



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 22-291

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO
THE KEAWALAU AFFORDABLE HOUSING COMMUNITY PROJECT IN WAIPAHU.

WHEREAS, the Highridge Costa Development Company (the "Applicant") proposes to develop an affordable housing Project on approximately 3.84 acres of land zoned BMX-3 Community Business Mixed Use District located on Hikimoe Street at the intersections with Waipahu Depot Street and Kahuailani Street in Waipahu, Oahu, and identified as Tax Map Keys 9-4-016: 046 and 9-4-014: 005, 014, 058 through 067, and 075, (the "Project"); and

WHEREAS, as proposed, the Project consists of a new mixed-use development consisting of 537 multi-family dwellings, ground floor commercial spaces, and related site and infrastructure improvements; and

WHEREAS, as proposed, the Project will consist of 531 affordable dwelling units for rent to households earning 60 percent and below of the area median income ("AMI") for Honolulu (476 units will be affordable to households earning 60 percent of the AMI and 55 units will be affordable to households earning 30 percent of the AMI); and

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing Section 201H-38 of the Hawaii Revised Statutes ("HRS"), which require that at least 20 percent of a project's total units must be available to households earning 80 percent and below of the AMI, and at least 31 percent of the project's total units must be available to households earning between 81 percent and 120 percent of the AMI, or lower AMI; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS Sections 46-15.1 and 201H-38, and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project, dated September 2022, and updated September 16, 2022 prepared by Munekiyo Hiraga, PBR Hawaii, and SVA Architects (the "Plans and Specifications"), and submitted to the Council by the Department of Planning and Permitting ("DPP") on December 12, 2022 by Departmental Communication 823; and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and



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WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates, and fees approved by the Public Utilities Commission or the Board of Water Supply ("BWS"); and

WHEREAS, the exemptions authorized herein meet the intent of HRS Chapter 201H, and minimum requirements of health and safety; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the Plans and Specifications for the Project, as follows:

Application Fees:

1. Exemption from § 18A-1.6, Revised Ordinances of Honolulu 2021 ("ROH"), and the DPP Rules Related to Storm Water Quality, to allow an exemption from payment of storm water quality review fees for the erosion control and sediment plan, estimated at \$500.
2. Exemption from ROH § 18A-2.4, to allow an exemption from payment of grading and grubbing permit fees, estimated at \$3,000.
3. Exemption from ROH § 18-6.1, to allow an exemption of payment of building permit plan review fees, estimated at \$25,000.
4. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$944,188.
5. Exemption from ROH § 21-5.380 and § 21-5.380A, to allow an exemption of the payment of CUP fees for two joint development agreements, estimated at \$1,200.
6. Exemption from ROH § 21-9.100-11, Table 21-9.8, to allow an exemption from the payment of special district permit fees for projects over one acre along key streets in the Transit Oriented Development ("TOD") Special District, estimated at \$2,400.
7. Exemption from ROH § 22-1.1, to allow an exemption from the payment of subdivision filing fees estimated at \$600.



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Infrastructure and Public Works Fees and Charges:

8. Deferral from ROH § 43-10.1, § 43-10.2, and § 43-10.3, to allow the deferral of payment of wastewater system facility charges, estimated at \$1,843,217.60.
9. Exemption from ROH § 43-11.12, to allow an exemption from the private storm drain connection license fee, estimated at \$400.

Fire Department Review Fees:

10. Exemption from ROH § 20-1.1(3) 1.12.8, to allow exemption from Honolulu Fire Department plan review fees, estimated at \$12,500.

BWS Rules and Regulations:

11. Deferral from Sections 1-102 and 2-202 of the BWS Rules and Regulations to allow a deferral of payment of water system facility and installation of water service fees estimated at \$1,176,106 until the installation of the water meter; provided that all BWS requirements are satisfied. The actual fees to be exempted will be determined by the BWS during review of the building permit applications.

ROH Chapter 21: Land Use Ordinance ("LUO"):

12. Exemption from LUO § 21-3.120-2(b) and § 21-3.120-2(c), relating to heights, height setbacks, and transitional height setbacks as generally shown in the enclosed exhibits.
13. Exemption from LUO § 21-5.380, relating to joint development requirements. The Mauka and Makai blocks will be treated as individual zoning lots for development purposes.
14. Exemption from LUO § 21-6.100, relating to off-street loading to allow six instead of nine loading spaces, as shown in the exhibits.
15. Exemption from LUO § 21-9.100-8(a) and § 21-9.100-8(c), relating to TOD Special District requirements for density, yards, building orientation and entrances, transparency, parking setbacks, access and location, and loading access and location, as shown in the exhibits.



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16. Exemption from LUO § 21-9.100-9 and § 21-9.100-11, relating to the requirements for TOD Special District Permits.

Park Dedication Ordinance:

17. Exemption from ROH § 22-7, to allow an exemption from park dedication ordinance requirements and payment of an equivalent in-lieu fee, estimated at \$2,369,540 or 34,370 sq. ft. of park dedication area.

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

- A. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A through Z, attached hereto and made a part hereof. Minor changes may be approved by the Director. Major modifications to the site plan will require approval by the Council.
- B. Encroachments into the required yard are only permitted if made necessary by the improvements to the road widening setback and corner rounding area, and if sufficient pedestrian circulation facilities are provided as determined by a pedestrian circulation plan.
- C. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the DPP for its review and approval:
 - 1. A timeline or phasing of the anticipated dates to obtain major building permit(s) for demolition and/or construction work, including the projected date of occupancy. The timeline should identify when the Construction Management Plan (CMP) and the Traffic Management Plan (TMP) will be submitted for review and approval as well as when the Traffic Impact Report (TIR) was submitted.
 - 2. A CMP that identifies the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort should be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to providing mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant must document the condition of roadways prior to the start of construction activities and provide remedial



RESOLUTION

measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

3. A TMP that includes Traffic Demand Management (TDM) strategies to minimize the number of vehicular trips. TDM strategies could include carpooling and ride sharing programs, transit, bicycle, and pedestrian incentives and other similar TDM measures. A pedestrian circulation plan should also be included to provide accessibility and connectivity to the surrounding public sidewalks. A post TMP will be required approximately one year after the issuance of the certificate of occupancy to validate the relative effectiveness of the various TDM strategies identified in the initial report.
 4. Construction plans for all work within or affecting public streets. Traffic control plans during construction should also be submitted, as required.
 5. A pedestrian assessment report to determine appropriate sidewalk widths needed to accommodate increased pedestrian activity around the Project site.
- D. The Applicant must submit a TIR approximately one year after the issuance of the certificate of occupancy to validate the traffic projections, distribution, and assignment contained in the latest accepted TIR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the applicant will be required to implement these measures. If the findings of the post TIR is inconclusive, a follow up study may be required within a year of this prior study, as necessary.
- E. The Applicant must improve and incorporate the road widening setback and corner rounding into construction and building permit plans in coordination with the DPP and Department of Transportation Services.
- F. Prior to the issuance of any building permit for the Project, the Applicant shall execute a 201H Agreement with the DPP Director that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Projects compliance with the requirements of HRS Chapter 201H and this resolution.

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and



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BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

BE IT FURTHER RESOLVED that this resolution is null and void unless development permits are obtained no later than 48 months after the approval date of this resolution; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the Plans submitted to the Council; provided that minor modifications to the design character or specifications of the building or landscaping, may be approved by the DPP, if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the preliminary plans and specifications or in granting these exemptions listed herein; and

BE IT FURTHER RESOLVED that the DPP Director is authorized to execute and record the 201H Agreement referenced in Condition F, pursuant to the terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as being necessary, advisable, or desirable for the purpose of carrying out this resolution; and

BE IT FURTHER RESOLVED that the Director of the DPP is hereby authorized to execute any incidental or related documents to carry out the transactions, above described, as long as said documents do not increase either directly or indirectly the financial obligations of the City; and



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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Director of Planning and Permitting; Monte Heaton, Highridge Costa Development Company, 330 West Victoria Street, Gardena, California 90248; and Yukino Uchiyama, Munekiyo Hiraga, 735 Bishop Street, Suite 412, Honolulu, Hawaii 96813.

INTRODUCED BY:

Tony Wata (br)

DATE OF INTRODUCTION:

DEC 20 2022

Honolulu, Hawaii

Councilmembers

Exhibit A

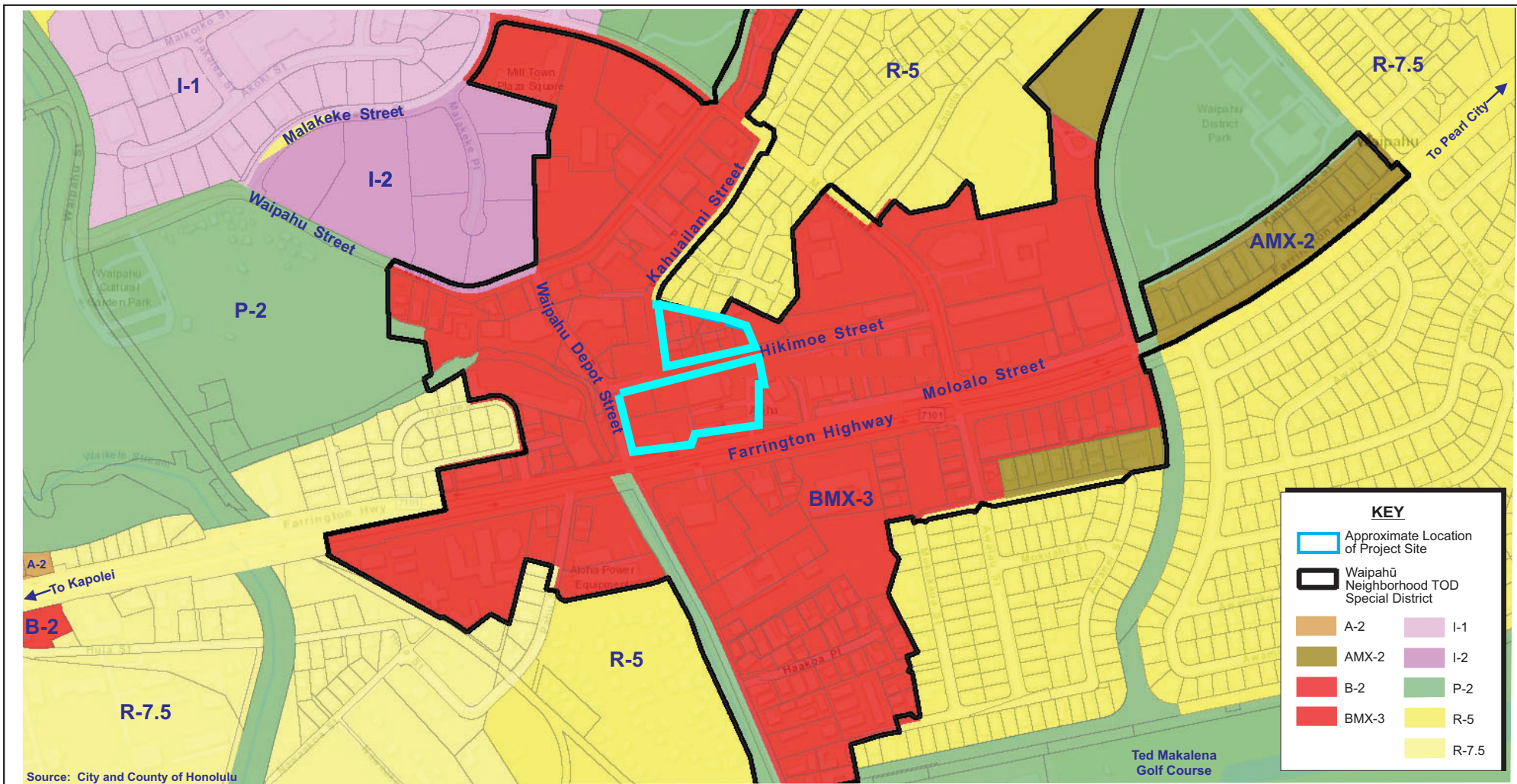
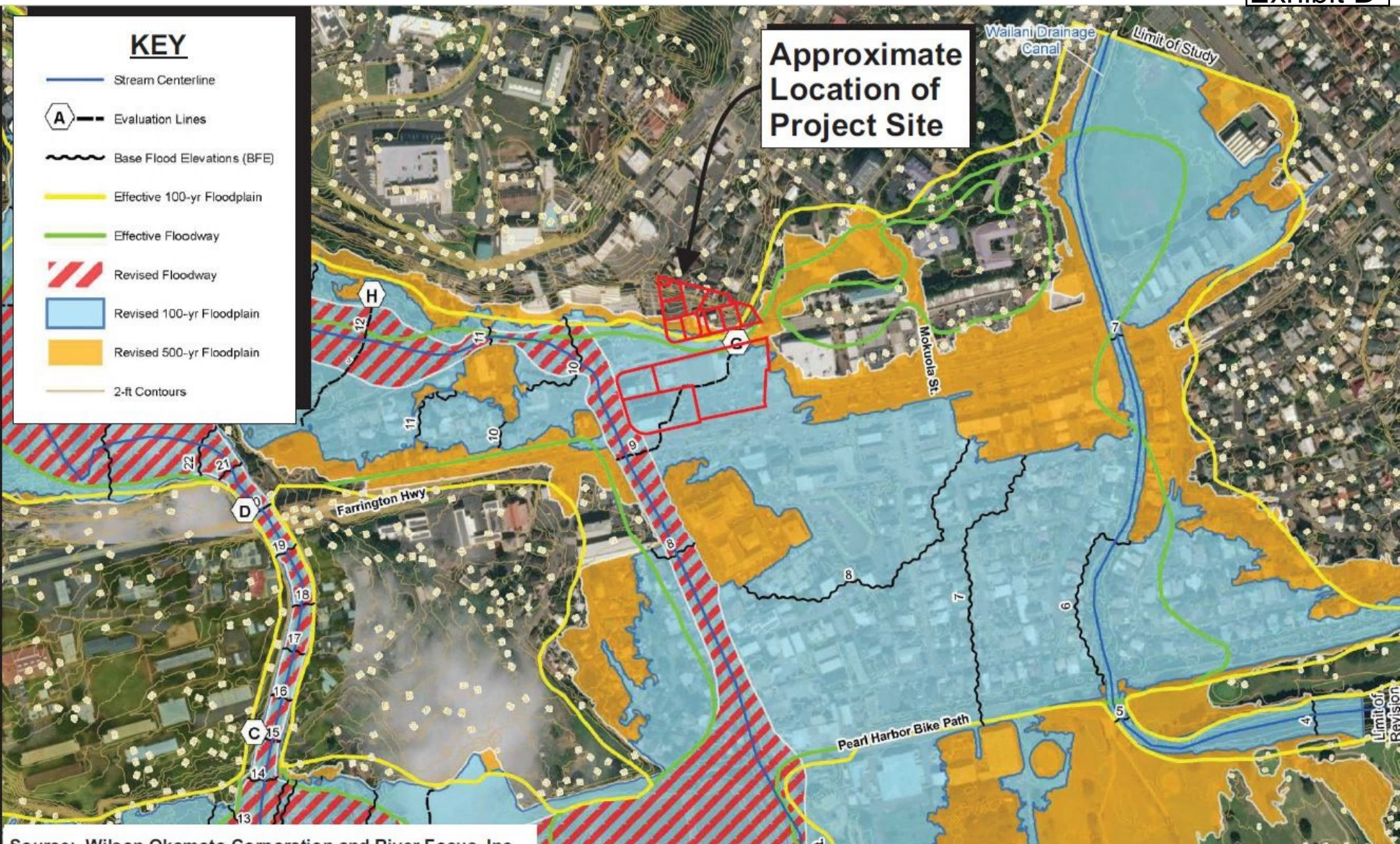


Figure 6

Keawalau Affordable Housing Community Project
Zoning and Special District Map



0 0.05 0.1 0.2 MILE



Source: Wilson Okamoto Corporation and River Focus, Inc.

Figure 7
Waipahu Transit-Oriented Community
Development Project

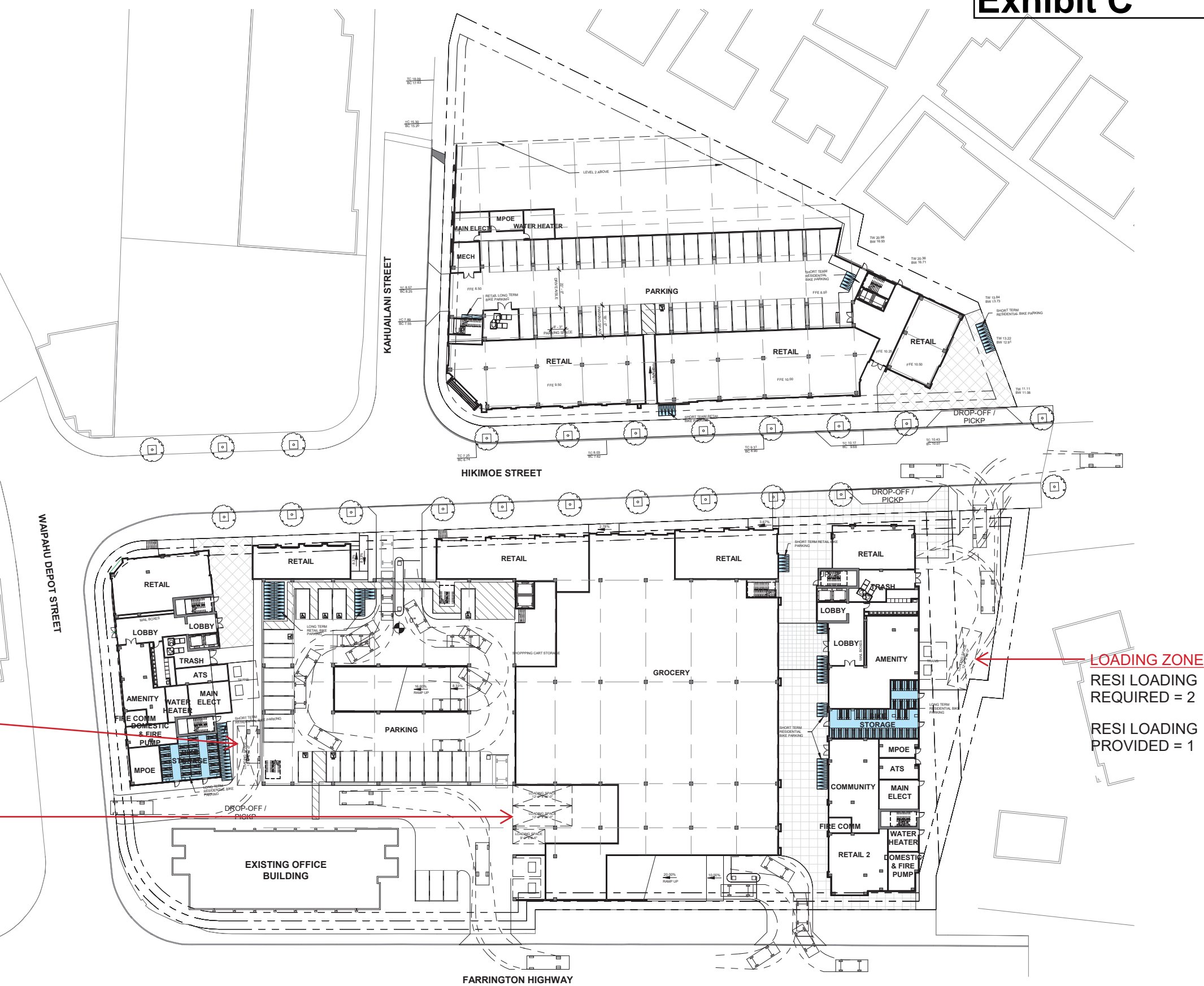
NOT TO SCALE

GROUND FLOOR PLAN

Keawalau at Waipahū
Exhibit C

NOTE:
*REFER TO PARKING SUMMARY TABLES FOR
PARKING COUNT.
*TYPICAL PARKING DIMENSIONS = 8'3" X 18'
UNLESS NOTED OTHERWISE

BICYCLE PARKING:



LOADING ZONE
RESI LOADING REQUIRED = 2
RESI LOADING PROVIDED = 1

RETAIL/GROCERY LOADING
LOADING REQUIRED FOR RETAIL = 3
LOADING SPACES PROVIDED = 3

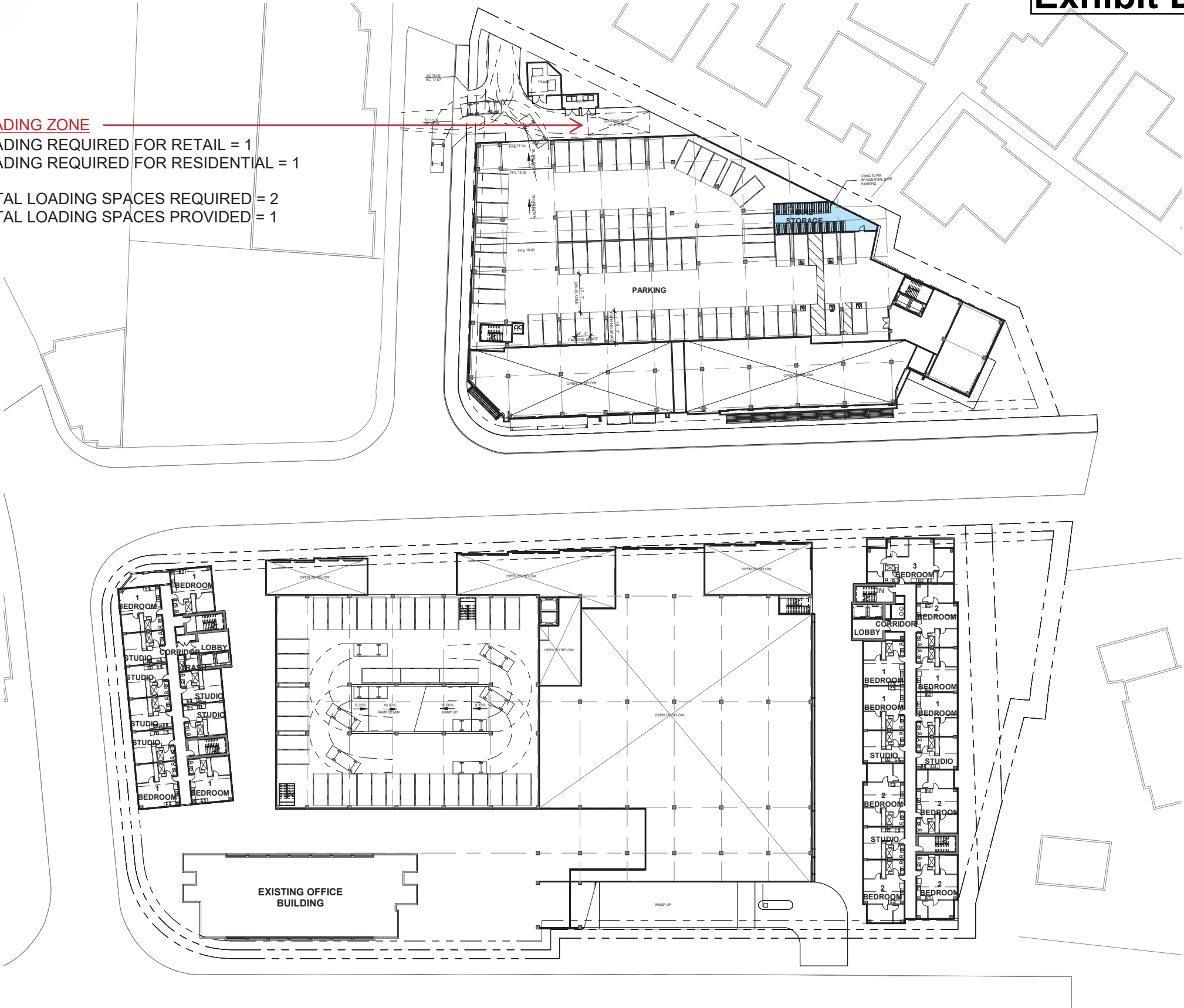
LOADING ZONE
RESI LOADING
REQUIRED = 2
RESI LOADING
PROVIDED = 1

NOTE:
*REFER TO PARKING SUMMARY TABLES FOR
PARKING COUNT.
*TYPICAL PARKING DIMENSIONS = 8'3" X 18'
UNLESS NOTED OTHERWISE

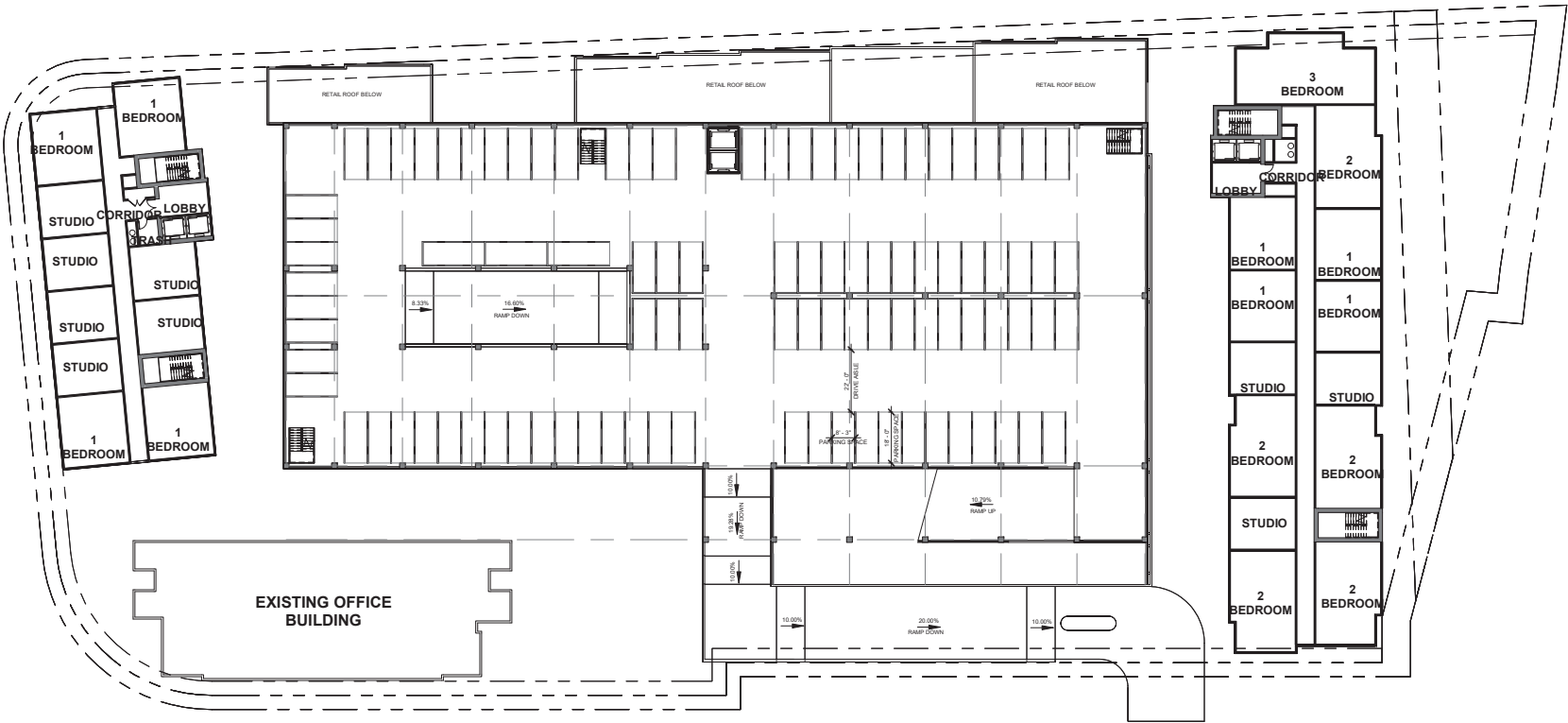
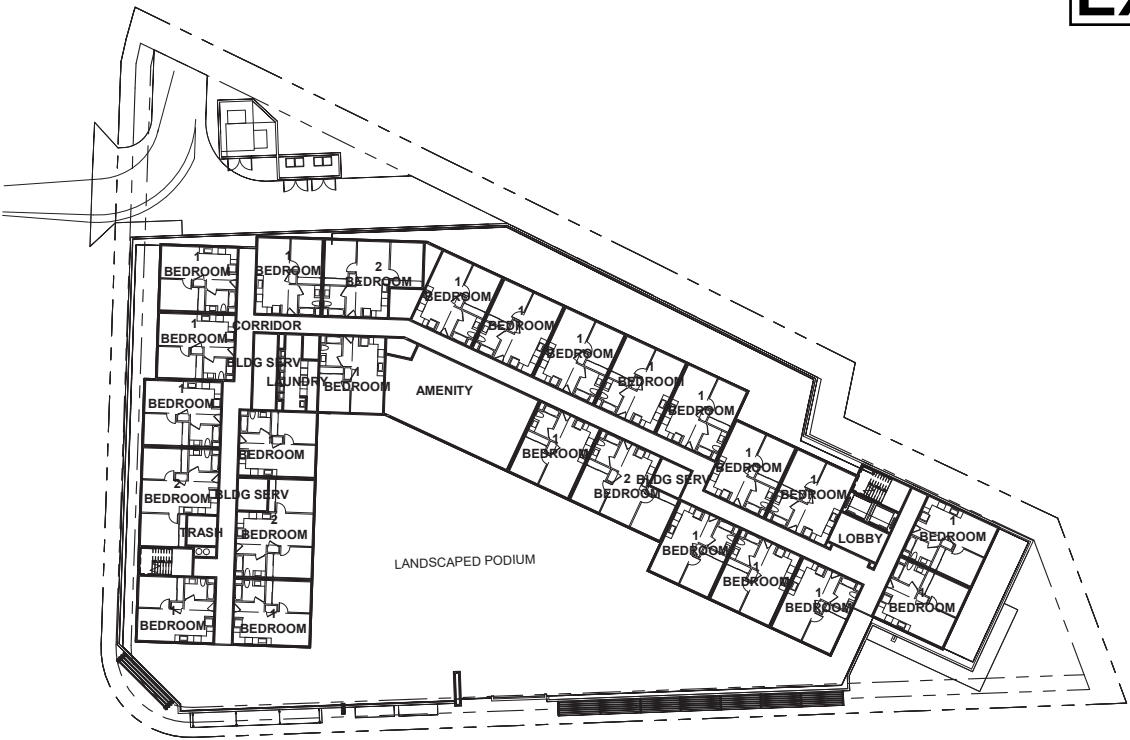
BICYCLE PARKING:

LOADING ZONE
LOADING REQUIRED FOR RETAIL = 1
LOADING REQUIRED FOR RESIDENTIAL = 1

TOTAL LOADING SPACES REQUIRED = 2
TOTAL LOADING SPACES PROVIDED = 1



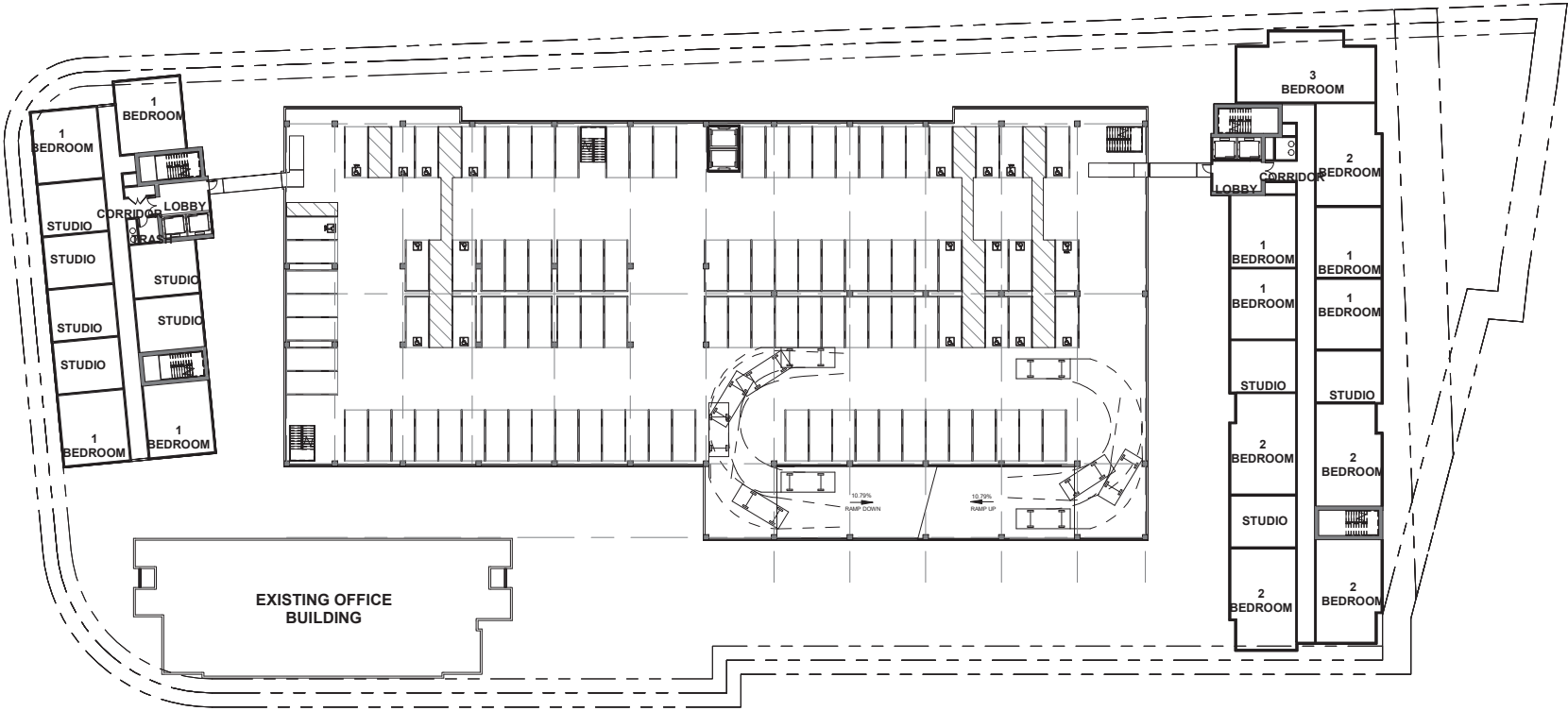
NOTE:
*REFER TO PARKING SUMMARY TABLES FOR
PARKING COUNT.
*TYPICAL PARKING DIMENSIONS = 8'3" X 18'
UNLESS NOTED OTHERWISE



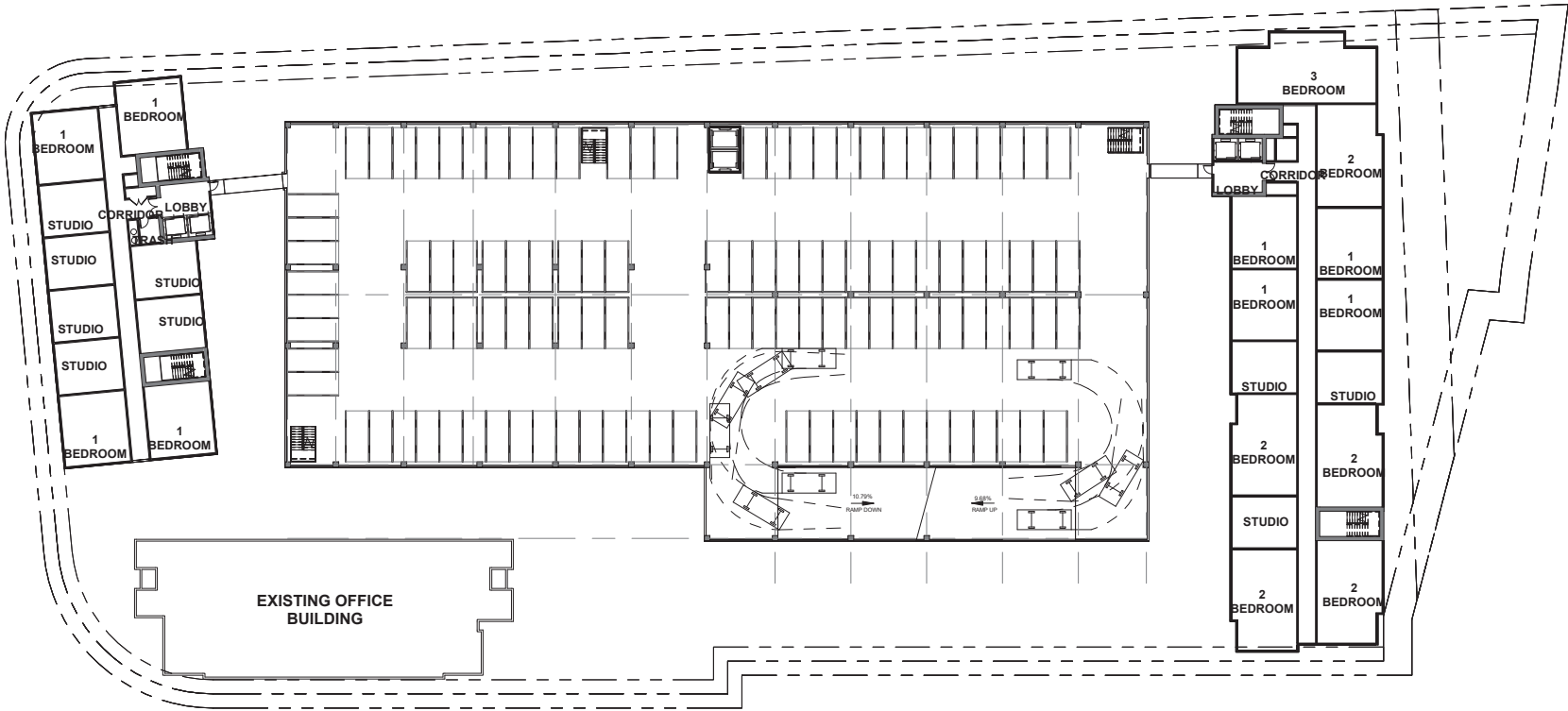
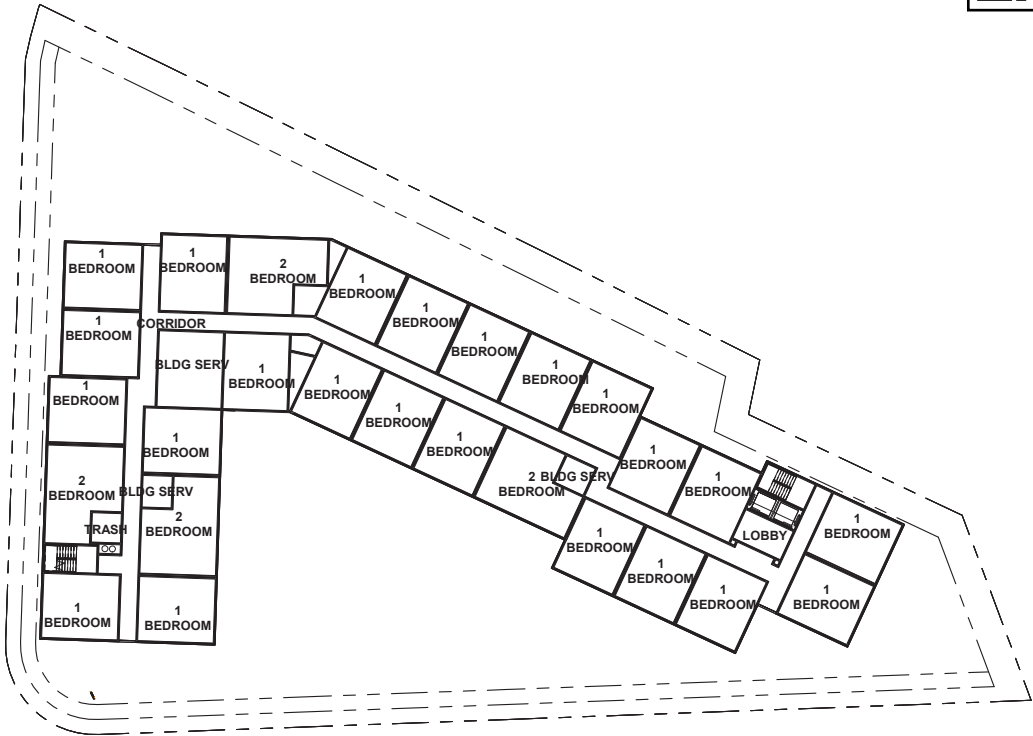
LEVEL 4

Keawalau at Waipahū
Exhibit F

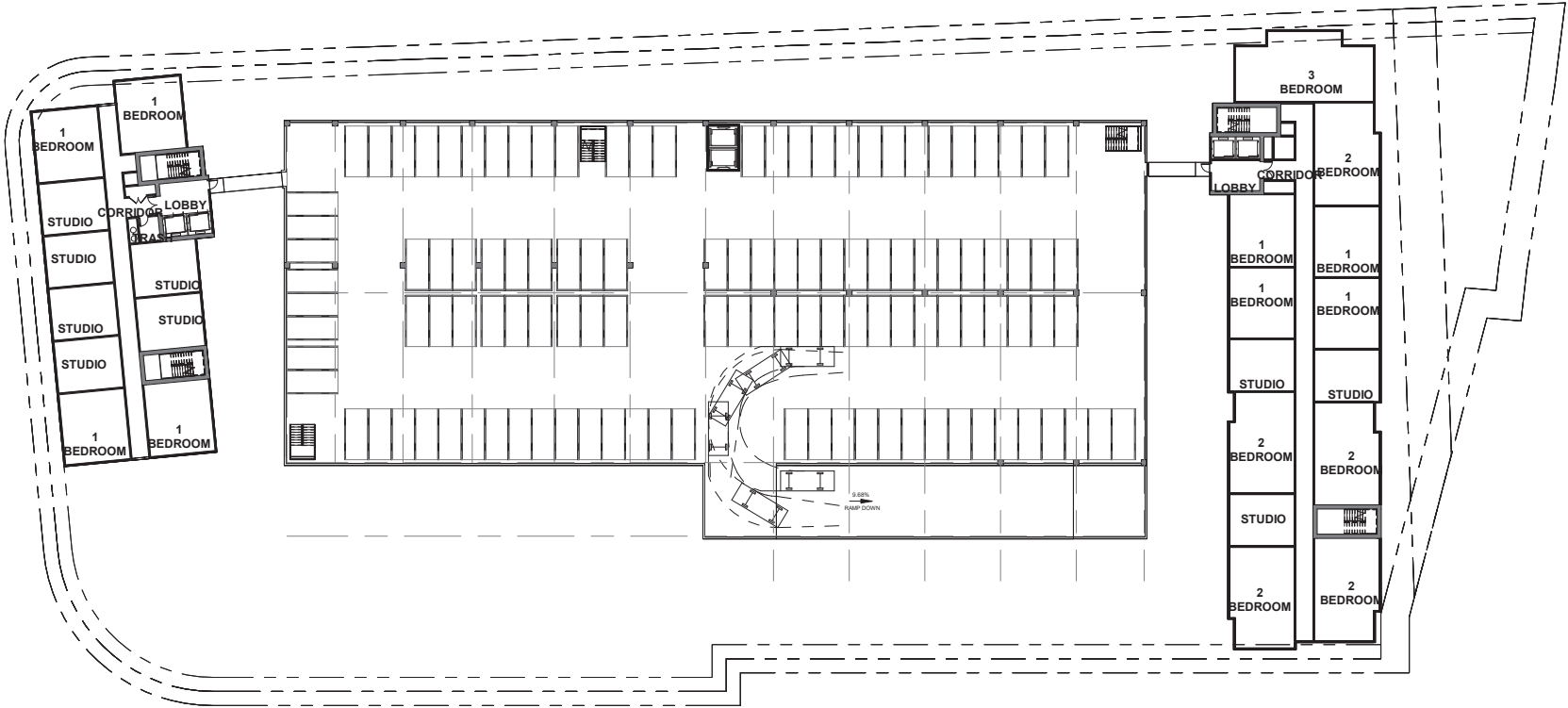
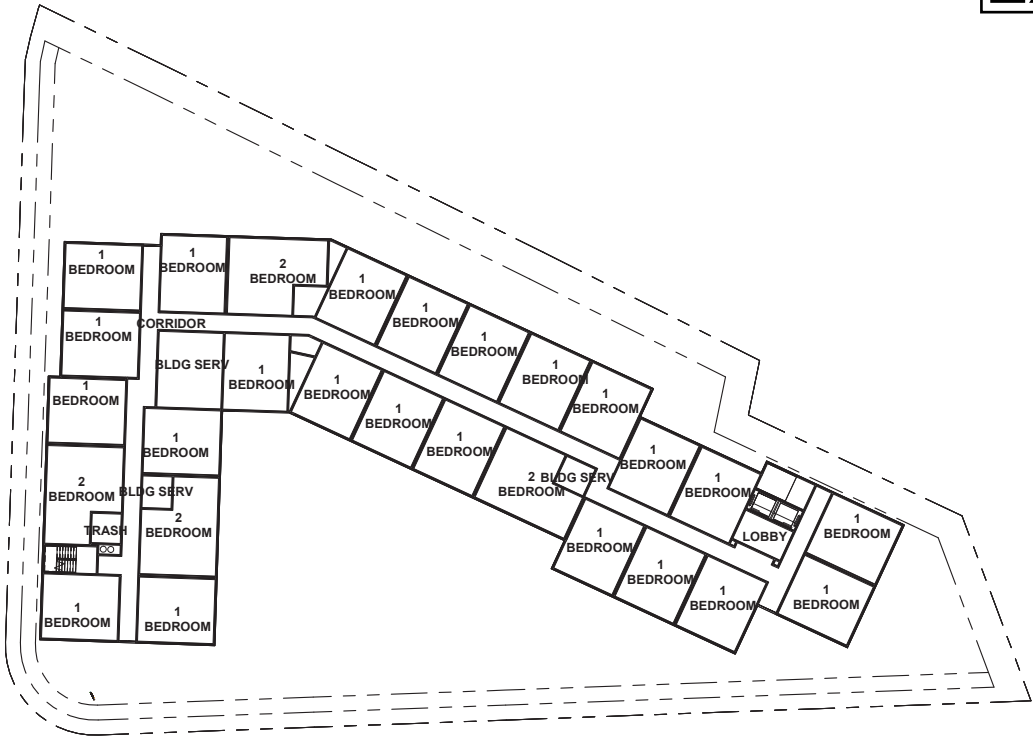
NOTE:
*REFER TO PARKING SUMMARY TABLES FOR
PARKING COUNT.
*TYPICAL PARKING DIMENSIONS = 8'3" X 18'
UNLESS NOTED OTHERWISE



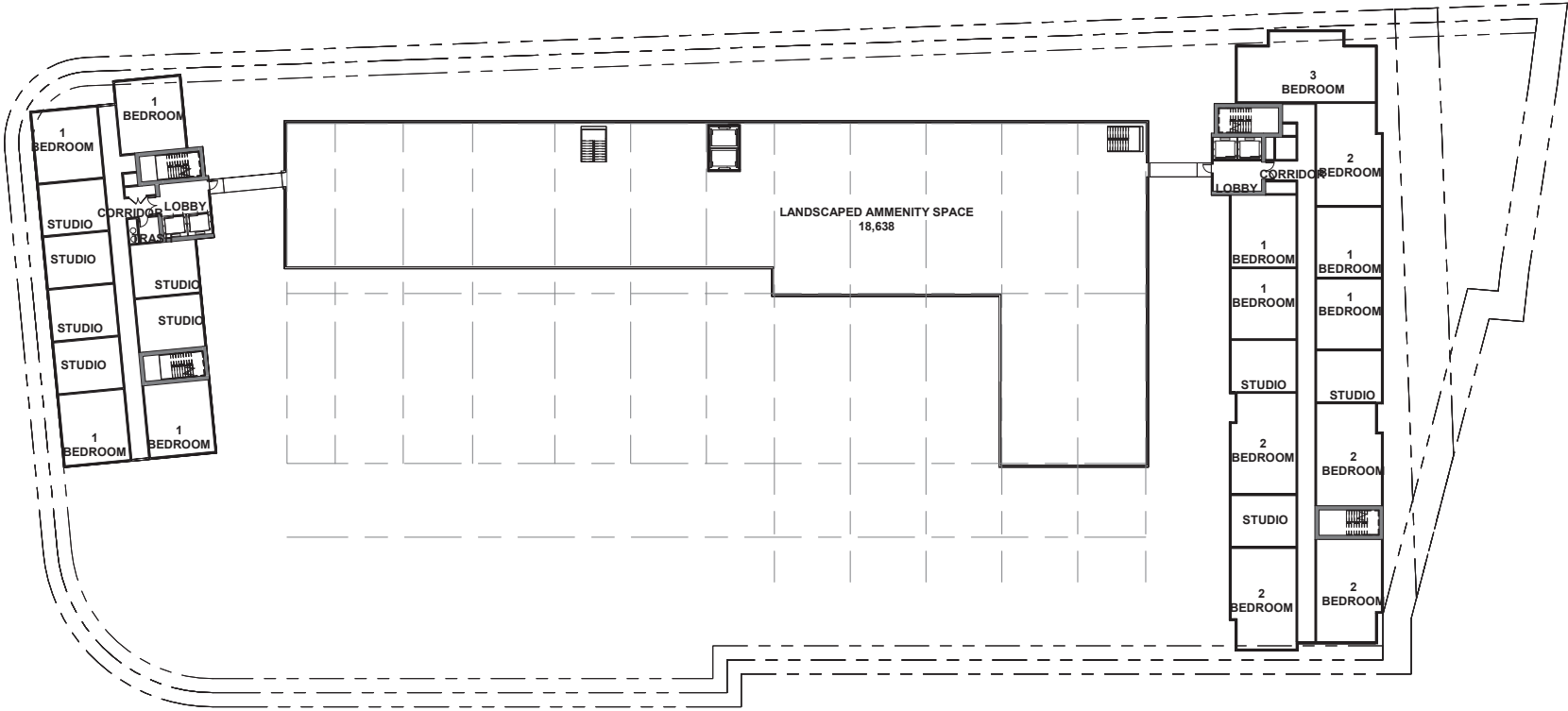
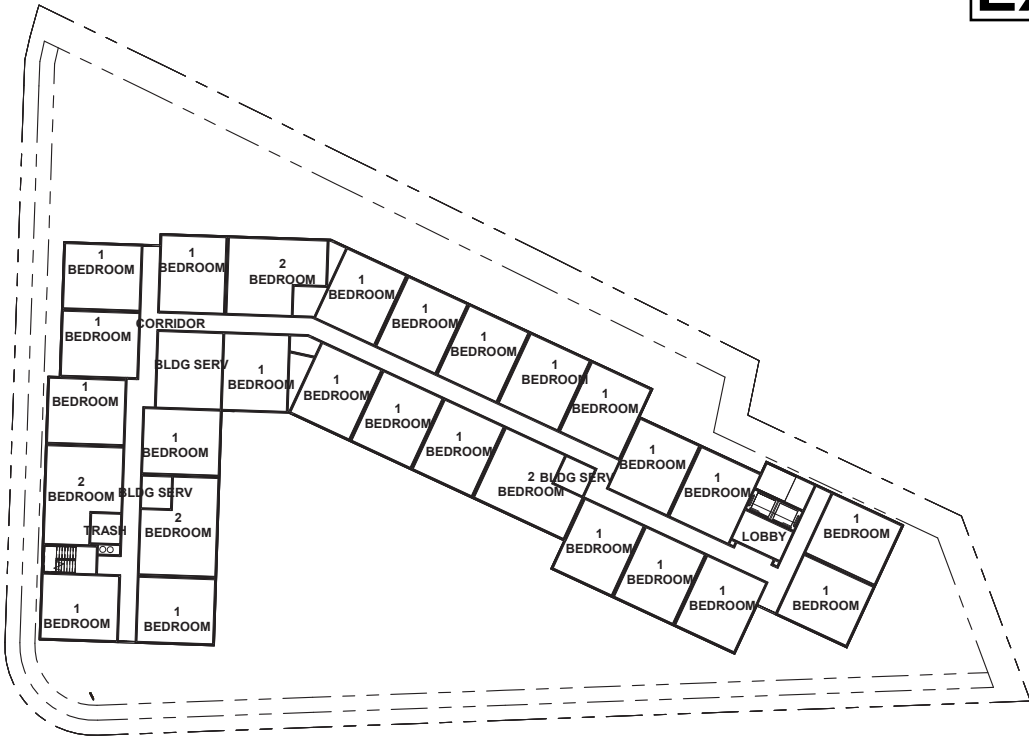
NOTE:
*REFER TO PARKING SUMMARY TABLES FOR
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*TYPICAL PARKING DIMENSIONS = 8'3" X 18'
UNLESS NOTED OTHERWISE



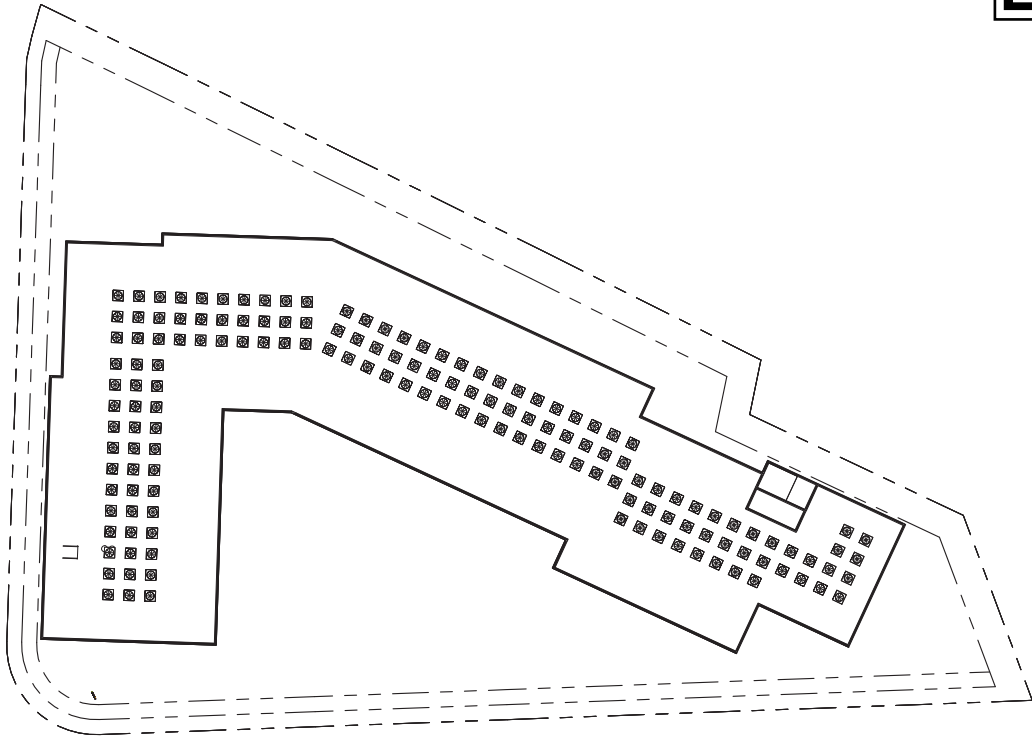
NOTE:
*REFER TO PARKING SUMMARY TABLES FOR
PARKING COUNT.
*TYPICAL PARKING DIMENSIONS = 8'3" X 18'
UNLESS NOTED OTHERWISE



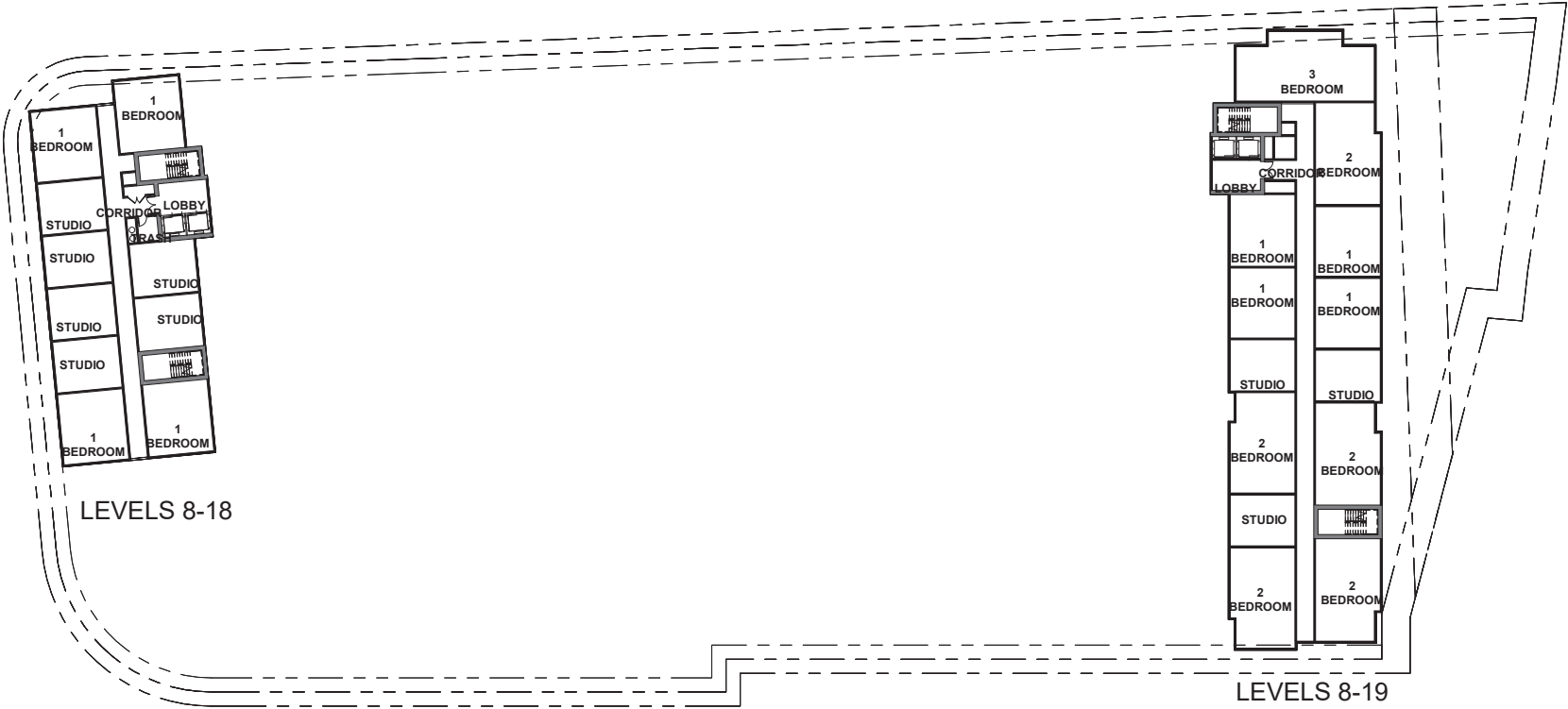
NOTE:
*REFER TO PARKING SUMMARY TABLES FOR
PARKING COUNT.
*TYPICAL PARKING DIMENSIONS = 8'3" X 18'
UNLESS NOTED OTHERWISE



NOTE:
*REFER TO PARKING SUMMARY TABLES FOR
PARKING COUNT.
*TYPICAL PARKING DIMENSIONS = 8'3" X 18'
UNLESS NOTED OTHERWISE



LEVEL ROOF



LEVELS 8-18

LEVELS 8-19

SITE PHASING + DATA

Keawalau at Waipahū
Exhibit K

PARKING

Parking structure will be allocated between phases 2 and 3 at a later date.

PHASE 3

Total Retail = 3,685 sf
Total Resi Count = 170
Total stories = 18
Total Residential stories = 17

West Tower Mix
6 studios
4 one bed
10 units per level

PHASE 1

Total Retail = 9,796 sf
Total Resi Count = 133

Low Rise Seniors Mix:
24 one bed
3 two bed
27 units per level

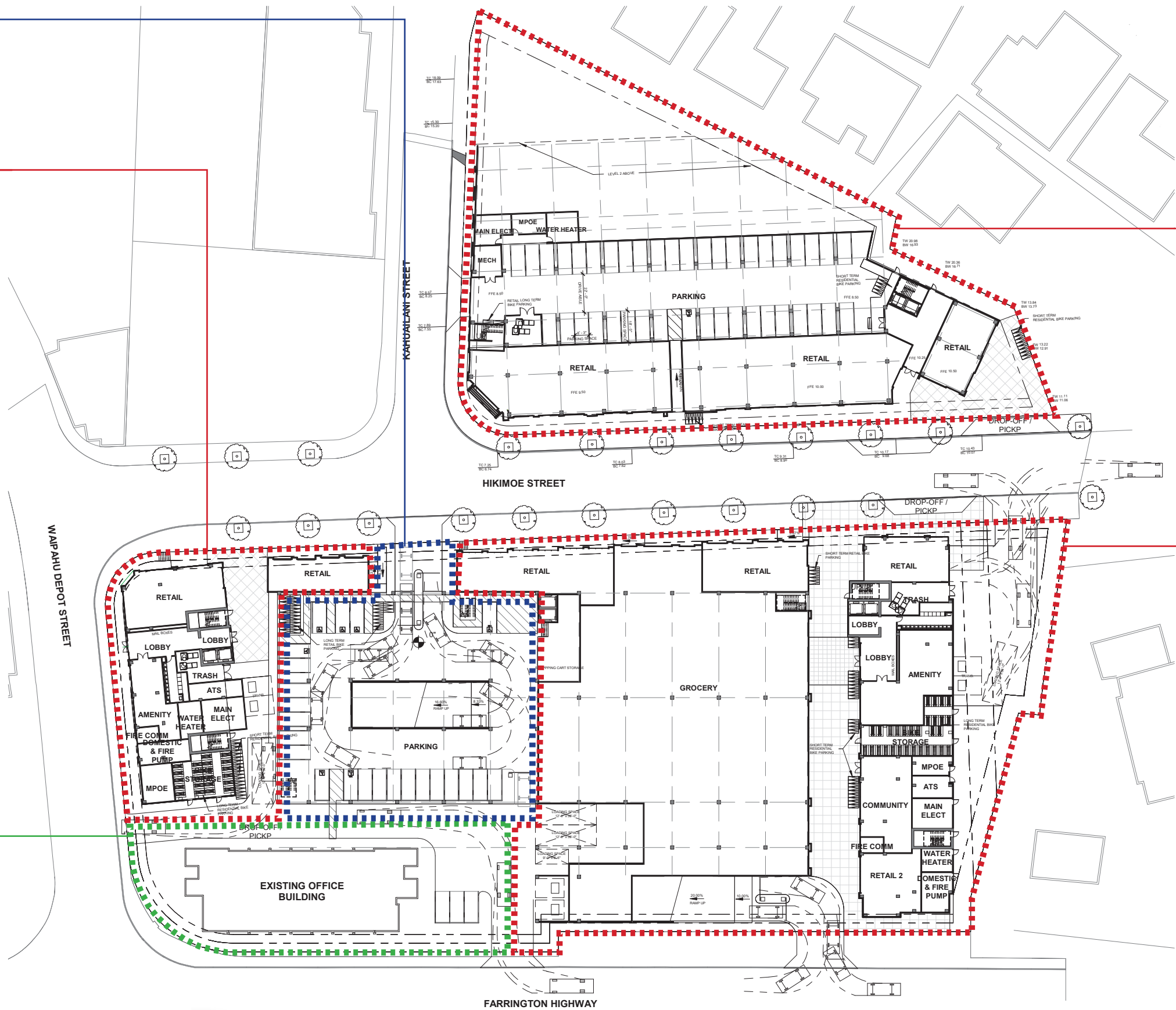
PHASE 2

Total Retail = 5,539 sf
Grocery Store = 23,352 sf
Total Resi Count = 234
Total stories = 19
Total Residential stories = 18

West Tower Mix
3 studios
4 one bed
5 two bed
1 three bed
13 units per level

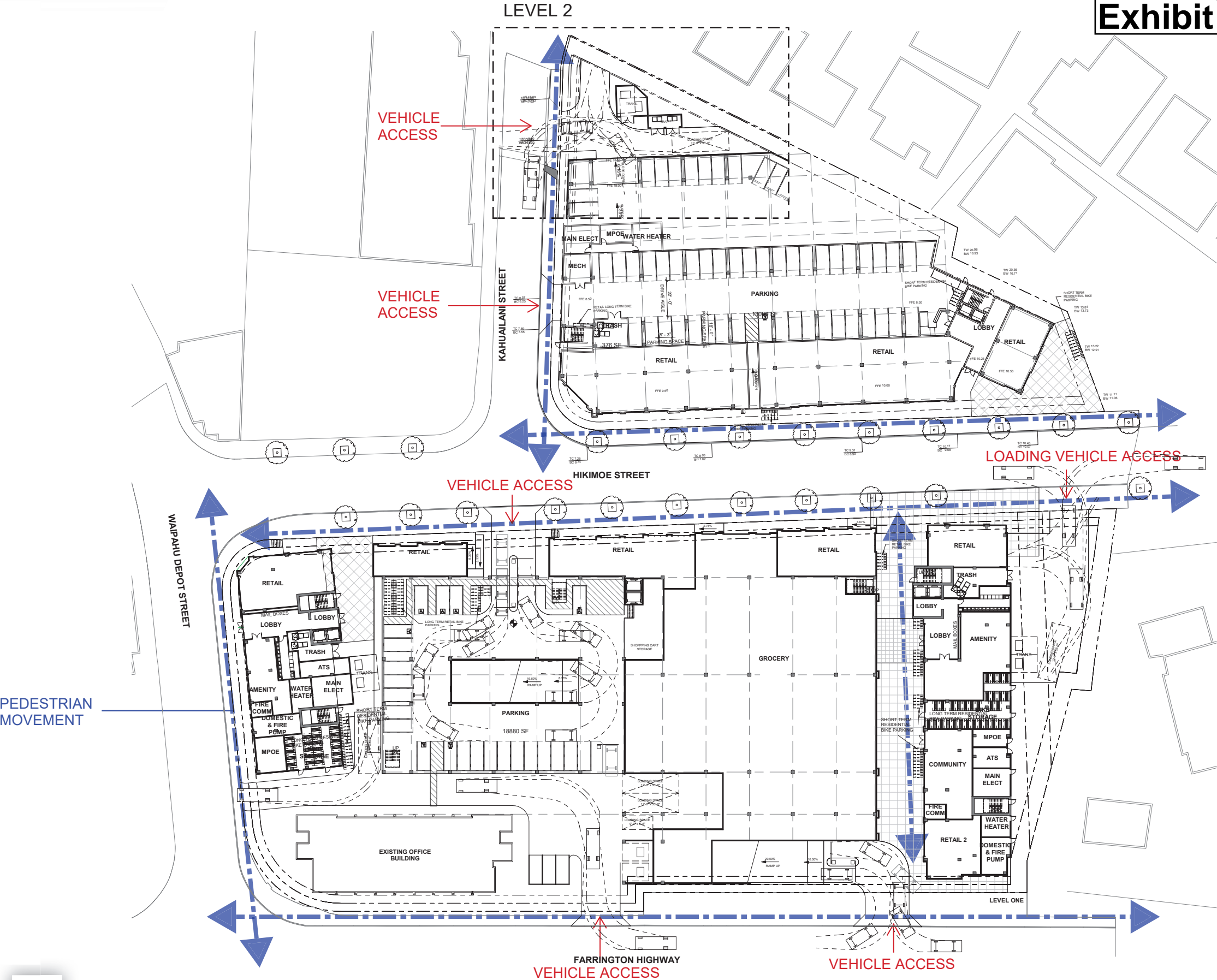
OWNER RETAINED AREA

Existing building to be retained by KS and not included in the development.



GROUND FLOOR PLAN - CIRCULATION

NOTE:
*REFER TO LANDSCAPE CONCEPT PACKAGE
FOR FURTHER DETAIL ON OPEN SPACE
DESIGNATION



Phase 1							
	Unit Area	No Units	Total Area				Parking Required
Residential							Per Table 21-6.1
1 - Bdrm	595	118	70,210				
2 - Bdrm	779	15	11,685				
Residential Area		133	81,895	1	per	1,000	82
Retail			9,796	1	per	500	20
						Total	102
Total parking required in transit-oriented development special district (See Note 1)							0
Parking Provided							103
Bicycle Parking	133	Units				Required	Provided
		Short Term	1	per	10	14	14
		Long Term	1	per	2	67	67
	9,796	S.F. Commercial Uses					
		Short Term	1	per	2,000	5	5
		Long Term	1	per	12,000	1	1

Phase 2							
	Unit Area	No Units	Total Area				Parking Required
Residential							Per Table 21-6.1
Studio	450	54	24,300				
1 - Bdrm	590	72	42,480				
2 - Bdrm	830	90	74,700				
3 - Bdrm	1,160	18	20,880				
		234	162,360	1	per	1,000	163
Retail			27,146	1	per	500	55
Office			29,550	1	per	500	60
						Total	278
Total parking required in transit-oriented development special district (See Note 1)							0
Parking Provided							353
Bicycle Parking Provided	234	Units				Required	Provided
		Short Term	1	per	10	24	24
		Long Term	1	per	2	117	117
	56,696	S.F. Commercial Uses					
		Short Term	1	per	2,000	29	29
		Long Term	1	per	12,000	5	5

Phase 3							
	Unit Area	No Units	Total Area				Parking Required
Residential							Per Table 21-6.1
Studio	450	102	45,900				
1 - Bdrm	590	68	40,120				
		170	86,020	1	per	1,000	87
Retail			5,814	1	per	500	12
						Total	99
Total parking required in transit-oriented development special district (See Note 1)							0
Parking Provided							107
Bicycle Parking Provided	170	Units				Required	Provided
		Short Term	1	per	10	17	17
		Long Term	1	per	2	85	85
	5,814	S.F. Commercial Uses					
		Short Term	1	per	2,000	3	3
		Long Term	1	per	12,000	1	1

Note 1
Sec. 21-6.20 (a) no off-street parking is required in any zoning district within one-half mile of an existing or future Honolulu rail transit station, as identified in the accepted environmental impact statement, or in the transit-oriented development special districts.

Loading Spaces							
Phase 1	Residential	20 - 150 (1 Required)	133	Units			1
Phase 1	Retail	2,000 - 10,000 (1 Required)	9,796	S.F.			1
Total Loading Spaces Required							2
1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 1							
Phase 2	Residential	151 - 300 (2 Required)	234	Units			2
1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 2 residential							
Phase 3	Residential	151 - 300 (2 Required)	170	Units			2
1 Loading space provided, exemption to reduce number of loading spaces to 1 for phase 3 residential							
Phase 2 & 3	Retail	20,000 - 40,000 (3 Required)	32,960	S.F.			3
3 Loading spaces provided							
Existing	Office	20,00 - 50,000 (1 Required)	29,550	S.F.			1
0 Loading space provided, exemption to reduce number of loading spaces to 0 for existing office building							

FAR DIAGRAM & CALCULATION

Keawalau at Waipahū

Exhibit N

FLOOR AREA RATIO (FAR)

PHASE 1 (SENIOR)

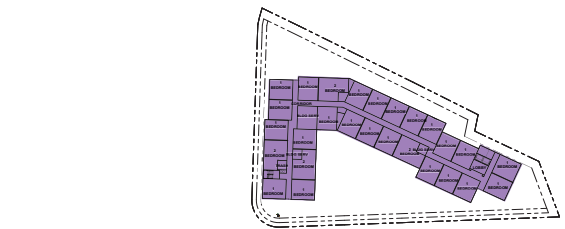
Lot Area	50,925
FAR	2.41

GFA		
Level	7	21,182 SF
Level	6	21,182 SF
Level	5	21,182 SF
Level	4	21,182 SF
Level	3	21,182 SF
Level	2	2,490 SF
Level	1	14,123 SF
Total		122,523 SF

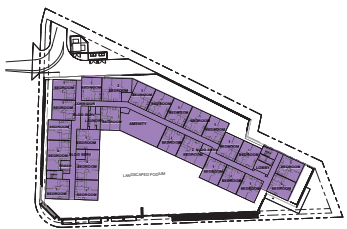
PHASE 2, 3 & EXISTING OFFICE TOWER

Lot Area	119,090 SF
FAR	3.44

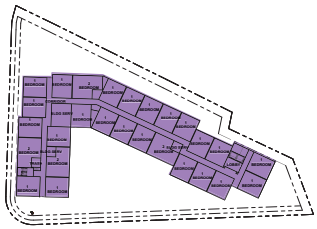
GROSS FLOOR AREA		
Phase 2	247,665	SF
Phase 3	132,172	SF
Office	29,550	SF
TOTAL	409,387	SF



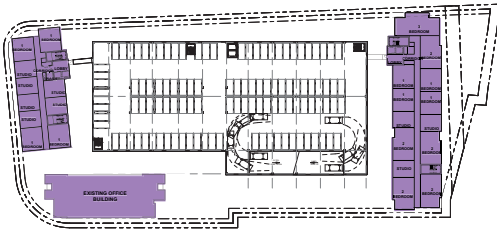
LEVEL 6 (typ upper)



LEVEL 3



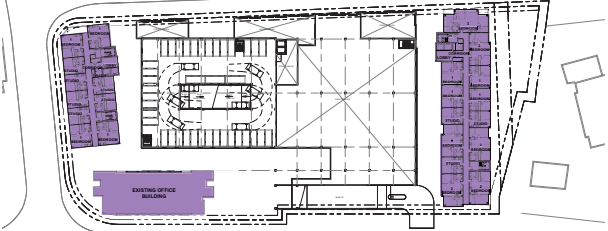
LEVEL 5



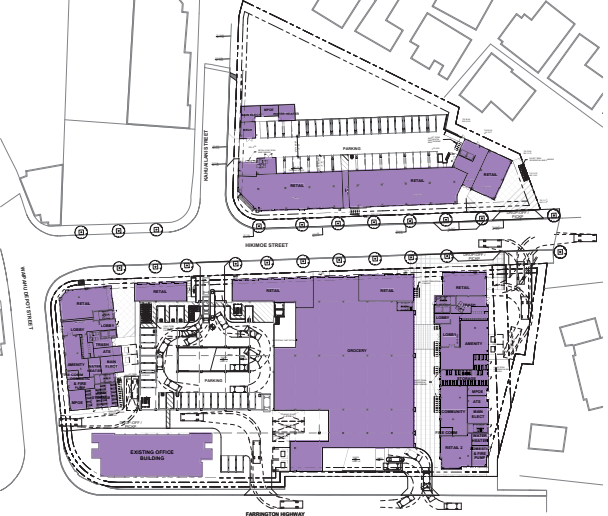
LEVEL 4



LEVEL 2



LEVEL 1



GFA (Phase 2)		
Level	19	11,518 SF
Level	18	11,518 SF
Level	17	11,518 SF
Level	16	11,518 SF
Level	15	11,518 SF
Level	14	11,518 SF
Level	13	11,518 SF
Level	12	11,518 SF
Level	11	11,518 SF
Level	10	11,518 SF
Level	9	11,518 SF
Level	8	11,518 SF
Level	7	11,518 SF
Level	6	11,518 SF
Level	5	11,518 SF
Level	4	11,518 SF
Level	3	11,518 SF
Level	2	11,518 SF
Level	1	40,341 SF
Total		247,665 SF

GFA (Phase 3)		
Level	18	7,252 SF
Level	17	7,252 SF
Level	16	7,252 SF
Level	15	7,252 SF
Level	14	7,252 SF
Level	13	7,252 SF
Level	12	7,252 SF
Level	11	7,252 SF
Level	10	7,252 SF
Level	9	7,252 SF
Level	8	7,252 SF
Level	7	7,252 SF
Level	6	7,252 SF
Level	5	7,252 SF
Level	4	7,252 SF
Level	3	7,252 SF
Level	2	7,252 SF
Level	1	8,888 SF
Total		132,172 SF

GFA (Phase 2+3)		
Level	19	11,518 SF
Level	18	18,770 SF
Level	17	18,770 SF
Level	16	18,770 SF
Level	15	18,770 SF
Level	14	18,770 SF
Level	13	18,770 SF
Level	12	18,770 SF
Level	11	18,770 SF
Level	10	18,770 SF
Level	9	18,770 SF
Level	8	18,770 SF
Level	7	18,770 SF
Level	6	18,770 SF
Level	5	18,770 SF
Level	4	18,770 SF
Level	3	18,770 SF
Level	2	18,770 SF
Level	1	49,229 SF
Total		379,837 SF

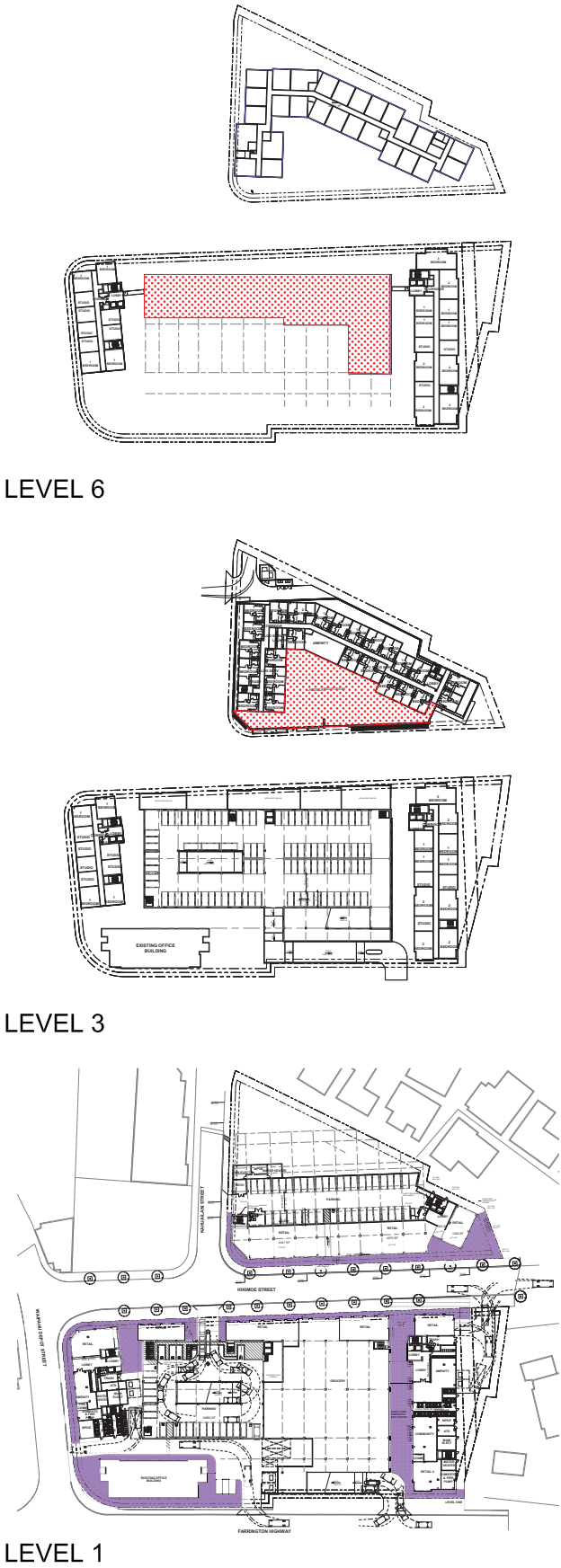
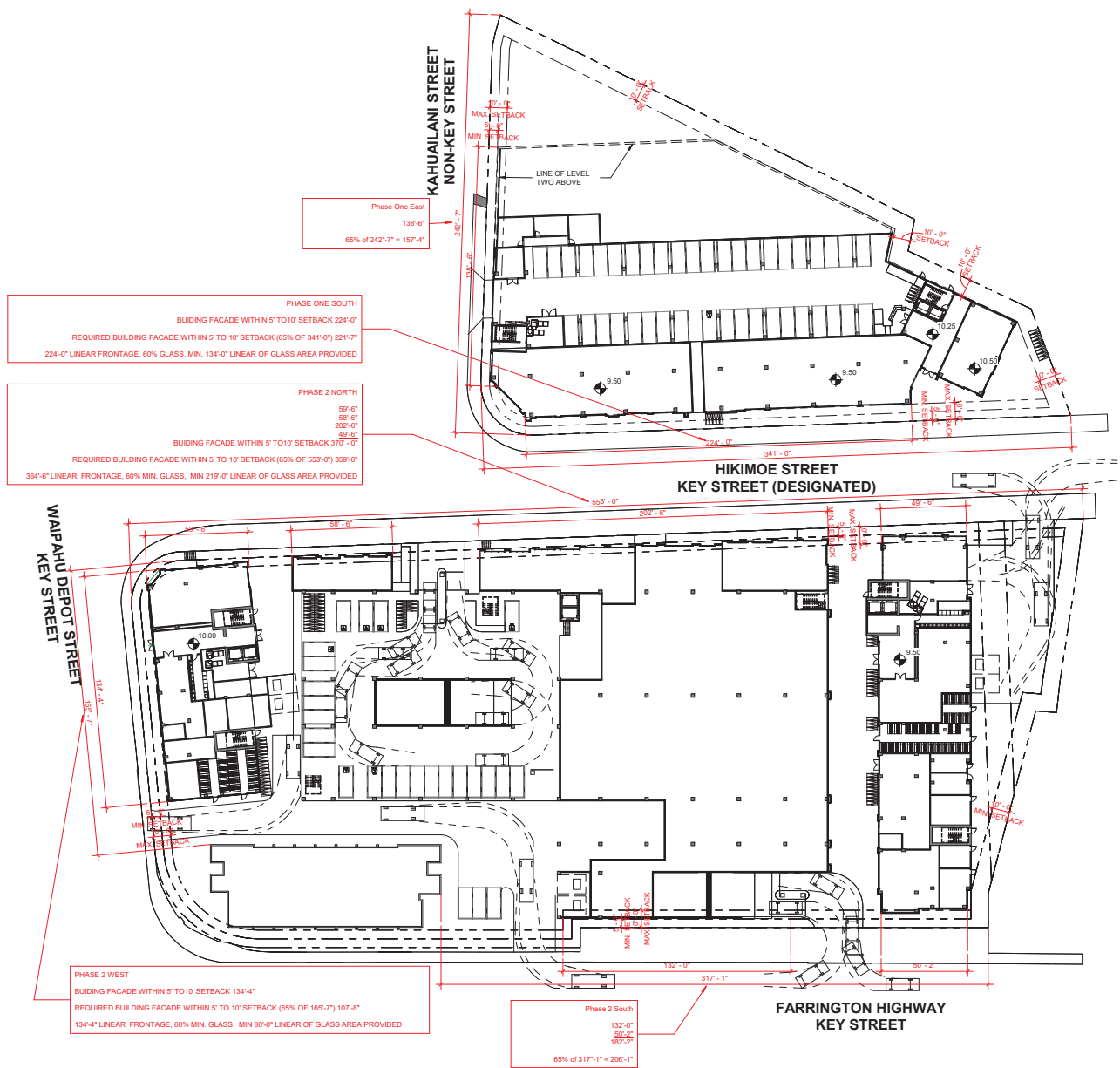
OPEN SPACE DIAGRAM & CALCULATION

Keawalau at Waipahū

PUBLIC OPEN SPACE

SEMI-PUBLIC OPEN SPACE
(RESIDENTIAL AMENITIES)

Exhibit O



PHASE 1 (SENIOR)

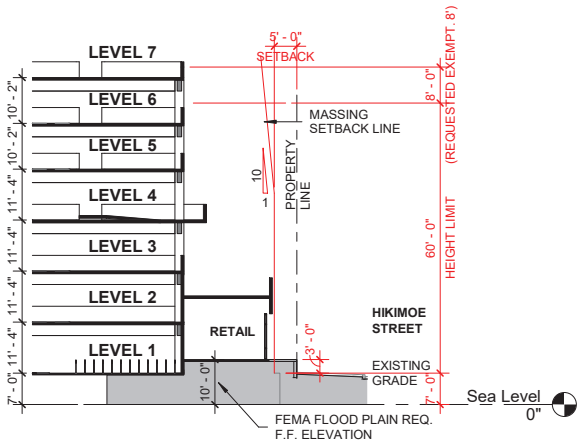
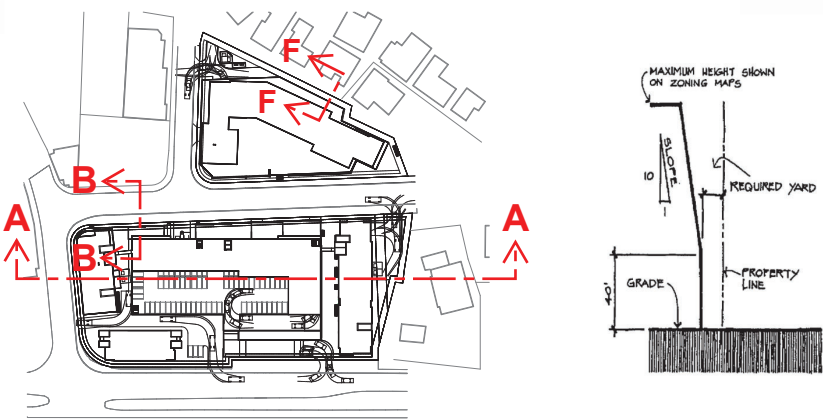
Open Space	Level 1	6,658	sf (Public)
	Level 3	10,200	sf (Semi-Public)
	TOTAL	16,858	sf 33.2 %

PHASE 2, 3 & EXISTING OFFICE TOWER

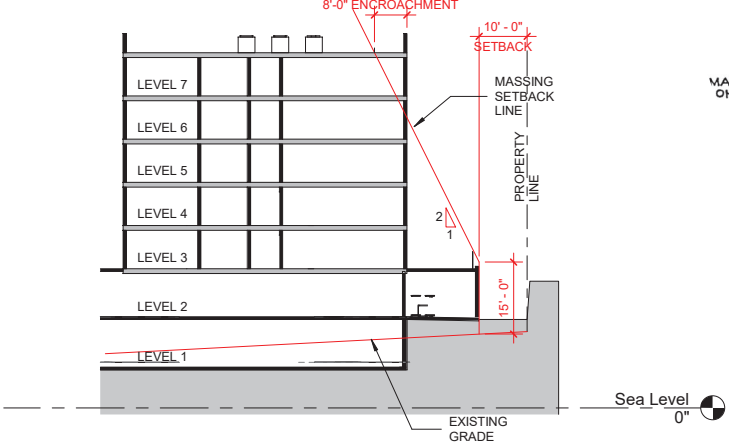
Open Space	Level 1	23,663	sf	(Public)
	Level 6	18,841	sf	(Semi-Public)
		42,504	sf 35.7 %	

SITE SECTION

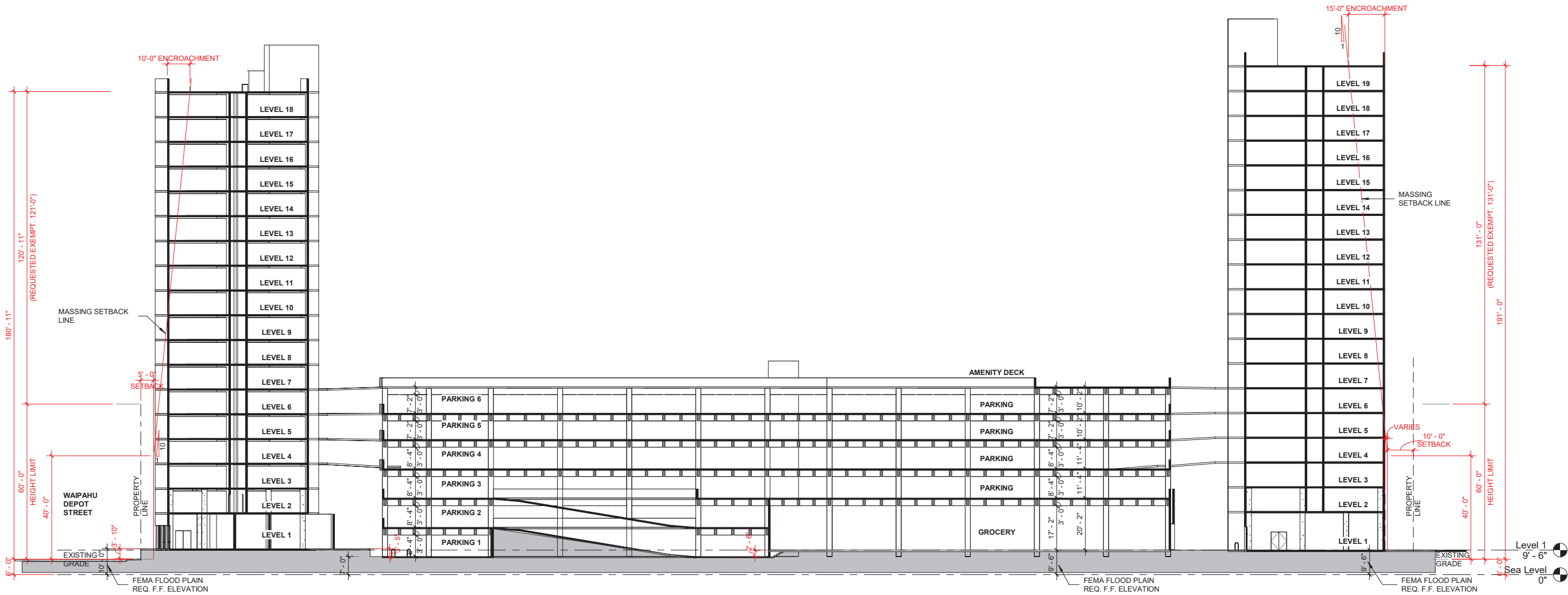
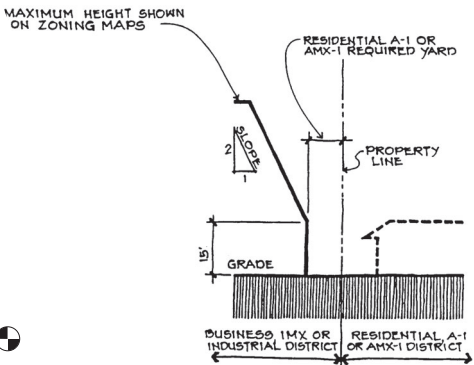
Keawalau at Waipahū
Exhibit P



SECTION B-B



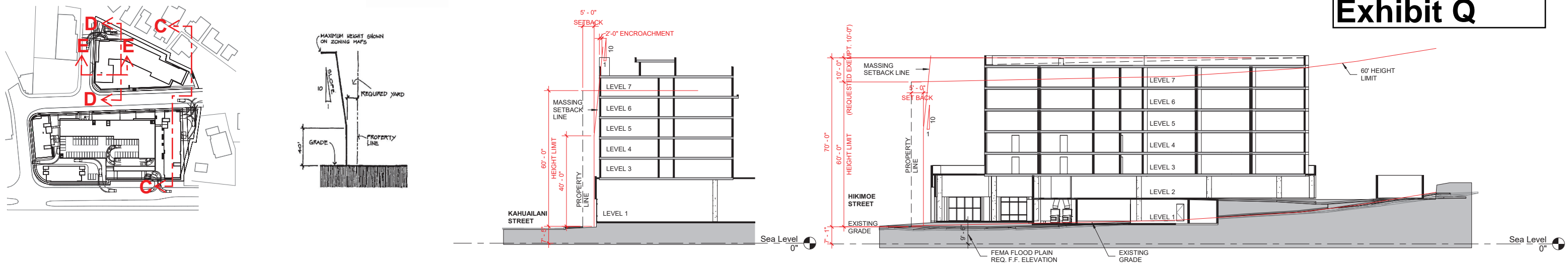
SECTION F-F



SECTION A-A

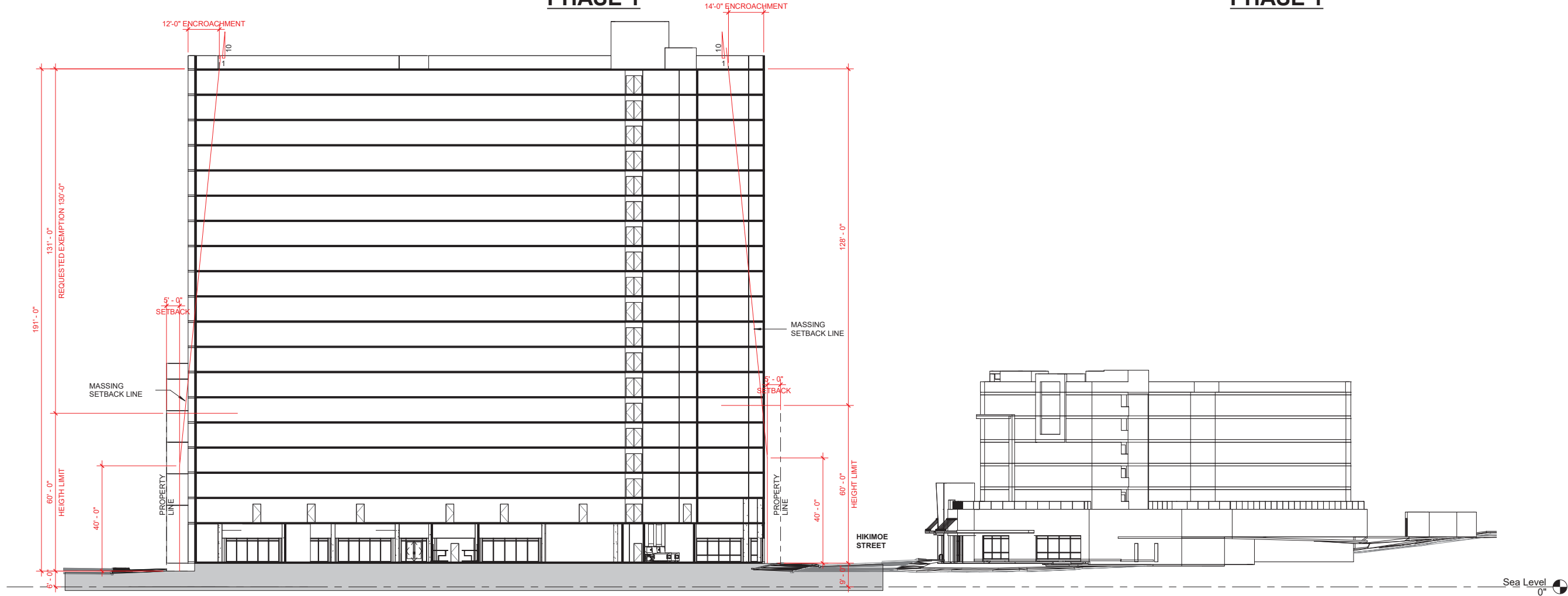
SITE SECTION

Keawalau at Waipahū
Exhibit Q



SECTION E-E
PHASE 1

SECTION D-D
PHASE 1



SECTION C-C
PHASE 2



360' BUILDING FRONTAGE ON THIS ELEVATION
SIGN AREA PER SIGN REGULATIONS, SEC. 21-7.40g: 1.5 SQ.F FOR EACH LINEAL FOOT OF BUILDING FRONTAGE ; 360' x 1.5 = 540 SQ.F
4 TENANTS + BUILDING SIGNAGE = 8 SIGNAGE OF MAX. 67.5 SQ.F
6 TENANTS + BUILDING SIGNAGE = 12 SIGNAGE OF MAX. 45 SQ.F



B

B

C

D

F

C

C

LEGEND

- A PERFORATED METAL SCREEN
- B ACCENT PANEL
- C EXTERIOR CEMENT PLASTER
- D METAL CANOPY
- E METAL LOUVER
- F METAL MESH RAILING





425.2' BUILDING FRONTAGE ON THIS ELEVATION

SIGN AREA PER SIGN REGULATIONS, SEC. 21-7.40g: 1.5 SQ.F FOR EACH LINEAL FOOT OF BUILDING FRONTAGE ; 425.2' x 1.5 = 637 SQ.F

6 TENANTS + BUILDING SIGNAGE = 12 SIGNAGE OF MAX. 53 SQ.F

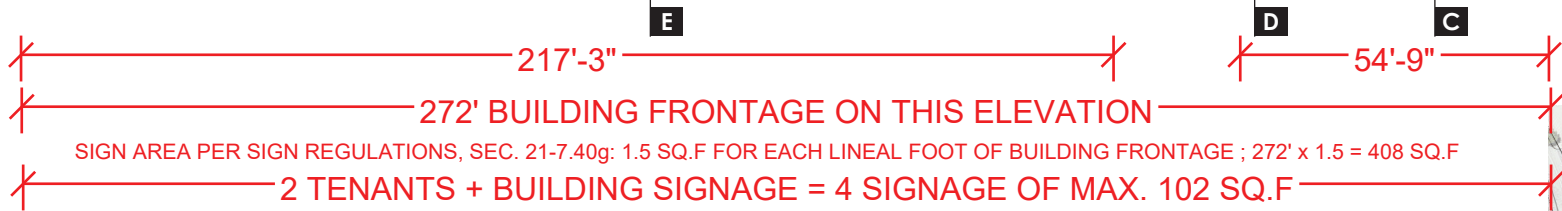
LEGEND

- A PERFORATED METAL SCREEN
- B ACCENT PANEL
- C EXTERIOR CEMENT PLASTER
- D METAL CANOPY
- E METAL LOUVER
- F METAL MESH RAILING





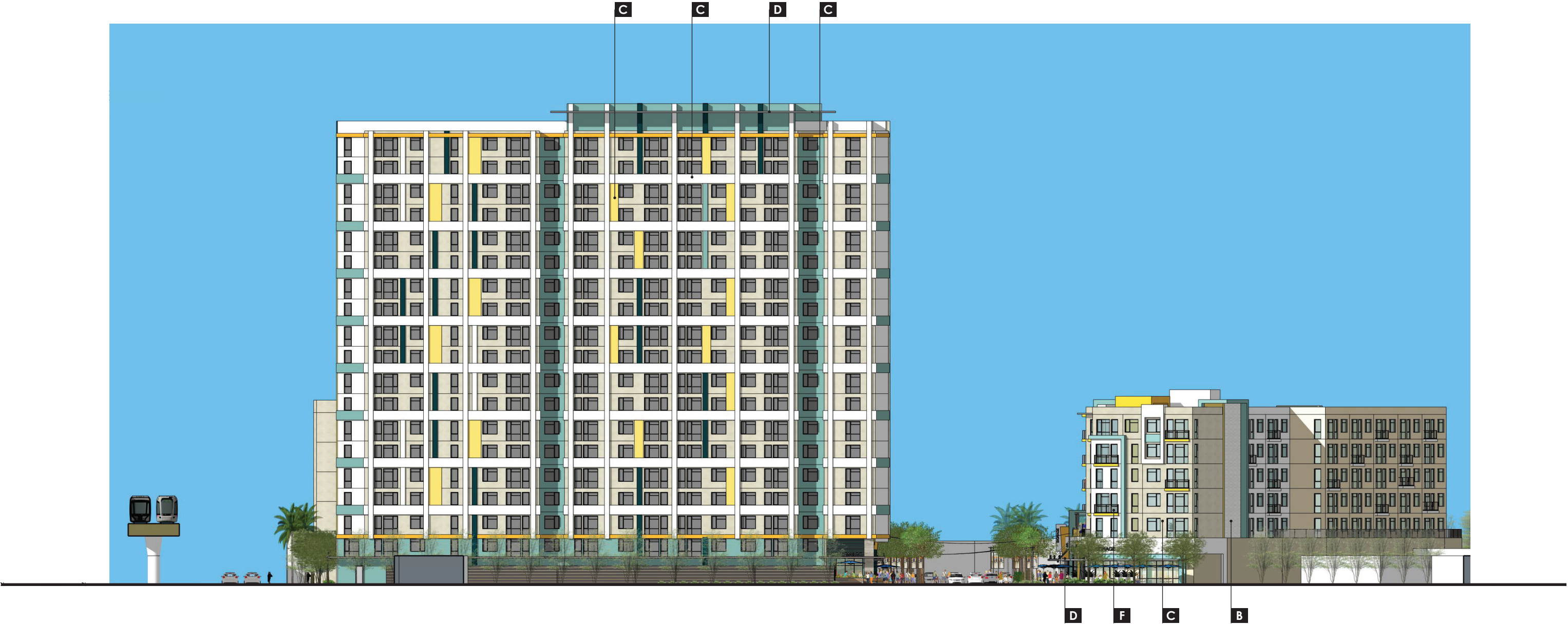
BUILDING PAD ELEVATION TO BE DETERMINED.
6.62' LOWEST ADJACENT GRADE FOR REFERENCE



LEGEND

- A** PERFORATED METAL SCREEN
- B** ACCENT PANEL
- C** EXTERIOR CEMENT PLASTER
- D** METAL CANOPY
- E** METAL LOUVER
- F** METAL MESH RAILING





LEGEND

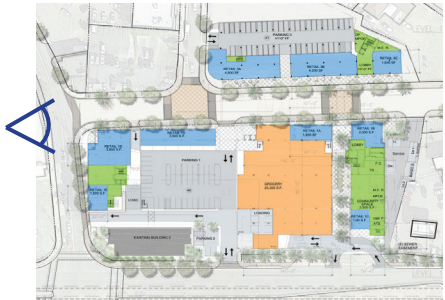
- A PERFORATED METAL SCREEN
- B ACCENT PANEL
- C EXTERIOR CEMENT PLASTER
- D METAL CANOPY
- E METAL LOUVER
- F METAL MESH RAILING





LEGEND

- A PERFORATED METAL SCREEN
- B ACCENT PANEL
- C EXTERIOR CEMENT PLASTER
- D METAL CANOPY
- E METAL LOUVER
- F METAL MESH RAILING



CONCEPTUAL GROUND LEVEL LANDSCAPE PLAN

Keawala at Waipahū Exhibit W

LEGEND

- 1 SCULPTURE (KANE)
- 2 SCULPTURE (KANALOA)
- 3 RAISED MID-BLOCK CROSSING
- 4 CORNER "STAGE" SEATING DECK
- 5 OUTDOOR EXTENSION OF COMMUNITY SPACE
- 6 ENHANCED CROSSWALKS AT T-INTERSECTION



SCREENING PLANTS, TYPICAL

NATIVE OR POLYNESIAN-INTRODUCED TREES, TYPICAL

OUTDOOR SEATING, TYPICAL

IN-GROUND PLANTERS WITH NATIVE PLANTS, TYPICAL

FLOWERING TREE TO MATCH EXISTING HIKIMOE STREET TREES, TYPICAL

PROPERTY LINE, TYPICAL

DECORATIVE CONCRETE PAVING, TYPICAL

BIOFILTRATION PLANTERS WITH SEATWALLS, TYPICAL

NATIVE PALM, TYPICAL

OUTDOOR STRING LIGHTS BETWEEN BUILDINGS

Exhibit X

VIEW FROM SOUTHEAST LOOKING TOWARDS SITE

Keawalau at Waipahū



PROPOSED DESIGN

RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE



REF-219



Exhibit Y

Keawalau at Waipahū

VIEW FROM NORTHEAST LOOKING DOWN SITE



PROPOSED DESIGN

RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE



REF-220

Exhibit Z

Keawalau at Waipahū

VIEW FROM SOUTHEAST AT MAKAI SITE



PROPOSED DESIGN RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE



REF-228