the future Department of Education ("DOE") facility. As such, the Project site is bounded by Keawe Street to the west ("Ewa"), the Halekauwila Place project to the north ("Mauka"), the future DOE site to the east ("Diamond Head"), and Pohukaina Street to the south ("Makai").

## II. DISCUSSION

The Project is being proposed as a 201H-38 development with over fifty percent of the units qualifying as affordable housing units. As permitted under 201H-38, PBR is requesting the following exemptions from Chapter 217 of Title 15, Hawai‘i Administrative Rules (“HAR”), Mauka Area Rules (“MAR”):

- Section 15-217-6 (b)(2) - *Compliance with other regulations*
- Section 15-217-54 (c) – *Building Form*, Exemption request is for the Tower Plate
- Section 15-217-54 (f) – *Building Form*, Exemption request is for the Street Front Element Height
- Section 15-217-55 (k) (3) - *Architectural design (Windows)*, Exemption request is for Principal Building Windows being operable
- Section 15-217-55 (l) (4) - *Architectural design (View Preservation)*, Exemption request is for Tower Location
- Section 15-217-55 (l) (5) - *Architectural design (View Preservation)*, Exemption request is for Tower Location
- Section 15-217-55 (m) (3) - *Architectural design (Storefronts and windows for retail)*, Exemption request is for Street Front Elements Depth
- Section 15-217-56 (a) – *Landscape and recreation space*, Exemption request is for Yards being hardscaped with permeable material
- Section 15-217-56 (d) – *Landscape and recreation space*, Exemption request is for Recreation Space
- Section 15-217-59 (c) – *Green Building*, Exemption request is for Green Building standards
- Section 15-217-63 (c) – *Parking and Loading*, Exemption for Curb Cuts
- Section 15-217-63 (d) – *Parking and Loading*, Exemption for Parking Placement
- Section 15-217-63 (h) – *Parking Placement Diagram*, Exemption for Parking Dimension
- Section 15-217-65 (d) – *Public facilities dedication fee*, Exemption is for Minimum Dedication Requirements
- Section 15-217-80 – *Improvement and development permits*, Exemption is for Development Permit
- Chapter 218- *Kaka ‘ako Reserved & Workforce Housing Rules*
- Figure 1.3 - *Development Standards Summary*, Exemption request is for the Maximum Density (FAR) for the Pauahi Neighborhood Zone
- Figure 1.3 - *Development Standards Summary*, Exemption request is for the Street Front Element Height for the Pauahi Neighborhood Zone

- Figure NZ.6 - *Pauahi (PA) Zone*, Exemption request is for the Maximum Density (FAR)
- Figure 1.10-B – *Parking Placement Diagram*, Exemption for Parking Placement

### III. HCDA COMMENTS

The HCDA staff reviewed the Proposal and provided comments to PBR on February 27, 2023. A summary of the substantial comments are listed below:

1. **Curb-cuts** – The Project should remove the curb-cuts along Pohukaina Street, in order to facilitate pedestrian and bicycle movements along this designated Promenade street. As proposed, there are two curb-cuts along Pohukaina Street. The Diamond Head curb-cut is designed as a two-way entrance and exit to the parking structure as well as the entrance to the porte-cochere. The Ewa curb-cut is designed as a one-way exit from the porte-cochere. Both curb-cuts should be removed. Without any major design alteration to the proposed design, cars could enter and exit the parking structure off Keawe Street. The removal of these two curb-cuts would make Pohukaina Street more pedestrian friendly and ensure that Pohukaina Street becomes a promenade street, as outlined in the MAR. Per the MAR and Mauka area Plan, promenade streets are intended to create continuous pathways, and curb-cuts for vehicular driveways would be allowed only when there is no alternative access to the lot. The Project can access the lot off Keawe Street.

The project should also entertain the idea of removing the proposed curb-cut along Keawe Street and sharing Halekauwila Place’s existing curb-cut that is located right next to the Project’s proposed curb-cut.

2. **Enhancement of Makai Edge of Project** – Per the MAR and the Mauka Area Plan, Pohukaina Street is planned as a tree-lined promenade street and has a particular importance as a public space. Pohukaina Street is planned to have wide sidewalks with ample canopies of street trees and other pedestrian amenities. Therefore, the Project should remove the sweeping porte-cochere along Pohukaina Street that occupies most of the frontage. The current proposal makes Pohukaina Street a pedestrian intolerant environment and does not have any of the qualities that support a promenade street. Shifting the building to the Ewa/Makai corner and placing all vehicular access off of Keawe Street should provide enough space for a drop-off area along the Mauka edge of the property. Lobby access could still be provided off of Pohukaina Street.

3. **Building Form** – The MAR has building form requirements with the intention of creating outstanding pedestrian realms and active uses at the street level. These provisions not only promote active uses and pedestrian-scaled buildings at the street level but allow for a seamless transition between the building towers and the street. The MAR and Mauka Area Plan have building form requirements ranging from street front elements to street frontages to create a consistent street wall that defines the street



as a public space. These requirements not only help in creating outstanding streetscapes but also help in creating a sense of place.

As proposed, the Project does not comply with the Building Form provisions of the MAR, and it does not comply with the massing requirement noted under Figure BT.10 and Figure 1.12. for all its street frontages. The Project gives focus to automobiles and parking access rather than the pedestrian. As proposed, along Pohukaina Street, the building has an extensive setback to make room for the porte-cochere and, in the instances that the building is brought closer to the street, is for the parking structure and to facilitate its access. Similarly, along Keawe Street, even though the Project has retail, it does not comply with the Building Form and Placement noted in the MAR. Generally, the building lacks articulation and both the street level frontages and the façade can easily be amended without major alteration to the Proposal. The Project should remove the porte-cochere off Pohukaina Street, pull the building closer to the street, and have land uses such a retail that are inviting to pedestrians and advance the MAR's and Mauka Area Plan's goal of having Pohukaina Street as a promenade street. The Project might also want to break up the massing of the podium and the tower on the Keawe Street side. Liner units along the Pohukaina Street façade would also be more desirable.

**4. Building Placement** – The Project should not disregard the fact that it is sharing a lot with a future school. As proposed, the Project has not considered the possible needs of a school, such as a drop-off area, that will influence the Project. The Project should show how these two uses can co-exist. As this Project is being proposed prior to the development of the school, it should show how it is complementing the adjacent Mother Waldron Park in scale, orientation, and façade treatment. In addition, the Proposal does not discuss how the future school will be added to the site. It is not clear whether they will be sharing a wall or if there will be a space between the two buildings. Similarly, the Proposal does not discuss how the Project's Diamond Head edge will be treated to complement Mother Waldron Park in the interim. Note that there might also be historic preservation concerns associated with the Project's adjacency to the Mother Waldron Park, which is listed on the National Register of Historic Places.

**5. Concerns Regarding Exemptions** – The Project proposes a series of exemptions from the MAR. The HCDA staff finds the exemptions relating to parking space dimensions for standard stalls [Section 15-217-63 (h)(1)] and hardscaping yards with permeable material [(Section 15-217-56(a)] concerning.

The Project is requesting to reduce the width of the standard parking stall to 8'-3" from the required 8'-6" and allow structural columns to encroach into a stall. Having parking stalls with a width less than 8.5 feet with structural columns encroaching into a portion of a stall will essentially render the stall usable only by compact cars. Over the years, the HCDA staff has noted that residential developments that have allowed structural columns to encroach into a parking stall have rendered the stall unusable by tenants and has become a matter of litigation. The Project should follow HCDA's MAR

requirement for parking dimension. At a minimum, if a structural column encroaches into a parking stall, the stall should have a clearance (width) of 8'-3" as measured from the interior edge/face of the column to the interior line of the stall.

The Project is requesting to use non-permeable pavement in lieu of permeable pavement. Studies have shown that the environmental damages caused by impervious surfaces outweigh the cost related with permeable surfaces. As proposed, the Project has large hardscaped areas, and having non-permeable surfaces will not only increase water runoffs but will also produce a "heat island". There are different efficient and cost-effective technologies relating to permeable surfaces that the Project can implement.

6. **Trees** – The Project should provide street trees, as required by the MAR, and follow the spacing as outlined in the MAR -- especially along Pohukaina Street. Having trees with the proper canopy and spacing will not only "cool" the environment but will also create a pedestrian-friendly environment.

7. **Phasing** – If Phase 2 of the Project is not to be built concurrently with Phase 1, please indicate any plans for the interim site condition. Tree protection or other mitigation measures should be indicated. Consideration should also be given to developing the side of the building closest to Keawe Street as Phase 1, in order to realize the Project's benefits on the urban pedestrian realm.

#### IV. CONCLUSION

The HCDA staff understands that some of the details of the Project will evolve as the design progresses. PBR shall update the HCDA as the Project progresses and allow time for HCDA review and comment on substantial design changes. PBR shall seriously consider and address the comments noted herein as soon as possible. The HCDA will provide additional comments after further design refinements have occurred.

Please contact Ms. Sery Berhanu, AICP, of our Planning and Development Section, at (808) 594-0330 or by email at [sergut.berhanu@hawaii.gov](mailto:sergut.berhanu@hawaii.gov) should you have any questions regarding this matter.

Sincerely,



Craig K. Nakamoto  
Executive Director

CN/RT/SB:rlr

Attachment (1): Exhibit A - Applicant submittal ("Proposal")

c: Denise Iseri-Matsubara, Executive Director, HHFDC

Albert Palmer, Housing Development Specialist, HHFDC <[albert.h.palmer@hawaii.gov](mailto:albert.h.palmer@hawaii.gov)>