

EXHIBIT B

Hunt Lot 10 Planned Development Permit Application

COMPLIANCE TABLE TO HCDA GOALS AND POLICIES (HRS Chapter 206E)

STATUTORY REFERENCE	GOAL / POLICY	COMMENTS
HRS § 206E-5.6(j)(1)(A)	Advances the goals, policies, and objectives of the applicable district plan	The Project advances the goals of the KMP to encourage the “creation of a sustainable urban environment where a community can work, learn and play.” See KMP at § 3.1. The Project will revitalize the commercial potential and productivity to the Project Building and exterior perimeter of Parcel 10, which, in turn, will attract additional commercial businesses to the property through long-term leases. Enabling Parcel 10 to achieve the fullest economic and commercial potential supports a sustainable urban environment.
HRS § 206E-5.6(j)(1)(B)	Protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules	The Project complies with the transect T3 General Urban Zone by revitalizing the Project Building and exterior to accommodate future commercial tenants. Further, the Project will not alter the density and character of Parcel 10 because no new buildings will be constructed and Applicant does not seek to expand the floor area of the existing Project Building.
HRS § 206E-5.6(j)(1)(C)	Avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area; and	The Project is located within a mix-use urban area that includes airport facilities, industrial warehouses, and a transition center. The Project’s goal is to update antiquated infrastructure and revitalize current amenities to attract new commercial tenants to the property. Completion of the Project will ensure that Parcel 10 maintains current use as a commercial property with light industrial and warehousing capabilities. These Project objectives will not create any adverse effects that would change the character of the surrounding area.

HRS § 206E-5.6(j)(1)(D)	Provides housing opportunities for all income groups, particularly low, moderate, and other qualified income groups	The Project involves improvements to an existing nonconforming structure and minor site improvements, and does not include any housing units on property.
HRS § 206E-5.6(j)(2)(A)	Pedestrian oriented development, including complete streets design	The Project involves improvements to an existing nonconforming structure and minor site improvements, and will not alter or impact existing pedestrian circulation.
HRS § 206E-5.6(j)(2)(B)	Transit oriented development, including rail, bus, and other modes of rapid transit	The Project involves improvements to an existing nonconforming structure and minor site improvements, and will not alter access to existing transit.
HRS § 206E-5.6(j)(2)(C)	Community amenities such as gathering places, community centers, culture and arts facilities, and the full array of public facilities normally provided by the public sector	The Project involves improvements to an existing nonconforming structure and minor site improvements, and will not alter or adversely impact existing gathering places, community centers, culture and arts facilities, and public facilities.
HRS § 206E-5.6(j)(3)(A)	Preservation of important natural systems or habitats	The Project involves improvements to an existing nonconforming structure and minor site improvements, and will not alter or adversely impact any natural systems and habitats in the area.
HRS § 206E-5.6(j)(3)(B)	Maintenance of valued cultural, historical, or natural resources;	See Application at Exhibit E. Project complies with historic and cultural preservation requirements.
HRS § 206E-5.6(j)(3)(C)	Maintenance of other resources relevant to the State's economy	The Project will support the State's economy through increased employment opportunities and add more commercial property inventory to support the needs of light industrial and warehousing industries.
HRS § 206E-5.6(j)(3)(D)	Commitment of state funds and resources	The Project will not involve the commitment of any state funds. Hunt is the owner of Parcel 10 and will commit private funds to complete the Project.
HRS § 206E-5.6(j)(3)(E)	Employment opportunities and economic development	The Project will advance economic development through increased economic and employment opportunities. The purpose of the Project is to revitalize aging infrastructure and amenities to serve new commercial tenants, and to maximize potential commercial use of the property. The inclusion of additional commercial tenants will in tandem increase employment opportunities and advance the economic viability of the area.

HRS § 206E-5.6(j)(3)(F)	Maintenance and improvement of the quality of educational programs and services provided by schools	The Project involves improvements to an existing nonconforming structure and minor site improvements, and does not include any housing units on property subject to school impact fees.
HRS § 206E-5.6(j)(4)	The representations and commitments made by the developer in the permit application process	Hunt is committed to revitalizing the commercial potential of Parcel 10 to attract new commercial tenants and provide more economic opportunities to the area.

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