JOSH GREEN, M.D. GOVERNOR



DENISE ISERI-MATSUBARA EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION 677 QUEEN STREET, SUITE 300 Honolulu, Hawaii 96813 FAX: (808) 587-0600

IN REPLY REFER TO:

22:DEV/0167

December 20, 2022

The Honorable Tommy Waters Chair Honolulu City Council City and County of Honolulu 530 S. King Street, Room 202 Honolulu, Hawaii. 96813

Dear Chair Waters:

Subject: Request for Approval of Exemptions Pursuant to Section 201H-38, Hawaii Revised Statutes (HRS), for the Proposed Kuilei Place Mixed Affordable/Market Housing Development Located in Moiliili, Honolulu, Oahu, TMK: 2-7-022:011; 015; 031 - 049

The Hawaii Housing Finance and Development Corporation (the "HHFDC") respectfully requests approval of exemptions from statutes, ordinances and rules pursuant to Section 201H-38, Hawaii Revised Statutes (HRS), for the above referenced Kuilei Place mixed affordable/market housing project in the Moiliili District of Honolulu, Oahu, Hawaii (the "Project").

PROJECT OVERVIEW

Kuilei Place is a proposed mixed-use affordable/market housing and commercial project proposed for 2599 Kapiolani Boulevard at the Diamond Head edge of Honolulu's Moiliili District. It is located in convenient proximity to several prominent Honolulu lifestyle support facilities. Foodland and the Market City Shopping Center are located nearly immediately nearby at the mauka approach to the Kapahulu District. Safeway Supermarket and its retail and convenience food outlets are located a little further on Kapahulu Avenue. Four nearby educational institutions: Iolani School, Kaimuki High School, Chaminade University, and the University of Hawaii at Manoa are also located, in different directions and in convenient proximity to the project. Finally, the City's

MISC. COM. 530

The Honorable Tommy Waters, Chair Honolulu City Council December 20, 2022 Page 2

popular Ala Wai Golf Course and the Waikiki District with its wide variety of dining, shopping, entertainment, and ocean recreation opportunities lie short distances makai of the project.

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The proposed for-sale project will offer 1,005 residential units, of which 60 percent or . 603 units will be priced and offered as affordable units to households earning 80 - 140 percent or below the U.S. Department of Housing and Urban Development Area Median Income ("AMI"). It will also offer 402 market-rate units priced at an approximate average of 180 percent of AMI. Units will consist of 1-, 2-, and 3-bedroom residences located in two towers: a 12-story tower standing along the makai edge of Kapiolani Boulevard and a 43-story tower forming the project's makai edge along the mauka side of Mahiai Street. Kuilei will also offer a street level commercial space along Kapiolani Boulevard and onsite resident recreation facilities at the ground level. Its parking garage, located between the two towers and offering convenient access to all residential units, will accommodate parking for resident automobile, electric vehicle, bicycle, and alternative forms of transportation.

Kuilei Place's unit mix by AMI category and unit size as proposed are displayed below. Pricing of affordable units will follow current pricing limitations as presented in current HHFDC Income and Pricing schedules for Honolulu. As previously cited, market-rate units will be priced at an approximate average of 180 percent AMI.

Unit Type	Sec. 1	A	ffordab	le Units	(by perc	entage /	AMI)	The Barris	Mkt.	Total	%age
	80	90	100	110	120	130	140	Totals	Units	Units	Total
2-Bedroom Live/Work									9	9	1%
1- Bedroom	13	28	49	29			29	148	54	202	20%
2- Bedroom			26	32	56	182	86	382	253	635	63%
3- Bedroom					13		60	73	86	159	16%
Totals	13	28	75	61	69	182	175	603	402	1,005	100%
% Total	1.3%	2.8%	7.5%	6.1%	6.9%	18.1%	17.4%	60.0%	40.0%	100%	100%

PUBLIC REVIEW

Kuilei Place was presented to the Moiliili-McCully Neighborhood Board February 4, 2022. Board comments included an expression of need for affordable housing and questions regarding the range of affordability, sidewalk adequacy, sunlight access for neighboring properties, project parking adequacy, potential effects on existing traffic patterns, and comments on the area's need for green open spaces, and the ubiquitous presence of homeless people.

The Honorable Tommy Waters, Chair Honolulu City Council December 20, 2022 Page 3

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The project team outlined the intended range of affordability, the generous (25-foot) width of the landscaped sidewalks along Kapiolani Boulevard and the extensive parklike resident recreation facility complex along Mahiai Street, neighboring property access to sunlight as demonstrated by inhouse project shade study, parking garage capacity and types of vehicles to be accommodated, and that traffic would be addressed via the project traffic study and consultation with the City's Traffic Review Branch at its Department of Planning and Permitting.

While discussion was extensive, the Neighborhood Board accepted the project presentation and discussion as informational. No Board action was taken.

PROPOSED EXEMPTIONS

On May 25, 2022, the developer submitted a project application to the Hawaii Housing Finance and Development Corporation which included requests for exemptions from specific State of Hawaii and City and County of Honolulu statutes, ordinances, and rules, pursuant to Section 201H-38, HRS. The list of exemptions was distributed via letter to the State and City agencies from which the rules originated. The HHFDC Board of Directors approved the project with the proposed exemptions on October 13, 2022. See the enclosed For Action, which details the exemptions. As indicated in the HHFDC Board approval, none of the exemptions affect health and safety.

HHFDC requests approval of the exemptions approved by the HHFDC Board of Directors for the Kuilei Place Mixed Affordable/Market Housing Development pursuant to Section 201H-38, HRS.

SUMMARY

Enclosed, please find the following for your information and consideration:

- 1. For Action, approved by the HHFDC Board of Directors on October 13, 2022
- 2. Project Profile (July 2022)
- 3. Plans (May 17, 2022)
- 4. Outline Specifications (February 2022) for the Project; and
- 5. Draft Resolution

The Honorable Tommy Waters, Chair Honolulu City Council December 20, 2022 Page 4

Thank you for your favorable consideration of this request. Should there be any questions or comments, please contact Stan Fujimoto, HHFDC Project Manager at (808) 587-0541, or Lowell Chun of Pacific Catalyst, LLC at (808) 386-9596.

Sincerely,

Francis Paul Keeno

for Denise Iseri-Matsubara Executive Director

Enclosures

c: Chair, Zoning and Planning Committee, w/enclosures

Signature: Dan 5 turing

Signature: Randy Ch

Email: randy.n.t.chu@hawaii.gov

Email: stanley.s.fujimoto@hawaii.gov

Signature: Dean Minakami

Email: dean.minakami@hawaii.gov

Reviewed and Approved by the Executive Director October 13, 2022

FOR ACTION

I. REQUEST

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Approve: (1) 2599 Kapiolani, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (2) Exemptions from Statutes, Ordinances and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes; and (3) Execution of Development Documents for the Approved Exemptions for the Kuilei Place For-Sale and/or Rental Project Located in Honolulu, Oahu, TMK Nos.: (1) 2-7-022: 011, 015, and 031 to 049

II. FACTS

Name: Location: Land Ownership: Tax Map Key: Zoning: HHFDC Involvement: Type: No. of Affordable Units:

No. of Market Units:

Land Area:

Kuilei Place 2599 Kapiolani Boulevard Honolulu, Oahu, Hawaii Kaipuu Investors LLC (1) 2-7-022: 011, 015, and 031 to 049 A-2 Medium Density Apartment District 201H Exemptions For Sale and/or Rental Project 148 1-Bedroom, 1-Bath Units (538 sq. ft.) 382 2-Bedroom Units¹ (744 sq. ft.) 73 3-Bedroom, 2-Bath Units (943 sq. ft.) 603 Affordable Units 63 1-Bedroom Units (645 sq. ft.) 253 2-Bedroom Units (941 sq. ft.) 86 3-Bedroom Units (1,096 sq. ft.) 402 Market Units 1,005 Units Total One 12-Story Liner Building Along Kapiolani Boulevard, One 43-Story Tower Towards the Rear (Diamondhead Side) of the Property, with One 13-Story Parking Structure in Between the Two Towers 7,211 Sq. Ft. of Commercial Space 50,643 Sq. Ft. of Open Space 1,670 Parking Stalls Bicycle Storage for Approximately 600 Bicycles Swimming Pool, Sun Decks and Tables Children's Play Area **Recreation Spaces**

Lawned Areas and Walking Paths

137,195 Sq. Ft. or 3.15 Acres

¹ The affordable 2-bedroom units varies with 1, 1.5, or 2 baths. For Action – October 13, 2022

Page 1 of 11

Affordable For-Sale Units and Maximum Sales Prices:

Units	Unit Type and Affordability	Max. Price ²
13	1-Bedroom Units @ 80% AMI	\$371,800
28	1-Bedroom Units @ 90% AMI	\$418,300
49	1-Bedroom Units @ 100% AMI	\$464,800
29	1-Bedroom Units @ 110% AMI	\$511,300
29	1-Bedroom Units @ 140% AMI	\$650,700
26	2-Bedroom Units @ 100% AMI	\$523,100
32	2-Bedroom Units @ 110% AMI	\$575,400
56	2-Bedroom Units @ 120% AMI	\$627,700
182	2-Bedroom Units @ 130% AMI	\$680,000
86	2-Bedroom Units @ 140% AMI	\$732,300
13	3-Bedroom Units @ 120% AMI	\$697,100
60	3-Bedroom Units @ 140% AMI	\$813,300
603	Total Affordable Units	

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Market Units:

402 Total Market Units

1,005 Total Units in Project

Alternative Affordable Rental Units:³

Units	Unit Type and Affordability	Max. Rent/Mo.+
13	1-Bedroom Units @ 80% AMI	\$1,960
28	1-Bedroom Units @ 90% AMI	\$2,205
36	1-Bedroom Units @100% AMI	\$2,450
88	2-Bedroom Units @ 100% AMI	\$2,940
165	Total Affordable Rental Units ⁵	

Developer: Developer Contact:

Kobayashi Group LLC Mr. Elton Wong 1288 Ala Moana Boulevard, Suite 201 Honolulu, Hawaii 96814 Phone: (808) 284-5734

A. Kuilei Place will be a new 1,005-unit affordable and market for-sale and/or rental project (Project) on approximately 3.15 acres of land at 2599 Kapiolani Boulevard, Honolulu, Hawaii, Tax Map Key No. (1) 2-7-022: 011, 015, and 031 to 049 as shown on the attached <u>Exhibits A and B</u> (Property). Six hundred three (603) units, 60% of the total residential units of 1,005 units, will be affordable to households at 140% or below the U.S. Department of Housing and Urban Development area median income (AMI). The Project's remaining 402 units are market units, priced at an average of 180% of the AMI. A 3-D rendering of the Project fronting Kapiolani Boulevard looking Diamondhead is attached as <u>Exhibit C</u>. Selected preliminary drawings of the Project is attached as <u>Exhibit C</u>.

- ⁴ Based on HHFDC 2022 maximum rents, assuming all utilities included.
- ⁵ A manager's unit will be a part of the market units.

For Action – October 13, 2022

Page 2 of 11

² Based on HHFDC 2022 maximum prices at 5.25% mortgage interest rate. A comparison of the maximum affordable sales prices with market sales prices of two sample market projects is shown in the attached <u>Exhibit I</u> for information.

³ One hundred sixty-five (165) of the affordable for-sale units may be substituted with rental units at 80 – 100% AMI or below utilizing HHFDC's Rental Housing Revolving Fund.

- Β. Kuilei Place is intended to provide residential units accessible to the essential foundational members of Honolulu's contemporary community: young and emerging professionals, essential public workforce, those vital workers essential to the functional and operational survival and success of our businesses and institutions, and those who have reached a well-deserved retirement from the working world. To achieve this, it intends to create and offer units for ownership that can serve as a supporting resource for buyers; units that will not only meet future residents' current functional requirements, but which can act as part of a basis for the fulfilling of an occupant's lifestyle objectives and plans for the future. It intends to do this while contributing to the welfare of the neighborhood, by improving currently substandard or problematic physical conditions, and by enhancing the environmental experience for neighbors and community at large. Some of the benefits it intends to introduce as part of its presence will include the improvement of area drainage and utility systems, the removal of existing deposits of hazardous materials, the enhancement of the pedestrian street frontage along Kapiolani Boulevard, and the introduction of a significant quantum of residential and commercial presence that will elevate perceptual and actual area security.
- C. The for-sale affordable units shall be subject to Hawaii Housing Finance and Development Corporation's (HHFDC) buy-back and shared appreciation restrictions. One hundred sixty-five (165) of the affordable for-sale units may be substituted as rental units at 80-100% AMI or below utilizing HHFDC's Rental Housing Revolving Fund financing. If so, such rental units will be subject to HHFDC restrictions for affordability, including the requirement that such rental units shall remain affordable for at least 30 years from the certificate of occupancy of the final affordable rental unit in the Project.
- D. The Project consists of two street-facing towers: a 43-story makai tower and a 12-story mauka "liner building," bracketing a centrally located internal 13 story parking structure, with street front commercial establishments fronting its Kapiolani Boulevard frontage and ground-level recreational and leisure facilities lining the Project's makai and Diamondhead perimeters. Vehicular access will be from Kapiolani Boulevard. The 12-story mauka tower fronting Kapiolani Boulevard will house 174 units, while the 43-story tower forming the Project's makai edge will hold 831 residential units.
- E. The Project proposes 1,670 parking stalls, bicycle storage for approximately 600 bicycles, 7,211 square feet of storefront commercial space fronting Kapiolani Boulevard, and 50,643 square feet of open space, an equivalent of 37% of the total Project site area.
- F. Resident recreational and leisure facilities will line the Project's makai and Diamondhead edges. They are planned to include a swimming pool with associated sun decks and tables, a children's play area, leisure sitting and informal recreation spaces, and extensive lawned areas and walking paths for informal social interactions, solitude, and contemplation.⁶
- G. The Property is zoned A-2 Medium Density Apartment District with a height limit of 150 feet.

⁶ If the affordable rental units replace the corresponding number of affordable for-sale units, there will be a nominal fee for tenants of the rental units to access the recreational and leisure facilities. For Action – October 13, 2022 Page 3 of 11

III. DISCUSSION

- A. On June 6, 2022, BSC Acquisitions II, LLC (Applicant) submitted a request to HHFDC for approvals from certain exemptions from statutes, ordinances, and rules for the Project pursuant to Section 201H-38, Hawaii Revised Statutes (HRS) (Application).
- B The Property is occupied with 20 multi-story walk-up apartment buildings housing approximately 141 1- and 2-bedroom units that are approximately 60 years old. The existing improvements are proposed to be demolished prior to construction of the Project.
 - 1. A Phase I Environmental Site Assessment (ESA) was completed for the Property dated May 23, 2019. The Phase I ESA indicated that lead was detected in the upper 2 feet of soil and selenium was detected in the groundwater at Tax Map Key Nos. (1) 2-7-022: 044 and 045 (Parcels 044 and 045). This was the location close to a former auto repair shop.
 - 2. A Phase II ESA was completed for Parcels 044 and 045 dated June 4, 2019 to further assess the extent of the lead and selenium contamination.
 - 3. An Environmental Hazard Management Plan for Parcels 044 and 045 was completed dated November 6, 2019 describing the remediation and management of the contamination. By letter dated September 11, 2019, the Department of Health approved the Environmental Hazard Management Plan for Parcels 044 and 045 dated June 6, 2019, subject to incorporation of comments.
 - 4. A Limited Lead Based Paint Inspection Report dated January 20, 2020 for the Property did not discover any lead in amounts greater than or equal to 1.0 mg/cm² in the samplings tested.
 - 5. A Limited Asbestos Survey Report dated January 20, 2020 for the Property confirmed asbestos was identified in some of the samples collected.

Abatement and remediation of hazardous materials will be handled by appropriately licensed contractors and will be handled, stored and disposed of in accordance with all local, state and federal regulations.

- C. The Property is owned by Kaipuu Investors, LLC. Kaipuu Investors, LLC and the Applicant are affiliates of BlackSand Capital Opportunity Fund II, L.P. (Opportunity Fund II) and BlackSand Capital Opportunity Fund II-A, L.P. (Opportunity Fund II-A). The Owner of the Project is 2599 Kapiolani, LLC, a Delaware limited liability company. The Owner is a subsidiary of the Applicant.
- D. By letter dated October 18, 2021, the Department of Planning and Permitting of the City and County of Honolulu indicated that the Project does not meet the minimum eligibility requirements for a project seeking exemptions through the City's 201H Housing Program.
- E. By letter dated April 21, 2022, HHFDC has determined that the Project does not trigger the preparation of an environmental assessment as set forth in Section 343-5, HRS.

For Action – October 13, 2022

Page 4 of 11

F. On February 3, 2022, a presentation of the Project was made to the McCully/Moiliili Neighborhood Board No. 8.7

	Amount	%	Cost Per Gross
			Floor Area
Land	43,589,191	7.0%	37.36
Construction	444,882,461	71.8%	381.30
Contingency	32,726,557	5.3%	28.05
Architectural & Engineering Fees	17,400,000	2.8%	14.91
Interim & Soft Costs	58,460,536	9.4%	50.10
Financing & Syndication Costs	0	0.0%	0.00
Developer's Overhead & Fee	22,276,010	3.6%	19.09
Project Reserves	0	0.0%	0.00
Total Project Budget	619,334,755	100.00%	530.82
Total Development Cost Per Unit	616,253		····
Gross Floor Area of Project, sq.ft.	1,166,761		

G. The estimated budget for the Project is as follows:

H. The estimated revenues for the Project are as follows:

	Salas Drias	NT. TT.	Tatal D
	Sales Price [®]	No. Units	I otal Revenue
Affordable Units			
1 BR 538 sq. ft.	493,372	148	73,019,000
2 BR 744 sq. ft.	664,666	382	253,902,400
3 BR 943 sq. ft.	792,607	73	57,860,300
Market Units			
1 BR 645 sq. ft.	769,256	63	48,463,100
2 BR 941 sq. ft.	1,004,263	253	254,078,500
3 BR 1096 sq. ft.	1,077,502	86	92,665,200
Parking			
Garage	45,000	257	11,565,000
Other			
Storage Sales			15,473,000
Commercial Unit			4,725,000
Real Estate Commission &			(46,323,117)
Other Closing Costs			
Total			765.428.383

I. Environmentally friendly amenities proposed for the Project include the following:

- 1. Solar hot water heating will reduce the electricity needs and cost to the residences;
- 2. The Project is looking into grey water re-use for toilets and irrigation, provided this re-use does not trigger an environmental assessment pursuant to Section 343-5(a)9(A), HRS.⁹ This will save precious water resources estimated at 30,000 gallons/day of potable water and reduce residential water bills;

Page 5 of 11

 $^{^{7}}$ A follow-up meeting with the Neighborhood Board is targeted for October 6, 2022.

⁸ Average sales prices.

⁹ HHFDC is targeting the publication of an exemption determination for the proposed grey water re-use system in the Environmental Review Program's bulletin, The Environmental Notice, on October 8, 2022. For Action – October 13, 2022

- 3. Electric vehicle charging stations will be provided in selective locations; and
- 4. Electric vehicle car sharing, electric bikes and scooters as environmentally friendly alternative transportation to reduce the need for a second car.
- J. The for-sale affordable units shall be subject to HHFDC's buy-back and shared appreciation restrictions. Affordable rental units will be subject to HHFDC restrictions for affordability, including the requirement that such rental units shall remain affordable for at least 30 years from the certificate of occupancy of the final affordable rental unit in the Project. Land use restrictions as required by HHFDC shall be placed on the fee simple interest in the Project to ensure that the units remain affordable for the required affordability period (Restrictions). Should the Restrictions be prematurely terminated for any reason prior to the end of the affordability period and should HHFDC approve any General Excise Tax (GET) exemptions for development of the Project a prorated portion of any exemptions from GET approved by HHFDC for the development of the Project.
- K. To be eligible for exemptions from GET for development expenses, the non-residential uses shall be limited to incidental or de minimis uses that are intended to directly benefit the residents of the Project. See e.g., Section 15-306-2, Hawaii Administrative Rules (HAR). The proposed Project includes 7,211 gross square feet of commercial space along Kapiolani Boulevard. This amounts to 0.62% of the total gross floor area of the Project of 1,166,761 square feet, and appears to satisfy the incidental or de minimis requirement. The proposed occupant of the commercial space proposes to have coffee/tea/other drinks as well as grab-and-go food available to the public but will also be an amenity to the residents of the Project.
- L. The Application includes a letter from Noguchi & Associates, Inc. dated June 27, 2022 indicating that Travelers Casualty and Surety Company of America (Travelers) is the surety for Albert C. Kobayashi, Inc. (ACK) and is an A++ rated firm by A.M. Best, AA by Standard & Poors, and is Treasury Listed to \$2.2 billion aggregate. ACK has expressed an interest in obtaining the contract for this Project, and should ACK wish to undertake the construction of the Project, Travelers' present intention is to become the surety on the final bonds, subject to its normal underwriting requirements.
- M. On July 15, 2022, HHFDC accepted the Application for processing in accordance with Section 201H-38, HRS, and requested that the Applicant forward its exemption request to the agencies listed on the attached <u>Exhibit E</u> for review and comment. On July 26, 2022, Project materials were sent to review agencies and review agencies were given 30 days to provide comments.
- N. Under Section 201H-38, HRS, <u>Housing development</u>; exemption from statutes, <u>ordinances</u>, charter provisions, and rules, the HHFDC 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, provided that:

For Action – October 13, 2022

Page 6 of 11

- 1. The corporation finds the housing project is consistent with the purpose and intent of this chapter, and meets minimum requirements of health and safety;
- 2. The development of the proposed housing project does not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or of the various boards of water supply authorized under chapter 54;
- 3. The legislative body of the county in which the housing project is to be situated shall have approved the project with or without modifications:
 - a. The legislative body shall approve, approve with modification, or disapprove the project by resolution within forty-five days after the corporation has submitted the preliminary plans and specifications for the project to the legislative body. If on the forty-sixth day a project is not disapproved, it shall be deemed approved by the legislative body.
 - b. No action shall be prosecuted or maintained against any county, its officials, or employees on account of actions taken by them in reviewing, approving, modifying, or disapproving the plans and specifications; and
 - c. The final plans and specifications for the project shall be deemed approved by the legislative body if the final plans and specifications do not substantially deviate from the preliminary plans and specifications. The final plans and specifications for the project shall constitute the zoning, building, construction, and subdivision standards for that project. For purposes of sections 501-85 and 502-17, HRS, the executive director of the corporation or the responsible county official may certify maps and plans of lands connected with the project as having complied with applicable laws and ordinances relating to consolidation and subdivision of lands, and the maps and plans shall be accepted for registration or recordation by the land court and registrar.
- 4. The land use commission shall approve, approve with modification, or disapprove a boundary change within forty-five days after the corporation has submitted a petition to the commission as provided in section 205-4, HRS. If, on the forty-sixth day, the petition is not disapproved, it shall be deemed approved by the commission.

For the purposes of this section, "government assistance program" means a housing program qualified by the corporation and administered or operated by the corporation or the United States or any of their political subdivisions, agencies, or instrumentalities, corporate or otherwise.

O. This For Action seeks HHFDC Board of Directors approval of the exemptions from statutes, ordinances and rules pursuant to Section 201H-38, HRS, for the Project. A summary of the agency comments are listed in the attached <u>Exhibit F</u>. The exemptions requested and a summary of the applicable agency comments, developer responses and recommended actions are listed in the attached <u>Exhibit G</u>. Some of the comments are discussed below:

For Action – October 13, 2022

Page 7 of 11

- 1. The State of Hawaii Department of Transportation, Highways Division (HDOT-HWY), commented that a Traffic Impact Analysis Report (TIAR) be prepared and submitted to HDOT-HWY Planning Branch for review, and potential mitigation measures for State highways should be provided at no cost to the State. The Developer has submitted a TIAR (March 2022) with its response letter to HDOT-HWY. The TIAR concludes that there are no impacts to nearby State highways.
- 2. The Department of Planning and Permitting (DPP) commented that the affordability rates will only be fixed for the first 10 years and do not warrant the requested exemptions, particularly the height and fee exemptions (estimated at over \$62 million). The exemptions are authorized by statute, Section 201H-38, HRS, provided the exemptions do not affect health and safety, nor contravenes any safety standards, tariffs, or rates and fees approved by the public utilities commission. The 10-year buy-back restriction for for-sale projects are mandated by statute, Sections 201H-47 through -51, HRS. The affordability requirement for the rental units is 30 years from the certificate of occupancy of the final rental unit in the Project. HHFDC's minimum affordability requirement for 201H exemptions is that more than 50% of the units be affordable at 140% or below the AMI. The Developer is proposing that 60% of the units in the Project be affordable between 80% to 140% or below the AMI.
- 3. DPP also commented that they had no objections to the proposed exemption from the Park Dedication Ordinance (PDO) as to the affordable units, but not the market units. The PDO requirement for the 402 market units is 44,220 square feet of land. The Project is providing recreational facilities and outdoor open space of approximately 50,643 square feet, more than the PDO requirement for the market units.
- 4. The Board of Water Supply (BWS) commented that the Water System Facilities Charges (WSFC) and new meter cost may be waived for qualified on-site affordable and homeless dwelling units, up to 500 dwelling units per year. To qualify, the dwelling units must be certified as either affordable or homeless dwelling units by the appropriate agency of the City and County of Honolulu. Waiver of the WSFC will apply only to fixture units associated with the certified dwelling units. The amount of the meter waiver shall be calculated as a percentage of the number of certified dwelling units to the total number of dwelling units in the project. If the annual cap of 500 dwelling units has not been reached and a project is proposed that would qualify for more than the remaining number of dwelling units in that year, the Manager and Chief Engineer has the discretion to increase that year's limit. HHFDC is unable to grant the requested exemptions from BWS Rules and Regulations because these exemptions involve rates and fees governed by the various boards of water supply. Therefore, the recommended action is, Approval, to the extent approved by BWS.

None of the exemptions recommended for approval affect health and safety, nor contravenes any safety standards, tariffs, or rates and fees approved by the public utilities commission or the various boards of water supply.

P. The Developer of the Project is Kobayashi Group LLC (KG), a Hawaii limited liability company. The development experience of KG is attached hereto as <u>Exhibit H</u>. KG was the developer of HHFDC's 201-unit Hale Kalele Residences and Judiciary Service Center/Shelter at 902 Alder Street, Honolulu, HI, completed

For Action – October 13, 2022

Page 8 of 11

in May 2022. Hale Kalele is a mixed-use project consisting of a 201-unit family rental housing project affordable to households at 60% or below the AMI, and a 32,229 square feet Judiciary juvenile shelter and juvenile drop off/triage center.

- Q. Proposed members of the Project team include:
 - 1. Owner 2599 Kapiolani, LLC
 - 2. Developer Kobayashi Group LLC (Honolulu, HI)
 - 3. Development Consultant Pacific Catalyst, LLC (Honolulu, HI)
 - 4. Architect Design Partners, Incorporated (Honolulu, HI)
 - 5. Contractor Albert C. Kobayashi, Inc. (Honolulu, HI)
- R. Section 15-307-24(b), HAR, provides that the HHFDC Board may certify that the applicant is an eligible developer for the purposes of development of housing projects approved by the corporation under Chapter 201H, HRS, if the Board finds that the applicant:
 - 1. Has demonstrated compliance with all laws, ordinances, rules and other governmental requirements that the applicant is required to meet;
 - 2. Has the necessary experience;
 - 3. Has adequate and sufficient financial resources and support and has secured or has demonstrated the ability to secure a performance or payment bond, or other surety to develop housing projects of the size and type which the applicant proposes to develop; and
 - 4. Has met all other requirements that the corporation determines to be appropriate and reasonable.
- S. HHFDC finds the following:
 - 1. That the Project primarily or exclusively includes housing units affordable to households with incomes at or below 140% of the median family income;
 - 2. That the Owner, or other newly formed, sole purpose entity or affiliate of the Owner, is an Eligible Developer pursuant to Section 15-307-24, HAR;
 - 3. That the proposal and Application for exemptions from statutes, ordinances and rules meet minimum proposal requirements pursuant to Section 15-307-26, HAR;
 - 4. That the Project and proposed exemptions are consistent with the purpose and intent of Chapter 201H, HRS, and meets minimum requirements of health and safety; and
 - 5. That the exemptions recommended for approval do not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or the various boards of water supply authorized under Chapter 54, HRS.
- T. The estimated schedule for the Project is as follows:

HHFDC Approval of 201H Exemptions Council Approval of 201H Exemptions

October 2022 December 2022

For Action – October 13, 2022

Page 9 of 11

Projected Building Permit Date Closing of Construction Financing Construction Commencement Completion of Construction December 2023 October – November 2023 December 2023 June 2026

IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following for the Kuilei Place for-sale and/or rental project on approximately 3.15 acres of land at 2599 Kapiolani Boulevard in Honolulu, Oahu, Hawaii, on TMK (1) 2-7-022: 011, 015, and 031 to 049, substantially as described in this For Action:

- A. 2599 Kapiolani, LLC, or other successor entity approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, HAR;
- B. One hundred sixty-five (165) affordable for-sale units may be substituted with affordable rental units utilizing HHFDC's Rental Housing Revolving Fund;
- C. Approval of the proposed exemptions from statutes, ordinances and rules as recommended for approval herein, pursuant to Section 201H-38, HRS;
- D. Execution of any development agreement(s) and Restrictions for such exemptions as required by the Executive Director;
- E. Authorize the Executive Director to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following, unless otherwise approved at the sole discretion of the Executive Director:

- F. Exemptions from BWS' Rules and Regulations are subject to the approval of the BWS;
- G. All hazardous and regulated materials from the applicable buildings, soil and groundwater shall be managed and/or removed and disposed of in accordance with applicable local, state, and federal regulations, prior to demolition activities that may disturb these materials;
- H. Approval as to form of the applicable development documents and Restrictions by the Department of Attorney General;
- I. Execution of a development agreement and Restrictions to reflect the requirements of this For Action as acceptable to the Executive Director, and recordation of the Restrictions at the State of Hawaii Bureau of Conveyances, within nine (9) calendar months from City Council approval of the 201H exemptions, unless otherwise extended at the sole discretion of the Executive Director;
- J. Commencement of construction of the Project by December 31, 2025, unless otherwise extended at the sole discretion of the Executive Director;
- K. Completion of the Project by December 31, 2027, unless otherwise extended at the sole discretion of the Executive Director; and
- L. Compliance with all rules, regulations, and such other terms and conditions as may be required by the Executive Director.

For Action – October 13, 2022

Page 10 of 11

Attachments:

Prepared by:

Reviewed by:

Exhibit A – Location Map
Exhibit B – TMK Map
Exhibit $C = 3-D$ Rendering
Exhibit D – Selected Preliminary Drawings
Exhibit E – List of Review Agencies
Exhibit F – Summary of Agency Comments
Exhibit G – Summary of Exemptions, Comments and Recommended Actions
Exhibit H – Project Experience of Kobayashi Group, LLC
Exhibit I – Comparison of Maximum Affordable Prices with Market
Prices of Two Sample Market Projects
- •
Stan S. Fujimoto, Project Manager <u>57</u>
Dean Minakami, Development Branch Chief 🥂 🥐
Randy Chy Devisionment Section Chief
Kandy Chu, Development Section Chief
Approved by The Board of Directors at its meeting
00 OCTOBER 13, 2022
Development Branch
Please take necessary action.

EXECUTIVE DIRECTOR

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For Action – October 13, 2022

Page 11 of 11





https://www.google.com/maps/place/2601+Kapiolani+Blvd,+Honolulu,+HI+96826/@21.2873881,-157.8235522,17z/data=13m114b114m513m411s0x7c006d8f83deef7d:0xfb5cedd9558f02c418m2l3d21.287... 1/2











Address 2601 KAPIOLANI BLVD HONOLULU, HI 96826 **PROJECT INFORMATION**

Scale: 1" = 160'-0" KUILEI PLACE

Project Number: 21046 Date::5/17/2022

DESIGN PARTNERS





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LIST OF 201H REVIEW AGENCIES KUILEI PLACE

The following agencies were provided copies of material from the 201H Application for Kuilei Place, for review and comment. Those marked with a $[\checkmark]$ provided comments to the Application.

State of Hawaii

- Department of Transportation [\checkmark]
- Superintendent, Department of Education $[\checkmark]$
- Department of Health $[\checkmark]^1$

City & County of Honolulu

- Honolulu Fire Department [✓]
- Honolulu Police Department $[\checkmark]$
- Department of Planning and Permitting, Zoning Regulations and Permits Branch $[\checkmark]^2$
- Department of Planning and Permitting, Building Division [✓]
- Department of Planning and Permitting, Wastewater Branch $[\checkmark]$
- Department of Planning and Permitting, Civil Engineering Branch $[\checkmark]$
- Department of Planning and Permitting, Project Review Branch [✓]
- Department of Parks & Recreation
- Department of Environmental Services [1]
- Department of Community Services
- Department of Design and Construction $[\checkmark]$
- Department of Facility Maintenance $[\checkmark]$
- Department of Transportation Services [✓]
- Office of Housing
- Department of Land Management [✓]
- Honolulu Board of Water Supply $[\checkmark]$

Elected Officials

- Area Senator Les Ihara, Jr.
- Area Representative Scott Nishimoto
- Area Councilmember Calvin Say

EXHIBIT E

¹ Department of Health, Clean Water Branch (DOH-CWB) provided email comments dated August 24, 2022.

² The developer received one comment letter from the Department of Planning and Permitting.

SUMMARY OF AGENCY COMMENTS – KUILEI PLACE Section 201H-38, HRS

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Rev	riew Agency	Agency Comments	Develoner Peenopeo
Stat	te of Hawaii		
	Department of Transportation	HDOT-A: All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may required further review and permits;	Will comply.
		HDOT-A: FAA regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet;	The Project is approximately 22,070 feet from the Honolulu Airport and therefore not subject to the regulation.
		HDOT-A: The applicant and future residents should be aware of potential single event noise from aircraft operations, and for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project.	Will remain alert to cautions noted.
		HDOT-HWY: Recommend that a TIAR should be prepared by a traffic engineer licensed in the State of Hawaii and should be submitted to the HDOT-HWY, Planning Branch for review;	A TIAR is being submitted with a response letter; the TIAR concludes that there are no impacts to nearby State highways.
		HDO1-HWY: The traffic study should identify whether the project's traffic will have any significant local and regional impacts to the nearby State highways; potential mitigation measures for State highways should be provided at no cost to the State.	Same as above.
	Superintendent, Department of Education	Proposed project is outside of the School Impact Fee District.	Thank vou for vour review.
	Department of Health	DOH-CWB: The DOH-CWB administers the NPDES permitting program. There are no exemptions from storm water discharges associated with construction activities permitting requirements, except for resonance to emergency (weather related) situation	Will comply with applicable requirements.
Oit	& County of Honolulu	the reprised to divide a subject of the second substantial subject of the second subject	
	Honolulu Fire Department	Denies exemption from Fire Plan Review Fees because the Project does not meet the eligibility requirements for the City's 201H Housing Program.	Exemptions are being processed through the HHFDC process; exemptions will continue to be pursued to achieve economic feasibility of the Brainot
	Honolulu Police Department	Recommends that all necessary signs, lights, barricades, and other safety equipment be installed and maintained by the contractor during	Will comply.

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EXHIBIT F Page 1 of 5 SUMMARY OF AGENCY COMMENTS – KUILEI PLACE Section 201H-38, HRS

Revi	iew Agency	Agency Comments	Developer Response	
		the construction phase of the project;		
		Also recommends that adequate notification be made to residents in	Will comply.	
		the area prior to deliveries or possible road closures.		1
	Department of Planning and Permitting	The affordability rates will only be fixed for the first 10 years (for a for-	Exemptions authorized by HRS Sec. 201H-38 and	
		sale project); affordability restrictions do not warrant the requested	HHFDC process; 10-year affordability restrictions for	
		exemptions, e.g., height and fee exemptions (over \$62M);	for-sale projects governed by HRS Sec. 201H-47 to -	_
			51; HHFDC affordability restriction for the rental units	
			is 30 years from the certificate of occupancy of the	
			final rental unit; exemptions are needed for economic	
			reasibility of the Project.	-
		Allocation of unit types should be equal between the affordable and	Unit type distributions respond to assessments of	
		market rate units, and dispersed evenly throughout the buildings;	demand and economic feasibility.	
		"Residential amenities" on Floors 1 through 12 seem excessive; these	Please clarify this comment; no spaces labelled	
		areas could be devoted to affordable units;	"Residential Amenities" on Floors 2 through 12.	
		Proposed 490 long-term and 104 short-term bike parking spaces	Will comply with DPP requirements.	
		seems deficient;		- 1
		Applicant should indicate which objectives from the Oahu General Plan	E.g., OGP I. Objective C, facilitate full development of	
		(OGP) and Primary Urban Center Development Plan (PUCDP) the	the Primary Urban Center (PUC); Project is	
		Project supports;	consistent with the policies of the OGP PUC and	
			PUCDP, e.g., provide incentives and cost savings for	
			affordable housing; provide exemptions from zoning	
			and building codes for housing projects that meet	
			established standards of attordability.	Т
		Applicant should include an analysis of Low Impact Development that	Preliminarily considering, e.g., utilizing green	
		may help mitigate elevated temperatures and evapotranspiration at the	stormwater infrastructure to the maximum extent	
		Project site;	practicable, including, permeable pavements,	
			infiltration basins, subsurface infiltration chambers	
			and vegetative buffer strips.	
		No objections to the proposed exemption from Park Dedication	The land area required for the 402 market units is	
		Ordinance for the affordable units, however, the market units should	44,220 sq.ft; the Project is providing recreational	
		comply; the Project seems to include some recreational facilities that	facilities and outdoor open space of approximately	
		may be accepted for compliance with the ordinance;	50,643 sq.ft.	-
		Consolidation application will be required to abolish Kaipuu Street;	Will comply.	

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EXHIBIT F Page 2 of 5 SUMMARY OF AGENCY COMMENTS – KUILEI PLACE Section 201H-38, HRS

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Rev	iew Arency	Arenov Commente	
	6		Leveloper Kesponse
		Project is subject to compliance with flood hazard protection	Will comply.
		requirements;	
		Municipal wastewater system is available and adequate to serve the	Acknowledged; thank you.
		Project;	
		Existing buildings are over 50 years old, which require building permits	In process.
		be routed to the State Historic Preservation Division; recommend	
		requesting for comments as early as possible.	
	Department of Parks and Recreation		
	Department of Environmental Services	The Department of Environmental Services can authorize a waiver of	Waivers will be pursued to achieve economic
		the wastewater system facility charge for affordable dwelling units	feasibility.
		according to Section 14-10.8 of the Revised Ordinances of Honolulu	
		(ROH).	
	Department of Community Services		
	Department of Design and Construction	No comments to offer at this time.	Thank vou for vour review
	Department of Facility Maintenance	Recommend that the Department of Transportation Services (DTS)	Will contact and work with DTS
		have the opportunity to review the Project; we believe DTS has a	
		complete streets walkway project fronting the Project.	
	Department of Transportation Services	The applicant shall revise the Traffic Impact Report (TIR) to discuss	A discussion is in the TIR.
		Complete Streets improvements to mitigate conflicts between	
-		pedestrians, bicycles, and vehicles.	
		The TIR should identify an appropriate speed limit for the streets	A speed study is not typically included in a TIR.
		adjacent to the Project to determine the speed limit that will best	Please note that speed limits on City streets are
		minimize the risk of a person being killed or seriously injured.	established by ordinance.
		The City's TIA Guide requires an annual Transportation Demand	Will comply.
		Management (TDM) compliance report for the first 5 years following	
		completion of the Project for review and approval by the City.	
		As part of the Project, the applicant will construct the section of the	Will comply.
		proposed Kapiolani Boulevard Tier 1 Walkway project fronting the	
		Project site.	
2		Sidewalks. All internal Project sidewalks and those fronting the Project	Conditions will be evaluated and incorporated during
		site shall have a minimum of 6-foot, 8-foot preferred clear zone	Project design.
		separate from the furniture and utility zone.	

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EXHIBIT F Page 3 of 5

SUMMARY OF AGENCY COMMENTS – KUILEI PLACE	Section 201H-38, HRS
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Review Agency	Agency Comments	Developer Response
	The developer is required to make a contribution for complete streets	Conditions will be evaluated and incorporated during
	improvements as recommended by the TIA.	Project design
	A Priority 1 Protected Bike Lane project is located on Kapiolani	Conditions will be evaluated and incorporated during
	Boulevard fronting the Project site. Any driveways or improvements	Project design.
~	shall be designed to minimize the number and size of potential conflict	
	areas between bicyclists and turning vehicles.	
	Parking. A discussion regarding off-street parking and site generated	The parking count will be evaluated and incorporated
	parking demand should be added to the TIR, addressing the parking	during Project design.
	count and parking generation.	
	Street Usage Permit. A street usage permit from the DTS should be	Will comply.
	obtained for any construction-related work that may require the	
×	temporary closure of any traffic lane or pedestrian mall on a City street.	
	Neighborhood Impacts. The area representatives, neighborhood	The requirement to provide notifications and other
	board, as well as area residents, businesses, emergency personnel,	advisories shall be incorporated in a Construction
	The Bus and TheHandi-Van, etc., should be kept apprised of details	Management Plan for the Project.
	and status and the impacts that the Project may have on the adjoining	
	local street area network.	
	Disability and Communication Access Board (DCAB). Project plans	Will comply.
	should be reviewed and approved by DCAB to ensure full compliance	
	with Americans with Disabilities Act requirements.	
Office of Housing		
Department of Land Management	Defers to the Department of Planning and Permitting (DPP) on	DPP has been requested for comments.
	permitting/exemption matters.	
Honolulu Board of Water Supply	Presently, there is no moratorium on the issuance of new and additional	Acknowledged; will comply with BWS requirements.
	water services;	
	Water conservation measures are required for all proposed	Will provide water conservation measures; grey water
	developments;	treatment and re-use system proposed which will
		treat and use non-waste grey water for landscaping
		purposes.

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EXHIBIT F Page 4 of 5

	Section 201H-38, HRS	
Review Agency	Agency Comments	Developer Response
	BWS may waive the Water System Facilities Charges (WSFC) and new meter cost for qualified on-site affordable and homeless dwelling units, up to 500 dwelling units per year; To qualify, the dwelling units must be certified as either affordable or homeless dwelling units by the appropriate agency of the City and County of Honolulu; waiver of the WSFC will apply only to fixture units associated with the certified dwelling units; the amount of the meter waiver shall be calculated as a percentage of the number of certified dwelling units to the total number of dwelling units in the project; if the annual cap of 500 dwelling units has not been reached and a project is proposed that would qualify for more than the remaining number of dwelling units in that year, the Manager and Chief Engineer has the discretion to increase that year's limit.	Developer will seek BWS approval of exemptions.
Area Senator – Les Ihara, Jr.		
Area Representative – Scott Nishimoto		
Area Councilmember – Calvin Say		

SUMMARY OF AGENCY COMMENTS – KUILEI PLACE Section 2014-38 HRS

EXHIBIT F Page 5 of 5

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	endation	8					22	
	HHFDC Recomm	Approval	Approval	Approval	Approval	Approval	Approval	
	Developer's Response	Exemptions authorized by HRS Sec. 201H-38 and HHFDC process; 10-year affordability restrictions for for-sale projects governed by HRS Sec. 201H-47 to -51; HHFDC affordability restriction for the rental units is 30 years from the certificate of occupancy of the final rental unit; exemptions are needed for economic feasibility of the Project.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	E.g., OGP I. Objective C, Facilitate full development of the Primary Urban Center (PUC); Project is consistent with the	dit .
section 201H-38, HRS	Agency Comments	DPP: The affordability rates will only be fixed for the first 10 years (for a for- sale project); affordability restrictions do not warrant the requested exemptions, e.g., height and fee exemptions (over \$62M).	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Applicant should indicate which objectives from the Oahu General Plan (OGP) and Primary Urban Center Development Plan (PUCDP) the	
0	Requested Exemptions	Exemption from maximum density of 1.9 FAR to allow a maximum density of 8.5 FAR or a floor area of 1,166,761 square feet.	Exemption from maximum height limit of 150 feet to allow a maximum height of 400 feet + elevator and mechanical overrides.	Exemption from height setbacks to allow buildings with no setbacks.	Exemption from the lot coverage ratio to allow a lot coverage of 56% or 76,594 square feet.	Exemption from A-2 zoning use to allow Mixed-Use Multi-Family Residential use and Commercial use of 7,211 square feet.	Exemption from PUC DP to allow for a higher density to 321 units/acre.	
	County Ordinance/Code	Section 21-3.80-1(b), Table 21- 3.3 of the Land Use Ordinance (LUO), Revised Ordinance of Honolulu (ROH)	LUO Section 21-3.80-1(b), Table 21-3.3	LUO Section 21-3.80-1(c)(3), Table 21-3.3	LUO Section 21-3.80-1(b), Table 21-3.3	LUO Section 21-3.80-1(a), Table 21-3.3	Primary Urban Center Development Plan (PUC DP)	
	No.	-	5	ю	4	2	9	

SUMMARY OF 201H EXEMPTIONS - KUILEI PLACE

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EXHIBIT G Page 1 of 4 SUMMARY OF 201H EXEMPTIONS – KUILEI PLACE Section 201H-38, HRS

Recommendation Approval Approval Approval Approval HHFDC Same as Exemption No. 1 above. Same as Exemption No. 1 above. housing; provide exemptions from Exemptions are being processed The land area for the 402 market is providing recreational facilities PUCDP, e.g., provide incentives units is 44,220 sq.ft.; the Project and cost savings for affordable process; exemptions will be pursued to achieve economic zoning and building codes for policies of the OGP PUC and and outdoor open space of approximately 50,643 sq.ft. housing projects that meet through the HHFDC 201H established standards of Developer's Response feasibility of the Project. affordability. comply; the Project seems to include some recreational facilities that may be Honolulu Fire Department: Denies the exemption because the Project does DPP: No objections to the proposed not meet the City's 201H Housing Ordinance for the affordable units, however, the market units should Same as Exemption No. 1 above. Same as Exemption No. 1 above. accepted for compliance with the exemption from Park Dedication Agency Comments Project supports. ordinance. Program. Exemption from Honolulu **Requested Exemptions** review fees, estimated to Exemption from building permit fees, estimated to review fees, estimated to no park dedication fee or dedication requirements to allow the project with land requirement. The Fire Department's plan park dedication fee is Exemption from park Exemption from plan estimated to be be \$1,948,300. \$23,215,500. be \$389,660. be \$194,830. ROH Chapter 22, Article 7, Parks and Playgrounds **County Ordinance/Code** ROH Section 18-6.2 ROH Section 18-6.1 ROH Section 20-1.1 No. 5 ω თ

EXHIBIT G Page 2 of 4

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	County, Ordinanaol/Cada	Bonnocted Examplicate	Section 201H-38, HRS	Develones's Deconce	ННЕРС
No.	County Urainance/Code	Kequested Exemptions	Agency comments	Developer's Kesponse	Recommendation
5	ROH Sections 14-10.1 and 14- 10.3	Exemption from wastewater system facility charges, estimated to be \$4,654,356.	DEM: The Dept. of Environmental Services can authorize a waiver of the wastewater system facility charge for affordable dwelling units according to Section 14-10.8 of the Revised Ordinances of Honolulu (ROH). DPP: Municipal wastewater system is available and adequate to serve the Project.	Waivers will be pursued to achieve economic feasibility of the Project.	Approval
12	ROH Section 14-14.4	Exemption from grading, grubbing and stockpiling fees, estimated to be \$40,000.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Approval
13	ROH Chapter 14 Article 17 Subsection 14-17.1(c)	Exemption from trenching permit fees, estimated to be \$30,000.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Approval
14	ROH Chapter 14 Article 17 Subsection 14-17.1(c)	Exemption from utility connection fees, estimated to be \$10,000.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Approval
15	ROH Section 14-12.12(f)	Exemption from Private Storm Drain Connection Fees, estimated to be \$10,000.	Same as Exemption No. 1 above.	Same as Exemption No. 1 above.	Approval

SUMMARY OF 201H EXEMPTIONS – KUILEI PLACE Section 201H-38 HRS V. dev sechnalionalian Vehicle V

EXHIBIT G Page 3 of 4
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	HHFDC	Recommendation	Approval, to the extent	approved by BWS									<u> </u>													
	Developer's Response		Developer will seek BWS	approval of exemptions.																						
0001 201H-30, MKS	Agency Comments		BWS: BWS may waive the Water	System Facilities Charges (WSFC) and	new meter cost for qualified on-site	affordable and homeless dwelling units,	up to 500 dwelling units per year; To	qualify, the dwelling units must be	certified as either affordable or	homeless dwelling units by the	appropriate agency of the City and	County of Honolulu; waiver of the	WSFC will apply only to fixture units	associated with the certified dwelling	units; the amount of the meter waiver	shall be calculated as a percentage of	the number of certified dwelling units to	the total number of dwelling units in the	project; if the annual cap of 500	dwelling units has not been reached	and a project is proposed that would	qualify for more than the remaining	number of dwelling units in that year,	the Manager and Chief Engineer has	the discretion to increase that year's	limit.
	Requested Exemptions			Installation and Water	Facilities Charges,	estimated to be	\$3,031,328.																	1		
	County Ordinance/Code	Baard of Mater Summer (DIMIS)	Board of water Supply (BVVS)	Kules and Kegulations Sections	1-102, 2-202(2), & 2-202(3)																					
	No.	40	0																						20	

SUMMARY OF 201H EXEMPTIONS - KUILEI PLACE

EXHIBIT G Page 4 of 4

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	Name:	Kobayashi	Group LLC		•		Page 1 of 1	
	· · · · · · · · · · · · · · · · · · ·				Number of	Units	Copy format and a	dd pages as needed
	28	Capacity of Applicant/	Type of	City.		•	Subsidy	
	Name of Property, Address	Developer	Project	State	Affordable	Market	Utilized	Status of Project
E x	XYZ Towers LP fka XYZ Towers 16000 SW XYZ Lane Nowhere, HI	Developer/ General Partner	Family Mixed- use Mixed Income	Nowhere, HI	50@40% 100@60%	120	T/E Bonds LIHTC	Operating for 20 years
1	Hale Kalele Residences + Judiciary Service Center/ Shelter	MK Alder Street Partners, LLLP, MK Alder Street, LLC	Family mixed use, mixed income	Honolulu, HI	10@30% 190@60% 1 staff	None	LIHTC, Hula Mae Bond, RHRF, DURF	Construction Complete. Rentals starting in May 2022.
	Park Lane Ala Moana (Condos)	AMX Partners, LLC	Family ultra luxury condos	Honolulu, Hawaii		219 units	None	Completed 2017.
3	One Ala Moana (Condos)	Kapiolani Residential, LLC	Family luxury condos	Honolulu, Hawaii		206 units	None	Completed 2014
4	Capitol Place (Condos / Mixed Use)	PMK Development, LLC	Family condos with Honda Dealership	Honolulu, Hawaii		394 Units	None	Completed 2008
5	Hokua at 1288 Ala Moana (Condos / Mixed Use)	Hokua Development Group, LLC	Family luxury condos with commercial	Honolulu, Hawaii		248 units	None	Completed 2006
6								
7	14							
8								

Exhibit 5 Housing Development Experience

EXHIBIT H

COMPARISON OF PROPOSED AFFORDABLE SALES PRICES AND RENTS WITH PRICES AND RENTS OF COMPARABLE SAMPLE MARKET PROJECTS **KUILEI PLACE**

\$1,009,714 \$1,009,714 \$1,009,714 \$1,009,714 \$2,886 \$2,886 \$2,886 None None \$745,375 \$745,375 None. \$3,099 \$745,375 \$745,375 \$745,375 \$745,375 \$1,009,714 \$1,009,714 Condo 2 Avg. Market Sales Price 987 Queen Street Pacifica Honolulu 1009 Kapiolani Keauhou Place Condo 2 Avg. Market Rent \$760,143 \$760,143 \$760,143 \$760,143 \$760,143 \$760,143 \$760,143 \$7,135,600 \$1,135,600\$1,135,600 \$1,135,600\$1,135,600 \$760,143 \$1,135,600 \$1,472,500 \$1,472,500 \$1,472,500 \$2,550 \$2,550 \$2,550 \$3,350 Condo 1 Avg. Market Sales Price Central Ala Moana 988 Halekauwila Condo 1 Avg. Market Rent \$371,800 \$418,300 \$541,300 \$550,700 \$557,400 \$575,400 \$575,400 \$575,400 \$575,400 \$573,300 \$697,100 \$697,100 \$697,100 \$613,300 \$613,300 \$705,465 \$1,004,263 \$1,077,502 \$1,960 \$2,205 \$2,450 \$2,940 Proposed Max. Sales Price \$1,152,000 Proposed Max. Rent/Mo. 54 253 86 166 88 603 60.0% 13 36 36 1,005 6 402 Totals 5 54 253 86 Market Units 140 175 29 86 60 130 182 182 69 6.9% 56 13 120 Affordable AMI % 100 110 61 6.1% 29 32 7.5% 6 26 36 88 124 100 28 90 2.8% 28 28 Liner units 90 1.3% 80 13 13 80 5 2-Bedroom Live/Work Rental Units (Alternative) Total Units in Project Manager's Unit 1-Bedroom 2-Bedroom 2-Bedroom Affordable Units 1-Bedroom 2-Bedroom 2-Bedroom 1-Bedroom 1-Bedroom 1-Bedroom 1-Bedroom 2-Bedroom 2-Bedroom 2-Bedroom 3-Bedroom 1-Bedroom 3-Bedroom 1-Bedroom 1-Bedroom 3-Bedroom Market Units EXHIBIT I

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9/22/2022

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at 2601 Kapiolani Boulevard Moiliili, Hawaii



Project Profile

Presented by BSC Acquisitions II, LLC Waikiki Business Plaza 2270 Kalakaua Avenue, Suite 1788 Honolulu, Hawaii 96815

July 2022

TABLE OF CONTENTS

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19

TOPIC	PAGE
INTRODUCTION	1
Project Objectives	1
Selection of the 201H Approach to Development	2
PROJECT DESCRIPTION	3
Location and Context	3
Site Description	5
The Institutional Context	5
Project Development Parameters	6
State Land Use Designation	6
City Regulatory Parameters	6
Project Configuration	7
Project Program	10
Summary of Project Contributions	11
Comparison with Existing and Proposed City Development Parameters	13
Preliminary Rationale for Exemption Requests	15
Requested Participation in HHFDC G.E.T. Exemption Program	16
CONCLUSION	17
EXHIBIT A: Project Drawings and Illustrations	19
APPENDIX B: DPP Project Eligibility Decision	33
FIGURES	
1: Project Vicinity	3
2: Areawide Development Patterns	4
3: Areawide Site and Facility Context	4
4: A Typical Onsite Apartment Building	5
5: The Existing Kuilei Place Project Development Pattern Context	6
6: Streetlevel View of Kuilei Place Looking Ewa	7
7: Kuulei Place Mauka-Ewa Face Looking Diamond Head	8
8: Streetlevel Plan	9

INTRODUCTION

The proposed Kuilei Place affordable housing project will help anchor the eastern edge of Honolulu's Moiliili District, a Central Honolulu neighborhood with a rich residential tradition featuring homes expressing a variety of building forms and styles reflecting the long evolution of the city and served historically by small to medium-sized commercial establishments offering a myriad of dining, shopping, and family and professional services. It will stand along the makai edge of Kapiolani Boulevard, just makai of the Boulevard's intersection with Date Street. Kaimuki High School and Market City are located Diamond Head of the site at the mauka end of Kapahulu, with Kaimuki located further mauka, extending eastwards toward Kahala. Waikiki lies south of the site, makai of the Ala Wai Canal, while mauka of the H-1 Freeway, the University Hawaii and Manoa Valley extend northwards toward the Koolaus.

Kuilei Place will offer 1005 units, of which 60 percent or 603 will be priced and offered as affordable units to households earning 80 - 140 percent of Area Median Income ("AMI"). They will include a mix of 1- to 3-bedroom units (no studios) located in two towers, one facing Kapiolani Boulevard and one facing both Kapiolani Boulevard and Mahiai Street. A parking garage furnished with "speed ramps" to facilitate inter-floor circulation and accommodating 1,670 parking stalls, 7 loading spaces, and storage for 594 bicycles will be located between the towers, in convenient proximity to the residential units while shielded from public view. To activate the Kapiolani Fontage, commercial street front spaces will line the ground level of the proposed project's Kapiolani Boulevard frontage. Recreational facilities and leisure spaces will line the quieter ground level makai edge of the project.

The Kuilei Place proposal will be processed and developed in accordance with the 201H Affordable Housing Program administered by the Hawaii Housing Finance and Development Corporation ("HHFDC"). Pricing of its 603 affordable units will follow the 2022 income and pricing limits defined by the U.S. Department of Housing and Urban Development (HUD) and the State of Hawaii Department of Business and Economic Development and Tourism ("DBEDT"). The project's remaining 402 units are priced at an average 180 percent of AMI.

Project Objectives

Kuilei Place is intended to provide residential units accessible to the essential foundational members of Honolulu's contemporary community: our young and emerging professionals, our essential public workforce, those vital workers essential to the functional and operational survival and success of our businesses and institutions, and those who have reached a well-deserved retirement from the working world. To achieve this, it intends to create and offer units for ownership that can serve as a supporting resource for their buyers; units that will not only meet their future resident's current functional requirements, but which can act as part of a basis for the fulfilling of an occupant's lifestyle objectives and plans for the future. It intends to do this while contributing to the welfare of the neighborhood of which it will be a part, by improving currently substandard or problematic physical conditions where possible and appropriate, and by enhancing the environmental experience for neighbors and community at large. Some of the benefits it intends to introduce as part of its presence will include the improvement of area drainage and utility systems, the removal of existing deposits of hazardous materials, the enhancement of the pedestrian street frontage along Kapiolani Boulevard, and the introduction

of a significant quantum of residential and commercial presence that will elevate perceptual and actual area security.

Selection of the HHFDC 201H Approach to Development

To create and offer units that will serve not only to support their occupants' current needs but to be able to act as a foundational resource for their future lifestyle plans and objectives, some of which might include acquiring larger homes to accommodate growing households, unit ownership would be important, requiring a "for-sale" project. To enable an opportunity to "move up in the housing market" to meet growing household requirements or lifestyle needs in a timely manner, an affordable unit retention period that will allow a reasonably timely "trading" of a current unit for one suitable to evolving household needs would be essential. Finally, to facilitate the economic feasibility of an affordable housing project, the ability to create and offer a sufficient product volume, or number of units, would be necessary.

In addition, to accommodate the range of intended potential buyers defined in the previous section, an appropriate AMI pricing range for the affordable units would be necessary. The HHFDC affordable unit required retention period of 10 years was considered a reasonably appropriate retention interval which could roughly correspond to an occupant's progression to larger housing needs, and the availability of the 80% to 140% AMI as an available affordable unit price range would allow the project to reach the breadth of clientele previously defined.

In addition and very importantly, HHFDC's mission: to create and to facilitate the creation of affordable housing and the agency's provisions for allowing reasonable exemptions from selected development codes and standards to enable the project magnitude and configuration needed to meet project economic requirements corresponded with and facilitated the developer's intent for this project and its economic feasibility requirements.

With this confluence of orientations and provisions, it was clear that a collaborative relationship between HHFDC and the Developer in the creation of an affordable housing project provided an optimum processing vehicle which could greatly facilitate the highly uncertain process of real estate development, especially as it related to the provision of affordable housing.

While the City and County of Honolulu also administers a 201H Affordable Housing program, its AMI limit of 120% and its required affordable unit retention period of 30 years would have made it difficult if not impossible for the project to reach all of its intended customers or for the project's units to act as resources capable of assisting their occupants in meeting future lifestyle demands, in achieving planned lifestyle objectives, or in acquiring accommodations to meet expanded household living requirements when needed. For these reasons, the HHFDC 201H Affordable Housing program was found the most conducive to the project's objectives and its prospects for economic feasibility.

PROJECT DESCRIPTION

Location and Context

Kuilei Place will be located on a 3.15 acre site defined by Kapiolani Boulevard along its mauka edge, Mahiai Street along its Diamond Head and part of its makai edge, and by existing low-rise apartment buildings along its Ewa perimeter. As previously cited, Kapahulu lies a short distance Diamond Head of the site while the Waikiki District is located south and makai of its location. The site is in convenient proximity to shopping and educational facilities, with Market City, Safeway, and the Kapahulu business district located to the east, Kaimuki High School and Iolani School situated nearby, Chaminade University and St. Louis School a short distance away in Kaimuki, and the University of Hawaii Manoa Campus stretching into Manoa Valley.

The general project environs, roughly from Date Street to the Ala Wai Canal, has been an area in transition for some time, responding to the economic forces which customarily accompany the growth of Central Honolulu. While historic patterns of low-rise single family and apartment residential building types persist, higher densities created by higher rise residential uses have emerged, largely on an opportunity basis throughout the area, from Date Street to the mauka edge of Waikiki.

Kuilei Place will take its place within this context as a uniquely appointed infill project with facilities that will help support leisure and commercial lifestyle preferences of its intended residents. While the area's preceding highrise towers have consisted primarily of residential units that would house its occupants, Kuilei proposes a parking garage that will help expedite residents' access to their units, a suite of recreation facilities at ground level in a parklike setting, and commercial facilities with the potential for satisfying resident business and lifestyle service needs. By becoming a more comprehensive residential complex in this way, Kuilei, while emerging as an infill project, could also serve as a pioneering example of what residentially-oriented development at the edge of Moiliili can be as the district continues its transformation.



Figure 1: **Project Vicinity** displays Kuilei Place's immediate context. Figure 2: **Areawide Development Patterns** illustrates the ongoing transformation of the larger environs.

Figure 1: Project Vicinity



Figure 2: Areawide Development Patterns



Figure 3: Areawide Site & Facility Context

Site Description

Kuilei Place's 3.15-acre (137,195 square feet) site consists of 21 tax map parcels (TMK: 2-7-022:011; 015; -31 - 049). It is essentially flat, and is currently occupied by eighteen approximately sixty-year old, two-story walk-up apartment buildings served by surface parking lots, built during the early 1960's. The immediate site area is not equipped with a modern curb and gutter system and is subject to flooding. Hazardous material deposits from a former automobile repair shop exist at one of the site's parcels (TMK: 2-7-022: 044 & 045). The project proposes to occupy the entire site, replacing the existing apartment buildings and their appurtenant facilities. Figure 4: **A Typical Onsite Apartment Building** illustrates the kind of structures prevalent at the site. Figure 5: **The Existing Kuilei Place Project Development Pattern Context** illustrates the current physical development pattern in the project site's immediate vicinity.



Figure 4: A Typical Onsite Apartment Building

The Institutional Context

The project site is located at the eastern or Diamond Head edge of the Moiliili District, in the State of Hawaii "URBAN" District. It lies within the City and County of Honolulu "Primary Urban Center ("PUC") Development Plan" area, wherein it is situated within the Plan's "Medium and Higher-Density Residential Use" land use designation, the definition for which states:

Medium density residential may range from 13 to 90 units per acre, while high density residential may range from 90 to 140 units per acre. Building types are intended to include low-rise multifamily residences such as townhouses or low-density apartments to mid-rise and high-rise multifamily buildings. The integration or close location of residential buildings with office and retail services or recreation and community facilities should be encouraged as mixed-use is an essential component of this designation.

City and County of Honolulu zoning designation for the site is *A-2 Medium Density Apartment*, which allows for "medium density, multi-family dwellings", and is "intended primarily for concentrated urban areas where public services are centrally located and infrastructure capacities are adequate".

The project site is not located in a Special Management Area ("SMA") or Special District.

Project Development Parameters

The following summarizes State and City regulatory development parameters:

State Land Use Designation: Urban

City Regulatory Parameters:

Primary Urban Center Development Plan: Medium and Higher Density Residential Use

Zoning: A-2: Medium Density Apartment District

Height Limit:	150 feet
Height Setbacks:	Above 40 feet, for each additional 10 feet, and additional 1-foot setback is required
Yard Setbacks:	
Front:	10 feet
Side:	10 feet
Density:	1.9
Offstreet Parking:	Varies by Project Unit Count and Other Usage Areas
Offstreet Loading:	Varies by Project Unit Count and Other Usage Areas

Other Development Parameters:

Street Setback Requirement:	None
SMA:	Not within or subject to SMA
Slide Area:	Not subject to slide area
Flood Zone:	X: Beyond the 500-year Flood Plain
	(A portion of the site is in the AE Zone)
Special District Regulations:	None
Historic District Designation:	Not in a designated historic district

Not in a designated historic district



Figure 5: The Existing Kuilei Place Project Development Pattern Context

Project Configuration

Overall Physical Organization:

Kuilei Place will consist of two street-facing towers: a 43-story makai tower and an 11-story mauka "liner building", bracketing a centrally located internal multi-level parking structure, with street front commercial establishments fronting its Kapiolani Boulevard frontage and ground-level recreational and leisure facilities lining the project's makai and Diamond Head perimeters. Vehicular access will be from Kapiolani Boulevard. Residential units will be housed in the project's towers. The 12-storey mauka tower fronting Kapiolani Boulevard will house 174 units, while the 43-story tower forming the project's makai edge will hold 831 residential units. Parking stalls along the tower edges of the parking structure will have direct access to corresponding tower units. The parking structure itself will feature speed ramps to facilitate floor-to-floor vehicular access. Figure 6: **Street Level View of Kuilei Place Looking Ewa** illustrates how the two residential towers converge at this end of the project to envelop and nearly completely conceal the central parking structure. Figure 7: **Kuilei Place Mauka-Ewa Face Looking Diamond Head** illustrates how the two residential towers bracket the parking structure's Ewa end, expressed along this face as a fluid, rhythmically modulated, horizontal form linking the strong vertical tower elements.



Figure 6: Street Level View of Kuilei Place Looking Ewa



Figure 7: Kuilei Place Mauka-Ewa Face Looking Diamond Head

Street Level Organization

Resident recreational and leisure facilities will line Kuilei Place's makai and Diamond Head edges. They are planned to include a swimming pool with associated sun decks and tables, a children's play area, leisure sitting and informal recreation spaces, and extensive lawned areas and walking paths for informal social interactions, solitude, and contemplation.

Street level commercial store frontages with capacious walking spaces, bike racks, and landscaping have been planned for the Kapiolani frontage which defines the project's mauka edge. These will be designed to attract and encourage street level neighborhood interest and activity and to begin a pedestrian-oriented invigoration of the streetscape environment in this important transitional section of the Moiliili District. This is intended to serve as a catalyst offering continuity for similarly themed street front efforts that may emerge with future redevelopment efforts on adjacent properties. Figure 8: **Street Level Plan** on the facing page illustrates the configuration of street level facilities at the site.



Figure 8: Street Level Plan

Major proposed project components will include:

- Residential Units
- Live/Work Units
- Residential Support Spaces
- Resident Recreational and Leisure Facilities and Common Spaces, including swimming pool, indoor fitness center and recreation rooms, outdoor fitness facilities, outdoor keiki play area, dog park, and walking paths
- Resident Services Staff Spaces
- Building Technical Support Spaces
- Commercial Spaces
- Parking Facilities
- Loading Stalls
- Bicycle Storage

Proposed project height is 400 feet, plus additional height to accommodate the makai tower's elevator and mechanical "overrun". Proposed total project floor area is currently estimated at 1,166,761 square feet, for a proposed Floor Area Ratio ("FAR") of 8.5 on the 137,195 sf (3.15 acre) project site. The project proposes 50,643 square feet (1.16 acres) of open space, an equivalent to 37% of total project site area.

Project Program

As previously cited, Kuilei Place will be a 201H affordable housing project offering 1,005 residential units, commercial spaces, and resident recreational facilities, serviced by a central parking garage accessed from Kapiolani Boulevard. 60% or 603 of its units will be priced and offered as affordable units to households earning 80% - 140% AMI.

The remaining 40% or 402 units will be offered as market units priced at an average of 180% AMI. There will be no luxury-priced units.

Unit Type	Secondaria de la constante de	Affordable Units (by percentage AMI)							Mkt. Total %		%age
	80	90	100	110	120	130	140	Totals	Units	Units	Total
2-Bedroom Live/Wk									9	9	1%
1- Bedroom	41	49	19	10		18	11	148	54	202	20%
2- Bedroom			26	88	128	54	86	382	253	635	63%
3- Bedroom					13		60	73	86	159	16%
Totals	41	49	45	98	141	72	157	603	402	1,005	100%
% Total	4.1%	4.9%	4.5%	9.8%	14.0%	7.2%	15.6%	60.0%	40.0%	100%	100%

Current unit type quantities and distribution are as follows:

In addition to its residential facilities, Kuilei will provide the following additional and supporting facilities:

Commercial Spaces:7,211 square feet of storefront commercial space fronting Kapiolani
BoulevardParking Stalls:1,670 parking stalls, located in the central parking structureLoading Spaces:7 loading stallsBicycle Storage:Long-Term Storage accommodations for 490 bicycles
Short-Term Storage accommodations for 104 bicycles

In addition to these facilities, the project proposes to maximize enhancements to open spaces at the site with the creation of the resident recreational facilities previously mentioned and the creation of welcoming, pedestrian-friendly street front environments along Kapiolani Boulevard for the benefit of project residents and the community at large.

Summary of Project Contributions

The implementation of Kuulei Place will result in a substantial contribution to the meeting of priority State of Hawaii and City and County of Honolulu affordable housing and community development objectives, significant benefits to its future residents, and immediate improvements to its immediate surroundings and neighboring residents. The following are some of its salient beneficial attributes.

- State and City Priority Objectives: As a predominantly affordable housing project in a Central Honolulu with ready access to urban lifestyle support facilities and services, Kuulei will:
 - Support State and City affordable housing objectives by contributing directly to the supply of affordable housing and helping to reduce the current affordable housing supply deficit
 - Contribute to State and City directed growth policies by creating new residential facilities within an existing urbanized area designated for growth and development and already equipped with supporting infrastructure and the potential for the creation of supporting uses within an already urban context
 - Contribute, with its large residential component and supporting streetfront commercial, to a potential increase in neighborhood vitality, social interaction, and sense of safety and security
 - > Contribute, with its large residential component and supporting recreational facilities and commercial establishments, to the Honolulu Primary Urban Center Development Plan promotion of vital, mixed-use urban neighborhoods eventually capable of providing the constellation of establishments and services needed to meet their residents' urban lifestyle needs
- Benefits for Future Kuilei Place Residents: Kuilei Place intends to offer a number of benefits to its future residents including and in addition to basic home ownership opportunities. They include energy and resource saving technologies, opportunities to use multiple modes of transportation, and facilities for satisfying a portion of resident lifestyle requirements and preferences. They include:
 - > 1,005 residences, with 60% or 603 of them offered as affordable units priced for households earning 80% - 140% AMI, with the remainder offered as market units priced at an average of 180% AMI.
 - > Onsite resident recreation and leisure facilities, as cited under "proposed project components" on the preceding page

- > The use of low-flow fixtures and other water conservation measures that will not only reduce resident water consumption and corresponding water utility costs, but will also conserve the larger island water supply
- > A potential "gray water" treatment system for use in toilets and onsite landscaping
- > The use of energy-efficient "split-system" air conditioning for market units, with splitsystem air conditioning under consideration for affordable units as well
- > The use of Energy Star-rated air conditioning equipment, reducing air conditioningbased energy consumption and consequent energy costs
- > Electric vehicle charging stations to facilitate the use of personal electric vehicles
- > Electric vehicle car sharing provisions to reduce needs for personal automobiles
- > Electric bicycle and electric scooter charging stations and sharing program to further reduce resident needs for personal automobiles

• Benefits to the Neighborhood and Community at Large

Implementation of Kuilei Place will result in numerous benefits to its immediate neighborhood and members of the nearby community. They will include:

- > The elimination of the current flooding problem that occurs with heavy rains
- > The installation of curbs and gutters along all project street frontages
- > The "undergrounding" of utilities along Kuilei's Kapiolani Boulevard frontage to enhance public streetscape appeal in this area and to increase service reliability
- > The removal and remediation of hazardous waste deposits at the portion of the project site that had once been an auto repair shop (TMK: 2-7-022:044 & 045)
- > The use of "carbon cure" concrete, in which liquid carbon dioxide is entrapped in the concrete, and for which less cement is required for the concrete mix, reducing atmospheric carbon dioxide emissions and lowering carbon footprint in the making of the concrete
- > Increased property values for adjacent properties
- > Increased Real Property Tax revenues resulting from development-driven site improvements
- > Enhanced, activated street frontage along Kapiolani Boulevard via new commercial establishments, with resulting possible dining, shopping and lifestyle servicing opportunities for project residents and the community at large

- > Enhanced sense of neighborhood safety and security as a result of the project's introduction of a large residential component
- > Enhanced pedestrian environment along the project's Kapiolani Boulevard frontage with its introduction of wide, landscaped sidewalks

Comparison with Existing and Proposed City Development Parameters

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The creation and implementation of a predominantly affordable, adequately appointed residential project designed to accommodate its future resident's lifestyle requirements and provide potential cost of living savings while also including environmentally responsible initiatives requires, in addition to an adequate project magnitude, sufficient development, construction, and permitting economies to achieve economic feasibility. Project economic analyses have indicated the number of units and Area Median Income range needed to reach project economic feasibility.

In addition, the required building volume needed to house the requisite number of units and their support facilities will necessitate departures from some of the City's existing development standards and fees. The following table summarizes these requested departures. Values of requested exemptions have been estimated where applicable.

Type of Standard or Fee	Existing Regulation, Standard, or Fee Requirement	Departure Proposed by Project
Standard		
Density (PUC Development Plan)	90 - 140 units/acre	321 units/acre
Density (Floor Area Ratio: F.A.R.)	1.9 F.A.R.	8.5 F.A.R. (1,166,761 sf)
Lot Coverage	Max. iot coverage: 40% of lot area	56% of lot area (76,594 sf)
Building Height	150 feet	400 feet
Building Height Setbacks	Above 40 ft.: additional 1 ft. setback for each additional 10' ht.	No Height Setbacks
Allow. Land Use	A-2 zone: Apartments; neighborhood commercial as a conditional use	Mixed-use Multifamily & General Commercial Use
Street/Front Yard	10 feet	No Departure
Side Yard	10 feet	No Departure
Rear Yard	10 feet	No Departure
Parking	1,644 stalls	1,670 stalls
Loading	7 spaces	No Departure

Type of Standard or Fee	Existing Regulation, Standard, or Fee	Departure Proposed by Project		
Fee				
Building Permit	\$1,948,300	Total Exemption		
Plan Reviews	\$389,660	Total Exemption		
Fire Plan Review	\$194,830	Total Exemption		
Sewer (Wastewater System)	\$4,654,356	Total Exemption		
Board of Water Supply	\$3,031,328	Total Exemption		
Park Dedication	\$23,215,500	Total Exemption		
Trenching	\$30,000	Total Exemption		
Grading	\$40,000	Total Exemption		
Jtility Connections	\$10,000	Total Exemption		
Private Storm Drain Connection	\$10,000	Total Exemption		
General Excise Tax	\$29,214,400	Total Exemption		

The project proposes to relate to the foregoing parameters as follows:

- **Density (Primary Urban Center Development Plan "PUCDP"):** Instead of the PUCDP-prescribed density of 90 140 units/acre, the project proposes a unit density of 321 units per acre to accommodate its required building program.
- **Density:** To accommodate the project building program, the project proposes an FAR exceeding the DPP Land Use Ordinance ("LUO") A-2 Medium Density Apartment density designation of 1.9. Rather, it proposes a density equivalent to 8.25 to adequately accommodate all project facilities and required spaces.
- Lot Coverage: To accommodate the horizontal component of the building envelope required by the building program, the project proposes a lot coverage of 56% of lot area, in contrast to the current City and County of Honolulu Land Use Ordinance (LUO) lot coverage constraint of 40% lot area.
- **Building Height:** The project's proposed 400-foot building height proposes to exceed the DPP-designated building height limit of 150 feet by 250 feet.
- **Building Height Setbacks:** To adequately host the building volume required by its building program, the project proposes use of prismatic building forms without height setbacks.
- **Yard Setbacks:** The project proposes compliance with current LUO yard setback requirements.

- **Parking Requirements:** The project proposes to provide 1,670 parking stalls, 26 stalls more than the LUO-required 1,644 parking stalls.
- **Loading Requirements;** The project's provision of 7 loading stalls complies with the LUO loading stall requirement.
- Fees: This proposal requests exemption from all project related fees.

Preliminary Rationale for Exemption Requests

- **Density:** Kuilei Place, in addition to intending to address Hawaii's affordable housing needs to a significant extent must also achieve a sufficient volume of unit offering that will enable it to achieve economic feasibility. As a result, the project's proposed 1,166,761 square feet of floor area needed to accommodate its unit count and supporting uses reflects the project magnitude needed not only to fulfill its intended purpose but to achieve economic feasibility in doing so. 1,166,761 square feet of floor area is equivalent to 8.5 FAR. While this exceeds the LUO density prescription for the site, it is what is necessary to achieve the project's needed unit count and functional effectiveness at the site.
- **Building Height:** As previously stated, the project's proposed 400-foot height exceeds the City's prescribed height limitation of 150 feet by 250 feet. This height is required to contain the building volume required to house the project's unit proposed unit count and to help in achieving project economic feasibility.
- **Building Height Setbacks:** Exemption from the LUO-prescribed height setback is proposed to allow the project to configure as proposed and to allow for the needed building internal volumes and construction economies achievable by allowing the towers to be configured as simply as possible: as simple prismatic volumes. Achieving these simple prismatic forms will require the elimination of any required height setbacks.
- **Parking Requirements:** As stated above, the project proposes to provide 1,670 parking stalls, 26 stalls more than the LUO-required 1,644 parking stalls. However, discounting 28 stalls that might be allocated to commercial uses, the remaining 1,642 stalls would exceed the proposed number of residential units by 637.

The proposed parking stall quantity, in combination with project provisions for EV and potential conventionally powered vehicle car sharing programs which the project proposes are intended to reduce the prevalent reliance and preference for conventionally powered personal automobiles, and for eventually increasing project resident mobility choices and preferences toward alternative forms of transportation.

• **Fees:** The project proposes exemption from all plan review, permitting, connection and park dedication fees. While individual fees, with the exception of Park Dedication Fees, are not by themselves prominent in relation to project hard or soft costs their cumulative amount could, with other factors, influence economic feasibility. The customarily narrower margins and correspondingly higher risks which accompany affordable housing

projects can be reduced by the elimination of fees as portions of a project's constituent cost factors. Therefore, the elimination of project-related fees as a part of reducing project risk is important and respectfully requested.

As a note and as previously stated, the Park Dedication Fee, which is based on the market value of the land under a proposed project, can be by itself very substantial and potentially a decisively influencing individual factor in project economic feasibility.

These are the principal exemptions requested at this time. As project design is further defined, further exemptions may be requested to address specific aspects of project design or emerging project requirements needing exemptions not previously thought required. Such additional exemptions, if requested, would be directed toward maintaining or increasing project economic feasibility, intent, and public benefit.

Requested Participation in HHFDC General Excise Tax Exemption Program

The project will be configured as needed to comply with the HHFDC General Excise Tax ("GET") exemption program. Documentation required to qualify for the program will also be developed.

CONCLUSION

The foregoing information and the conceptual project design representations which follow summarize this Project Profile as currently proposed. The project as currently conceived, designed, and represented responds to information pertaining to intended customer need and aspirations and the neighborhood and vicinital area context. Its program, configuration and concomitant proposals also respond to public policy, known requirements for project economic feasibility, and a desire to make an extraordinarily positive contribution to Central Honolulu's societal context.

We hope, therefore, that HHFDC will find that this is a desirable and needed project, the development parameters and proposals for which are reasonable and meriting of the agency's support and approval.

Thank you, in advance, for your time, attention, and favorable consideration of this proposed Project Profile. Should you have questions or need further information, please feel free to contact:

Lowell Chun Phone: 808.386.9596 Email: pacificcatalyst@gmail.com

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18



Kuilei Place's Kapiolani Boulevard Face Looking Makai

EXHIBIT A: PROJECT DRAWINGS AND RENDERINGS



Site Plan





Floors 2 - 12







Floors 14 - 42





Floor 43

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Kuilei Place's Energized Kapiolani Boulevard Frontage



Home from a Night on the Town


EXHIBIT B: DPP PROJECT ELIGIBILITY DECISION

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DEPARTMENT OF PLANNING AND PERMITTING CITY AND COUNTY OF HONOLULU 650 SOUTH KING STREET, 7th FLOOR + MONOLULU, MAYAAII 96813 PHGNE: (668) 768-5006 + FAX: (608) 768-6041 DEPT. WEB SITE: WWW.hgno3uludop.org + CITY WEB SITE: WWW.hgnobulu gov

RICK BLANGIARDI MAYOR



DEAN UCHIDA DIRECTOR DAWN TAKEUCHI APUNA DEPUTY DIRECTOR

EUGENE H. TAKAHASHI DEPUTY DIRECTOR

October 18, 2021

2021/ELOG-2075(ZS)

Ms. Alana Pakkala Kobayashi Group, LLC 1288 Ala Moana Boulevard, Suite 201 Honolulu, Hawaii 96814

Dear Ms. Pakkala:

SUBJECT: 201H Housing Program Ineligibility Determination KVA 201H, Hawaii Revised Statures and Title 20, Chapter 25, Part 5 201H Housing Program Rules Kapiolani Boulevard - Moiliili Tax Map Keys 2-7-022: 011, 015, and 031 through 049

We regret to inform you that the proposal, described in a letter received on October 8, 2021, does not meet the minimum eligibility requirements for a Project seeking exemptions through the City's 201H Housing Program, as established under the City and County of Honolulu 201H Housing Program Rules. The Project does not meet the minimum requirements for the level of affordability or the length of affordability.

Should you have any questions, please contact Zack Stoddard, of our staff, at (808) 768-8019 or via email zachary.stoddard@honolulu.gov.

Very truly yours,

Dex O. Beatty

4 Dean Uchida Director

****** 10+1+1++++ -1 1 ł 1000 -7 1 1 TIDA

Address: 2601 KAPIOLANI BLVD HonoLuLu, HI 96826

TITLE SHEET KUILEI PLACE Scale:



KUILEI PLACE PROJECT INFORMATION Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

Project Number: 21046 Date: 5/17/2022

DESIGN PARTNERS

Scale: 1" = 160'-0"



Project Number: 21046 Date: 5/17/2022

Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

KUILEI PLACE Scale:



Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

KUILEI PLACE



Project Number: 21046 Date: 5/17/2022



Address: 2601 KAPIOLANI BLVD | Project Number: 21046 | Date: 5/17/2022 HONOLULU, HI 96826

KUILEI PLACE Scale:



Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826



Project Number 21046 Date: 5/17/2022

KUILEI PLACE Scale:

Address: 2601 KAPIOLANI BLVD HONOLULULI, HI 96826





DESIGN PARTNERS INCORPORATED

Project Number: 21046 Date: 5/17/2022

KUILEI PLACE Scale: 1" = 40'-0"





Project Number 21046 Date: 5/17/2022

KUILEI PLACE Scale: 1" = 40'-0"

Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826





Project Number: 21046 Date: 5/17/2022

Scale: 1" = 50'-0" KUILEI PLACE



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FLOOR 44 398' - 0"

SCREEN, TYP. C V P FLOOR 12 106' - 10"

Project Number: 21046 | Date: 5/17/2022 Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826 **BUILDING ELEVATIONS**

Scale: 1" = 50'-0" KUILEI PLACE

DESIGN PARTNERS

100

0 25' 50'





 KUILEI PLACE
 Address:
 2601 KAPIOLANI BLVD

 Scale:
 3/16" = 1'-0"
 HONOLULU, HI 96826





ENLARGED UNIT PLAN - UNIT 1.2

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Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

ENLARGED UNIT PLAN - UNIT 1.3

KUILEI PLACE Scale: 3/16" = 1'-0"

GRAPHIC SCALE SCALE: 3/16" = 1'-0" 0.0 0.0 5

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Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

GRAPHIC SCALE SCALE: 3/16" = 1'-0"

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ENLARGED UNIT PLAN - UNIT 2.1

KUILEI PLACE Scale: 3/16" = 1'-0"







ENLARGED UNIT PLAN - UNIT 2.3

 KUILEI PLACE
 Address:
 Z601 KAPIOLANI BLVD

 Scale:
 3/16" = 1'.0"
 HONOLULU, HI 96826

Project Number: 21046 Date: 5/17/2022

GRAPHIC SCALE scale: 3/16" = 1.0" 0 5'

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DESIGN PARTNERS



KUILEI PLACE Scale: 3/16" = 1'-0"

Project Number: 21046 Date: 5/17/2022

DESIGN PARTNERS

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Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

|KUILEI PLACE | Scale: 3/16" = 1'-0"

ENLARGED UNIT PLAN - UNIT 2.5



GRAPHIC SCALE SCALE: 3/16" = 1-0"

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GRAPHIC SCALE

SCALE: 3/16" = 1'-0"

Project Number: 21046 Date: 5/17/2022

 KUILEI PLACE
 Address:
 Z601 KAPIOLANI BLVD

 Scale:
 3/16" = 1'-0"
 HONOLULU, HI 96826

ENLARGED UNIT PLAN - UNIT 2.6 KUILEI PLACE | Address: 2601 KAPIOLANI BLVD | Project N







Scale: 3/16" = 1'-0" KUILEI PLACE

Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826



KUILEI PLACE Scale: 3/16" = 1'-0"





GRAPHIC SCALE

9

DESIGN PARTNERS

Project Number: 21046 Date: 5/17/2022

KUILEI PLACE Scale: 3/16" = 1'-0"

Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

ENLARGED UNIT PLAN - UNIT 3.1



ū SCALE: 3/16" = 1*-0" DESIGN PARTNERS

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Project Number: 21046 Date: 5/17/2022

Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

ENLARGED UNIT PLAN - UNIT 3.2

KUILEI PLACE Scale: 3/16" = 1'-0"


Scale: 3/16" = 1'-0"





DESIGN PARTNERS

Project Number: 21046 Date: 5/17/2022

Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826



DESIGN PARTNERS

Project Number: 21046 Date: 5/17/2022

Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826





Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826



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DESIGN PARTNERS

Project Number: 21046 Date: 5/17/2022

Address: 2601 KAPIOLANI BLVD HONOLULU, HI 96826

KUILEI PLACE Scale:





KUILEI PLACE

KAPIOLANI BLVD

OUTLINE SPECIFICATIONS

Site work and foundations

- A. SPECIFICATION SECTIONS
 - DIVISION 01 GENERAL REQUIREMENTS
 - 01 57 13 TEMPORARY EROSION SEDIMENT CONTROLS
 - DIVISION 02 EXISTING CONDITIONS
 - 02 41 00 DEMOLITION
 - DIVISION 10 SPECIALTIES
 - 10 14 53 TRAFFIC SIGNAGE

ARCHITECTURE + PLANNING + INTERIORS + CIVIL + CONSTRUCTION MANAGEMENT

HAWAII = GUAM = 1580 Makaloa Street = Suite 1100 = Honolulu, HI 96814 Telephone: (808) 949-0044 = Website: www.designpartnersinc.com

Kuilei Outline Specifications February 2022

- DIVISION 31 EARTHWORK
- 31 10 00 SITE CLEARING
- 31 23 00 EXCAVATION AND FILL
- 31 23 33 TRENCHING AND BACKFILL
- 31 25 00 EROSION AND SEDIMENTATION CONTROLS

DIVISION 32 EXTERIOR IMPROVEMENTS

- 32 11 23 AGGREGATE BASE COURSES
- 32 12 00 FLEXIBLE PAVING
- 32 14 43 PERMEABLE UNIT PAVERS
- 32 16 00 CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAYS
- 32 17 23 PAVEMENT MARKINGS
- 32 31 19 DECORATIVE SECURITY FENCES AND GATES
- DIVISION 33 UTILITIES
- **33 10 00 WATER UTILITIES**
- **33 30 00 SANITARY SEWERAGE**
- 33 41 00 SUBDRAINAGE
- 33 40 00 STORMWATER UTILITIES
- 33 46 11.13 STORMWATER DETENTION PONDS
- 33 46 23 MODULAR BURIED STORMWATER STORAGE UNITS

B. STANDARDS AND REFERENCES

- 1. ASA American Standards Association
- 2. ASTM American Society of Testing Materials
- 3. AISC American Institute of Steel Construction
- 4. ACI American Concrete Institute

5.	ADA	Americans with Disabilities Act
6.	GC	General Terms and Conditions, City and County of Honolulu, dated August 2013
7.	NFPA 1	National Fire Protection Agency. Fire Code. Chapter 18 Fire Department Access and Water Supply
8.	SD	Standard Details of the Department of Public Works, City and County of Honolulu, dated September 1984
9.	SS	Standard Specifications for Public Works Construction, Department of Public Works, City and County of Honolulu
10.	WQR	Rules relating to Water Quality, City and County of Honolulu, Amended September 17, 2018
11.	WSDS	Wastewater System Design Standards, City and County of Honolulu, July 2017
12.	SW	Storm Water BMP Guide for New and Redevelopment, City and County of Honolulu, July 2017
13.	WS	Water System Standards, Board of Water Supply, City and County of Honolulu, 2002

C. GENERAL CIVIL SCOPE

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The civil engineering scope is to provide civil site improvement for the structures, paved surfaces, and underground utilities. Civil work includes the following:

- · Demolition
- Sediment and Erosion Control

• Site Improvements: Design of driveways, parking, ADA accessible walkways, fencing and tie down buildings and ancillary structures.

• Grading and Drainage

• Wet Utilities: Design of utility lines from the points of connection with municipal systems to 5' outside of the buildings. Utilities include domestic water, fire protection, storm drainage, and sanitary sewer.

• Traffic Control for vehicle and pedestrian lane closures.

1. Utilities: Existing utilities in the vicinity of the project area include underground water and sewer lines, overhead communication and electrical lines, and utility poles. Each of the existing parcels currently has water and sewer lateral connections. There are two 1" natural gas pipelines entering the property along Kapiolani Blvd.

2. Drainage Features: The storm drainage system consists of two catch basins that drain into a below ground sump. There are no existing drainage features within the project boundaries. Stormwater generally collects in low spots and infiltrates into the ground or sheet flows makai towards Roosevelt Avenue during large storm events.

The project site is located in Flood Zone AE and classified as a flood fringe area. The 100-yr base flood elevation is at approximately 13.90'.

D. SITE DEMOLITION

- 1. Site to be cleared of all buildings, fences, walls, and pavements. Existing underground utilities are to be removed and capped at the property boundary. vegetation to the extent necessary and as approved by the City. The materials from clearing and grubbing operations shall be disposed of legally off-site.
- 2. An existing fire hydrant along Kapiolani Blvd. is to remain.

E. EROSION AND SEDIMENT CONTROL

- 1. Due to the size and earthwork needed for the project, the site is classified as a Category 5, Priority A project.
- 2. Temporary BMPs: dust fence, filter fabric socks, drain inlet protection, stabilized construction entrances, concrete truck wash, and sediment traps.
- 3. Provide permanent BPMs: as feasible for adequate treatment and runoff volume.

F. SITE WORK

- 1. Sidewalks in right of way shall comply with City and ADAAG standards.
- 2. Walking on site shall be permeable unit interlocking pavers, Hydro-Flo or approved equal.
- 3. Pavement sections will be designed by the Geotechnical engineer. Baseline CBR values (from report by Yogi Kwong Engineers) are 13 for coarse-grained materials and 4 for fine-grained materials.
- 4. Permanent unprotected slopes in cut or fill shall generally be no steeper than 3H:1V.
- G. Utilities

- Water and fire protection utilities will be in accordance with BWS Water System Standards and NFPA 1 Chapter 18. Pipes 12" and smaller shall be C900 DR18 PVC. Fittings shall be ductile iron. Separate water meters will be installed for commercial and residential uses. A Detector Check meter will be used for fire mains.
- 2. Sanitary sewer piping shall be in accordance with the City Wastewater System Design Standards. The sewer lateral shall be 20" C900 PVC. Connection to the sewer main will be at an existing sewer manhole. The City Wastewater Branch has yet to determine the available capacity of the existing line.
- 3. Storm drainage will be in accordance with the City Rules Relating to Storm Water Quality. Underground storage chambers shall be manufactured by StormTech, or approved equal. Drain pipes shall be HDPE.

H. PERMITS

- 1. The following permits are anticipated for this project:
- 2. National Pollutant Discharge Elimination System (NPDES), including Stormwater Pollution Prevention Plan (SWPPP)
- 3. Building and Grading Permits
- 4. Fire Department Approval
- 5. Disability and Communication Access Board (DCAB) review
- 6. Sewer Connection Approval
- 7. BWS Approval
- 8. Storm Water Quality Approval

Planting Irrigation

- 1. Pipe:
 - a. Irrigation Mains, 3" and smaller: Schedule 40 PVC, ASTM D1784 and D1785
 - b. Irrigation Laterals: Class 200 PVC, ASTM D1784 and D2241
 - c. Irrigation Sleeves:
 - i. 4" and smaller: Schedule 40 PVC
 - ii. Larger than 4": Class 315 PVC
 - d. Irrigation Conduit: Schedule 80 PVC, UL rated, gray

Kuilei Outline Specifications February 2022

- e. Copper Pipe: Type "K" hard
- 2. Fittings:
- 3. Valves:
 - a. Gate: Bronze with threaded ends as manufactured by Nibco, Inc.
 - b. Angle: Cast bronze as manufactured by Buckner
 - c. Non-potable Quick Coupling: Brass
 - d. Remote Control: Rainbird PEB series
- 4. Valve Boxes:
 - a. Green, plastic box with locking lid. Rectangular for remote control valves. Round for gate, angle, and quick coupling valves
- 5. Valve Tags:
- 6. Sprinkler Heads:
- 7. Swing Joints:
- 8. Flex Risers
- 9. Stakes:
- 10. Clamps: Stainless steel screw clamps
- 11. Irrigation Cable: AWG #14, U.L. listed Type UF-600V, solid copper conductor
- 12. Wire Connectors: UL approved for direct bury. 3M DBY-6, DBR-6 or approved equal
- 13. Solvent Cement: As recommended by the pipe manufacturer and conforming to ASTM D2564. Use primer approved by the pipe manufacturer
- 14. Concrete Thrust Blocks: 2500 p.s.i. concrete
- 15. Irrigation Controller: Rainbird ESP-LXIVM series
- 16. Controller Enclosure: Vandal and weather-resistant enclosure, 304 grade stainless steel, NEMA 3R rated, limited 10-year warranty. Strong Box or approved equal
- 17. Rain Sensor: Rainbird RSD Series
- 18. Backflow Prevention Device: BWS-approved, bronze, reduced pressure principle backflow prevention assembly with resilient seated shutoff valves and test cocks
- 19. Irrigation Submeter: Sensus or approved equal
- 20. Maintenance Period: 90 days

Landscaping

- 1. Plant Material:
 - a. Palms: Field Stock, 25 g.c., 7 g.c.
 - b. Trees: Field Stock, 25 g.c.
 - c. Shrubs: 5 g.c., 3 g.c., 1 g.c., 10" pot, 6" pot.
 - d. Groundcovers: 1 g.c., sprigs.
 - e. Grass: sod
- 2. Topsoil: 6 " layer
- 3. Fertilizers, Organic Non-Nutrient Soil Conditioners, Organic Nutrient Soil Conditioners, Peat Moss.
- 4. Aggregate: #3A Gravel, Pea Gravel, Black Cinder, and River Rock.
- 5. Edging: Aluminum, Commercial Grade
- 6. Root Barrier: 36" deep, 24" deep
- 7. Synthetic Turf.
- 8. Planting Soil Mixtures:
 - a. Backfill Mix for Trees and Shrubs: One part soil conditioner to 4 parts screened soil.
- 9. Staking and Guying: Guywires, hose, turnbuckles, flags, anchors and eyebolts.
- 10. Geotextile Weed Control Fabric: Black, polypropylene weed cloth.
- 11. Erosion Control Blanket: Jute mesh with 6-inch wire staples.
- 12. Warranty: Warrant planting and landscape related materials as follows from commencement date of maintenance period:
 - a. Trees and Palms: One year.
 - b. Shrubs: 90 days.
 - c. Groundcovers: 90 days.
 - d. Root Barrier, Aluminum Header, Erosion Control Blanket, Geotextile Weed Control Fabric: One year.

13. Maintenance Period: 90 days

Vertical Superstructure Framing

- 1. Structure framing for tower to be reinforced concrete slabs with 6 ½" thickness using tunnel form system. Wall thickness will typically be 8" in the lower one-third of building height and reducing to 6 ¼" in the upper two-thirds, with the exception of exterior walls or edge walls at re-entrant corners which will remain 8" or 12" in thickness throughout the entire height.
- 2. Parking structure framing to include columns and beams with post tensioned slabs. The middle of the parking garage will utilize wide-shallow band slabs to span four stalls, in part to avoid having to transfer columns over the loading dock. The rest of the parking structure will consist of 7.5" thick post-tensioned slabs with a concrete strength of 6,000 psi. The columns will typically be 12" in the typical parking levels and range in length from 48" to 54". At the ground level, the column thickness may increase to 14"-16" to account for the taller story height.
- 3. Liner building structure to be columns and beams with 7.5" thick post-tensioned slabs with a concrete strength of 6,000 psi.
- 4. Tower stairs and elevator cores to be concrete shear walls to provide lateral support for the building.
- 5. Tower stairs to be pre-engineered metal stairs. Bottom 4 floors to be concrete filled metal pan.
- 6. 8" roof slab.

Exterior façade

- 1. Exterior façade to be a combination of glass window wall framing and exterior wall panels.
- 2. Awning windows provided in glass window walls as required by code for ventilation.
- 3. Glazing to be dual pane glazing with single layer low-E coating to minimize solar heat gain and provide thermal protection.
- 4. Glazing sound rating to be STC 38 / OITC 34.
- 5. Aluminum and glazing fabrications based on global sourcing.
- 6. Lanai railings to be aluminum framed laminated color glass railings on concrete curb.
- 7. Tower Exterior wall systems to have a secondary waterproofing barrier. Elastomeric.
- 8. Liner building to be EIFS finished with punch windows.
- 9. Metal screening and louvers to be provided at both open sides of the parking levels. East and West sides.
- 10. Metal louver at Tower roof and Liner roof for larger equipment

Roofing and Waterproofing

- 1. Fabric Reinforced Thermoplastic Polyolefin Sheet Carlisle Sure-Weld 60 mil. See attached Basis of Design from CDC which also includes design criteria, accessories, insulation, overlay and underlayment boards, testing, etc
- 2. Provide vehicular rated traffic coating Neogard, Auto-Gard See attached Basis of Design from CDC noting the design criteria, thicknesses, etc. Apply at the following locations:
 - a. Where garage floor and ramp is exposed directly to weather (East and West Side)
 - b. Where the drive aisle and/or parking stall is adjacent to an opening in the garage wall at the perimeter of the garage.
 - c. Where a garage floor occurs over an occupied space (2nd Floor parking over 1st Floor commercial, parking over commercial and garage elevators and electrical rooms)
 - d. Stripe and number stalls, and paint pedestrian access path
 - e. Trench drain at bottom of top floor ramp and at bottom of ground floor.
- 3. Parking upper deck elastomeric waterproofing provided.
- 4. Elevator pit waterproofing with protection board provided.
- 5. Lanai balconies to have elastomeric waterproofing included.

Elevators

- 1. Elevators provided as shown on drawings.
- 2. All stainless steel finishes to use Type 304 stainless steel.
- 3. Elevators for West Tower from 1st to 41st Floor, Four (4) Elevators in a common group.
 - A. High-rise, Gearless Traction -- 3500 pound capacity, 700 feet per minute speed, 12'-9" pit; 22'-4" overhead clearance for standard 9'-0" cab (overhead measured from top terminal elevator lobby floor level to underside of machine room slab or machine beam, whichever more stringent); additional 9'-3" clear plus structure for machine room above)
 - b. 41 (x4) front, center opening doors
 - c. #4 satin finish stainless steel doors, frames and dual car operating panels.
 - d. Custom finished elevator cab \$30,000 allowance per cab
- 4. Elevators for North Tower from 1st to 11th Floor, Two (2) Elevators in common group, one with side opening doors and emergency stretcher compliant.
 - Machine-Roomless Gearless Traction 3500 pound capacity, 350 feet per minute speed. 10'-0" car height to canopy, 9'-4" to suspended ceiling. 6'-11 7/8" pit, and 16'-11 7/16" overhead cab (overhead measured from top terminal elevator lobby floor level to underside of hoist beam). Separate remote control room required.

- 2. Two passenger elevators with 10 (x2) front, one side opening and one center opening slide doors (bypass second floor)
- 3. #4 satin finish stainless steel doors, frames, and dual car operating panels for elevator with center opening doors and one car operating panel for elevator with side opening doors.
- 4. Custom finished elevator cab \$20,000 allowance per cab
- 5. Elevators East Tower from 1st to 41nd Floor, Five (5) Elevators in common group, one with front and rear opening emergency stretcher compliant. Reference drawings.
 - High-rise, Gearless Traction 3500 pound capacity, 700 feet per minute speed, 12'-9" pit; 22'-4" overhead clearance for standard 9'-0" cab (overhead measured from top terminal elevator lobby floor level to underside of machine room slab or machine beam, whichever more stringent); additional 9'-3" clear plus structure for machine room above)
 - 2. Front and rear elevator to accommodate emergency stretcher per IBC in flat position with side opening doors.
 - 3. #4 satin finish stainless steel doors, frames and dual car operating panels.
 - 4. Elevator cab finish \$20,000 allowance
- 6. Include 12 month Warranty Certificate and full-service maintenance with emergency callbacks. Remote elevator monitoring included at no additional cost.
- 7. Include Remote Fire Status panel in per IBC requirements.
- 8. Include hall lanterns at all floors for West and East Towers, car riding lanterns for North Tower (MRL), hall position indicator and arrival lanterns at main lobby for all elevators.
- Elevator Management System with flatscreen (minimum 24" diagonal) LED monitor, operating software, LAN connection, and operating peripherals such as mouse, keyboard, speakers, etc. System capable of monitoring car position, door position, direction of travel, car calls, hall calls, and remote lockout of each elevator by landing. System capable of fault logging.
- 10. Full suspension roller guides for all cars and counterweights including MRL elevators.
- 11. One push-button riser for North Tower, two push-button risers for West Tower, and three (3) push-button risers for East Tower.
- 12. Touchless, surface and air purifying options.
- 13. ASME A17.1 Emergency High-Rise communication system.
- 14. Full compliance with ASME A17.1-2010, ADA/ADAAG, applicable IBC-2012, and seismic compliance, hardware and operation per the requirements of the project location.

Plumbing

- 1. Applicable Codes
 - a. 2018 IBC as amended by CC Honolulu.
 - b. 2012 Uniform Plumbing Code as amended by CC Honolulu
 - c. 2018 NFPA 1 Fire Code, as amended by CC Honolulu
 - d. Chapter 27, Housing Code, CC Honolulu
 - e. Chapter 32, Energy Efficiency Standards, CC Honolulu
 - f. Hawaii Administrative Rules, Chapter 39, Air Conditioning and Ventilation, Hawaii State Department of Health.
 - g. Hawaii Administrative Rules, Title 11, Chapter 46, Community Noise Control, State of Hawaii
 - h. U.S. Federal Reduction of Lead in Drinking Water Act 2011.
- Plumbing fixtures to be selected by the architect or interior designer. Below is the mechanical basis of design for the performance of the plumbing fixtures. All Fixtures and Piping Connected to Potable Water Shall be Certified Low Lead Per Federal Guidelines. Plumbing Fixtures shall be Installed per UPC 2012 and Local Amendments.
- 3. Residential Water Closet Vitreous China, Flush Tank, Floor Mounted (1.6 gallon/flush).
- 4. Common Area Water Closet Wall Hung Vitreous China Flush Valve (1.6 gallon/flush)
- 5. Shower Valve Assembly (2.5 gpm)
- 6. Lavatory Faucet (0.5 gpm)
- 7. Kitchen Sink: Stainless Steel with faucet (2.0 gpm) with disposal and dishwasher air gap large, single compartment.
- 8. Washing Machine Box: Hard Plastic with hot and cold-water brass shut off valves, drain funnel and water hammer arrestors. The T&P valve from the residential tank type water heater will terminate to the washing machine box drain funnel. Braided stainless steel hose washing machine connections.
- 9. Cast iron tub
- 10. Domestic Water
 - a. Domestic Booster Pumps: Triplex domestic booster with Variable frequency drive and connected to emergency power. Each pump is rated for 50% of the flow for the project.
 - b. Pressure reducing valve (PRV) station for the lower zones of the Domestic Water Booster Pump. Provide bladder tank past PRV for dampening of water pressure surges. Water pressure in living units shall vary from 75 psi to 45 psi, depending on elevation.

February 2022

- c. Central Hot Water System: Solar panels on the roof provide a source of hot water during the day. A bank of 199,000 BTUH instantaneous gas heaters, mounted on the roof, provide hot water to supplement the solar panels. The solar panels and gas heaters connect to hot water storage tanks mounted on roof. Building hot water return system with pumps mounted on roof. Each zone will be supplied with a PRV station, main piping within the corridors that connect to risers in each unit. each unit will haveThe bottom of each zone will have a hot water return loop that connected to heat exchangers in the utility closet. The heat exchangers will reheat the hot water return and pumps will circulate the hot water back into the zone. Each building will have its own central hot water system.
- d. Water sub-meters will be installed to measure each unit's cold and hot water usage to promote energy and water savings.
- e. 2" cold water, 2" vent and 2" gas stub outs are provided for the Pool Equipment room.
- f. Cold/Hot Water: Aboveground Type L copper with solder joint and Propress type fittings. Underground – Type K copper with solder fittings. Provide engineered polymer, copper, or DZR brass fittings. Hot water piping shall be insulated per the energy code.
- g. For residential units only: Polyethylene (PEX) tubing with brass fittings; Uponor PEX tubing with brass fittings. The complete PEX system, tubing, fittings and rings, shall be Uponor products.
- h. Water Submetering: Provide a minimum remote reading water submeters to allow automated submetering as follows: Commercial Units, Residential Units and Use, Landscaping Use and Common Use.
- 11. Sanitary Storm Drain, Waste and Vent Piping
 - a. Aboveground residential units Sovent System. Engineered single stack drainage system. Sovent system shall be installed in compliance with manufacturer's guidelines. Only cast-iron sovent fittings manufactured by US manufacturers shall be provided. All aerators and deaerators manufactured by Conine Mfg. Co. Inc. or approved equal.
 - b. Residential washing machines shall have a dedicated, conventional vented drain riser and shall not be connected to the sovent system.
 - c. Above Ground drain, waste and vent piping Cast iron piping with no-hub stainless steel fittings, galvanized steel for exterior/exposed piping or PVC schedule 40 with solvent cement joints.
 - d. Underground drain, waste and vent piping Cast iron piping with no-hub stainless steel fittings or PVC schedule 40 with solvent cement joints.
 - e. 4" sewer and 4" storm drain connections are provided for the Pool Equipment Room.

- f. (1) 2,500 gallon grease interceptor and (1) 2,000 gallon grease interceptor with sampling boxes will be installed for the commercial spaces. 4" grease waste stubout connections will be provided for all the commercial spaces.
- g. Elevator/Escalator sump pumps (50 gpm per elevator cab) discharge to sanitary sewer for non-hydraulic type equipment.
- h. Cast iron force main piping with welded fittings..
- 12. Generator Fuel Piping
 - a. Schedule 40 black steel with threaded fittings.
 - b. A remote fuel filling station will be installed on the exterior of the building to allow for refueling of the emergency generator.
- 13. The exhaust from the emergency generator will run through a super critical muffler and discharge outside the building. Two vents will be provided for the emergency generator base mounted fuel tank.

<u>HVAC</u>

- 1. Applicable Codes
 - a. 2018 IBC as amended by CC Honolulu.
 - b. 2012 Uniform Plumbing Code as amended by CC Honolulu.
 - c. 2018 NFPA 1 Fire Code, as amended by CC Honolulu.
 - d. Chapter 27, Housing Code, CC Honolulu.
 - e. Chapter 32, Energy Efficiency Standards, CC Honolulu.
 - f. Hawaii Administrative Rules, Chapter 39, Air Conditioning and Ventilation, Hawaii State Department of Health.
 - g. Hawaii Administrative Rules, Title 11, Chapter 46, Community Noise Control, State of Hawaii.
 - h. U.S. Federal Reduction of Lead in Drinking Water Act 2011.
- 2. General
 - a. Warranty: Provide one year warranty from date of acceptance..
 - b. Submittals: Submittals required for all mechanical and plumbing systems. Shop drawings are required. As-Built drawings shall be submitted for all mechanical systems.
 - c. Seismic Restraints: Provide for all mechanical related items where required by Code. Seismically restrained vibration isolators (neoprene coated and hot dipped galvanized where outdoor) for equipment.

- d. Piping: Provide fittings for all piping. Provide dielectric couplings and isolation for dissimilar metals. Provide vibration isolation (Mason Kevlar reinforced dual spherical) for rotating equipment. Brass tags for equipment. Run all condensate drains to approved indirect waste receptors. Hangers in exposed spaces to be corrosion resistant.
- e. Maintenance: Provide maintenance manuals and building operator training for complex systems.
- f. Mechanical Equipment Electrical Features: UL listed. Will meet or exceed City Energy Code and Hawaii Energy rebate prescriptive levels.
- g. Testing and Balancing: Provided by an independent NEBB or AABC testing agency, test reports are required for all HVAC air systems.
- h. Acoustic Treatment: Provide minimum acoustic treatment for the project as follows:
 - i. Mechanical Equipment: AC equipment and large fans not on grade shall be isolated with hot dipped galvanized seismically restrained spring isolators, minimum of 2" deflection. Provide spring isolated fan curbs for curb mounted fans. Provide equipment pads and neoprene pads for ACCU equipment.
 - ii. Condensate drain piping: Any common drain piping within a wall not specifically sound treated must be insulated for acoustic attenuation.
 - iii. Emergency Generator: noise mitigation of the emergency generator may include 2" fiberglass duct board wall panels on interior of generator room, acoustical louvers at ventilation openings, and exhaust silencer.
- 3. Air Conditioning
 - a. Common Areas Commercial type variable refrigerant type (VRF) with condensing units and fan coil units. A designated area shall be provided for condensing units for commercial spaces.
 - b. Refrigerant piping: Copper with soldered joints. Insulation shall be sized and installed per energy code and manufacturer's recommendations. Refrigerant line sets may be used for the residential split system units.
 - c. Condensate piping within the building shall be Schedule 80 PVC. Horizontal condensate piping shall be insulated with minimum ½" thick insulation. Exterior condensate piping shall be insulated copper. Rooftop condensate piping shall be copper without insulation.
 - d. Corridors to be continuously cooled and pressurized with a 100% outside air conditioning system. A packaged rooftop unit at the roof level with centrally ducted conditioned outside air to each residential floor (approximately 1200 cfm per tower

floor and 690 cfm per liner floor). The duct shall be installed in a 2 hr rated shaft and fire/smoke dampers at each floor. Dedicated condensate riser for the rooftop unit shall be insulated for the entire run of piping. AC shall be capable of dehumidifying and reheating outside air. Modulating hot gas reheat may be utilized for reheat. Electric reheat shall not be permitted. Combination fire/smoke dampers shall be provided at the connection to the pre-cooled air shaft.

- e. Residential AC units will be provided in the living rooms with packaged terminal air conditioning (PTAC) units or split system wall mounted units.
- f. Elevator rooms shall be air conditioned and connected to emergency power.
- g. Building Commissioning of AC systems: Provide as required by Honolulu City and County Chapter 32, Energy Code.
- h. Corrosion Protection: Provide corrosion protection for all outdoor equipment. Condenser and evaporator finned tube coils shall be protected with aluminum impregnated polyurethane (BLYGOLD POLUAL). Provide AMERON PSX 700 coating for all exterior cabinets and surfaces. Factory coating for residential split system units is acceptable.
- 4. Air Distribution
 - a. All ductwork shall be installed per SMACNA standards and manufacturer's recommendations.
 - b. Galvanized sheet metal duct with rigid fiberglass insulation and vapor barrier.
 - c. In lieu of duct metal ducts, fiberglass ducts may be provided, except at locations exposed to weather.
 - d. Insulated flexible ductwork is allowed for a maximum of 5ft.
 - e. Exhaust ducting: Galvanized Sheet metal per SMACNA standards.
 - f. Diffusers and Registers: aluminum multi-blade with opposed blade volume damper.
- 5. Exhaust and Ventilation System
 - a. Residential units Individual bathroom exhaust fans ducted to the exterior. Window manufacturer will install an exhaust grill into the residential glazing system.
 - b. Residential units Dryer Exhaust Booster Fan: Individual dryer booster fan with lint trap installed within the wall connected to the residential dryer. Dryer booster fans are not required where the total equivalent duct is less than 35 feet. Ventless Dryer as a VE option.

- c. Residential Kitchen Exhaust: Recirculation type range hood.
- d. Commercial spaces Architect will provide louvers on the face of the building for future tenants to connect their outside air and general exhaust ductwork. Slab penetrations will be provided for future kitchen grease exhaust ductwork.
- e. Stairwell Pressurization system: Stair Pressurization Fans, connected to emergency power, w/ Pressure relief vent at top of shaft. Supply grills will be provided at every other floor. Dedicated duct shaft will be provided for each stairwell pressurization fan. Duct shafts shall be 2-hr rated.
- f. Parking Garage Ventilation: Parking garage ventilation is required where it does not meet State Dept. of Health requirements for a naturally ventilated parking garage.
- 6. Controls and instruments.
 - a. Individual handheld remote control for each residential split system fan coil unit.

Fire Protection Systems

- 1. Applicable Codes
 - a. 2018 International Building Code as amended by CC Honolulu (Building Code)
 - b. 2018 NFPA 1 Fire Code as amended by CC of Honolulu (Fire Code)
 - c. 2016 NFPA 13 Standard for the Installation of Sprinkler Systems
 - d. 2016 NFPA 14 Standard for the Installation of Standpipe and Hose Streams
 - e. 2018 NFPA 20 Standard for Installation of Stationary Pumps for Fire Protection
 - f. 2018 NFPA 22 Standard for Water Tanks for Private Fire Protection
 - g. 2017 NFPA 70 National Electric Code
 - h. 2016 NFPA 72 National Fire Alarm and Signaling Code
 - i. 2016 NFPA 1221 Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems
 - j. State of Hawaii Amendments
- 2. Fire Sprinkler System
 - a. Building will be fully protected with a wet pipe fire sprinkler system installed per NFPA 1 and NFPA 13. Pressure and flow will be provided by a UL listed 1,000 gpm electric fire pump and jockey pump with fire pump controller installed per NFPA 20. A

20,000 nominal gallon fire water storage tank will be provided as backup water supply to the municipal water supply, installed per NFPA 22.

- b. All devices and equipment to be UL listed or FM approved.
- c. Provide earthquake protection.
- d. Pressure regulating valves Provide where the maximum pressure exceeds 175 psi. Regulating control valves used as the sprinkler sectional valve shall be approved indicating, straight type with integral tamper switch. Provide a relief valve downstream of pressure regulating valves in accordance with NFPA 13. Provide pressure gauges upstream and downstream of the pressure regulating valve.
- e. Provide 3 inch drain piping in each stair containing pressure regulating standpipe valves. Provide main and auxiliary drains in accordance with NFPA 13 and 14.
- f. Floor control valves Provide a floor control valve for each floor or zone. UL floor control valve assemblies will be acceptable.
- g. Piping shall be schedule 40 for piping 2 inches and smaller. Piping 2.5 inches and larger shall be schedule 10 or 40. CPVC piping shall be permitted where the pressure is less than 175 psi and the piping is installed in accordance with its listing.
- h. Sprinklers All sprinklers shall be quick response. In finished rooms, they shall have a white finish. In rooms without a painted finish, provide brass. In the parking garage and other areas exposed to the exterior conditions provide electroless nickel plated sprinklers for corrosion resistance. Sprinklers in residential units shall be Residential quick response. Sprinkler spacing and coverage shall be in accordance with the Manufacture specifications and NFPA 13.
- i. Fire department connections shall be installed on Kapiolani Street and Mahiai Street. Fire department connection piping shall be connected to the discharge side of the fire pump.
- 3. Automatic Wet Standpipe System
 - a. Wet standpipes in each stairwell with fire hose valve connections at each floor. Black Steel with threaded fittings, grooved joint mechanical couplings, or welded fittings. The hose valve for each stairwell shall be provided with pressure reducing type hose valves where the static pressure exceeds 250 psi or the residual pressure exceeds 175 psi at 250 gpm.
- 4. Fire/Jockey Pump
 - a. Fire Pump: 1000 gpm electric fire pump connected to the emergency power and installed per NFPA. The fire pump shall be soft start and shall be equipped with a

February 2022

Automatic Transfer Switch and Fire pump control panel and be installed in accordance with NFPA 13 and NFPA 20.

- b. Jockey Pump: 10 gpm electric jockey pump with controller.
- 5. Fire Water Storage Tank
 - a. 20,000 gallon usable capacity fire water storage tank. Capacity shall be measured between the inlet of the overflow and the discharge outlet. Refer to architectural section for tank design details.
- 6. Fire Alarm
 - a. Building will be provided throughout with an emergency voice alarm communication system (EVACS) installed per NFPA 72.
 - b. Fire Alarm Control Panel Provide an addressable fire alarm system with voice evacuation. Panel shall include display, power supply, amplifiers, modules and be capable of connecting to a monitoring service. The main panel and all remote panels with amplifiers shall have a backup amplifier. Provide a remote annunciator as indicated on the drawings. Remote annunciator shall have display and controls along with a microphone for live voice announcements.
 - c. System shall be provided with backup power supply sufficient for 24 hours of standby condition and 15 minutes of alarm.
 - d. Fire alarm message shall have a temporal 3 tone and then an evacuation message. Provide visual notification as indicated on the drawings. Notification appliance shall be white.
 - e. Initiating device circuits, signaling line circuits and notification appliance circuits shall be Class B.
 - f. System survivability shall be Level 2.
 - g. A fire command room will be provided to install the fire alarm panel and associated fire sprinkler system control and monitoring equipment.
 - h. Sleeping units shall have smoke alarms.
 - i. Visual notification appliances shall be provided for ADA-designated units, and each story shall be capable of supporting visual notification appliances in the future.

Electrical Power and Lighting

- 7. Power
 - a. Power Distribution

- i. (2) Residentials Switchboard, 5000A, 480Y/277 volt, 3 phase, 4 wire, copper bus, HECO incoming/pulling and metering section, Fire Pump (tap) section, and distribution circuit breaker sections.
- ii. (1) Common Area Loads and EV Charging Switchboard, 4000A, 480Y/277 volt, 3 phase, 4 wire, copper bus, HECO incoming/pulling and metering section, distribution circuit breakers section.
- iii. Distribution panelboards, copper bus, main circuit breaker, bolt-on circuit breakers.
- iv. Safety switches, horsepower rated, NEMA 1 for interior areas and NEMA 4X stainless steel for exterior areas.
- v. Emergency generator, diesel, 800 kW, main circuit breaker, skid mounted sub-base fuel tank.
- vi. By-pass/isolation automatic transfer switch, 1000A, for elevators, booster pumps, and security/ telecom.
- vii. By-pass/isolation automatic transfer switch, 100A, life safety systems.
- viii. Electrical power to the fire pump (connected to the emergency generator).
- ix. PVC Schedule 40, concrete encased, 5" and 4" underground ducts for HECO, Spectrum/Charter, and Hawaiian Telcom services.
- x. Sub-meter system for all residential units, at distribution panel (electrical closet) on each residential floor, including installation and training.
- b. Lobby, Corridors, Office, Stairways, Parking, and Other Non-Residential Areas
 - i. Duplex 20A receptacles in corridors and non-residential areas.
 - ii. GFCI weatherproof receptacles, with in-use cover, for exterior areas.
 - iii. Power to mechanical domestic water booster pumps (low pressure and high pressure zones), electric water heaters, air conditioning equipment, exhaust and ventilation fans.
 - iv. Power for condominium entry and security system.
- c. Residential Units
 - i. Branch circuit panelboard, copper bus, main circuit breaker, plug-in circuit breakers, arc-fault circuit breakers.
 - ii. Duplex 20A convenience receptacles, tamper resistant where required.

- iii. GFCI weatherproof receptacles for exterior areas.
- iv. GFCI receptacles in bathrooms on dedicated circuit.
- v. Power to air conditioning units, booster fan, stovetop, range, microwave, disposal unit, water heater, washer, and dryer.
- d. Electric Vehicle Charging
 - i. (7) DC fast chargers with equipment installed for common parking spots.
 - ii. (3) Level 2 EV chargers for common parking spots.
 - iii. Circuit breaker, step-down transformer and distribution panels for future private EV chargers. Capacity for (120) level 2 (16A) EV chargers OR (240) EV chargers with demand control.
 - iv. Circuit breaker and space provisions for additional step-down transformer and distribution panels. Capacity for (120) level 2 (16A) EV chargers OR (240) EV chargers with demand control.

8. Lighting

- a. Residential Units
 - i. LED lamp luminaires with integral driver.
 - ii. Ceiling fan junction box at ceilings of Living Room and all Bedrooms.
 - iii. Switched outlet at all Bedrooms and Living Rooms.
 - iv. LED undercabinet lighting at Kitchen cabinets.
 - v. Mini-pendant lighting at eat-in counters.
- b. Lobby, Corridors, Office, Stairways, and Other Non-Residential Areas
 - i. LED lamp luminaires, electronic ballast.
 - ii. LED exit lights with battery back-up.
 - iii. Emergency lighting to meet NFPA 101 Life Safety Code requirements.
 - iv. Automatic lighting control systems including occupancy sensors and time controls.
 - v. ADA compliant luminaires will be provided, where required.
- c. Parking

- i. LED lamp luminaires, electronic ballast.
- ii. Integral occupancy sensor to dim lights when occupants are not present.
- iii. Automatic daylight dimming for each fixture.

9. Switches

- a. Single pole or 3-way as required, 20A, 120-277 volts.
- b. Plastic cover plates at indoor locations, stainless steel at exterior locations. Coordinate color with the Architect.
- 10. Telecommunications
 - a. Residential units
 - i. Media cabinet in each residential unit.
 - ii. Backboxes and conduit with pull string for data drops.
 - b. Service provider telecom rooms
 - i. Backboard in room as required by utility company.
 - ii. Horizontal and vertical backbone conduit to connect rooms.
 - iii. Conduit between rooms and units for service.
 - c. Grounding for telecommunications system.
- 11. Security (Pending)
 - a. Closed circuit television (CCTV) network equipment and rack.
 - b. CCTV monitor in Security/ Fire Office.
 - c. CCTV infrastructure and cabling for CCTV camera locations.
- 12. General Wiring
 - a. Raceways: Rigid metal conduit, EMT, and flexible metal conduit (liquid tight, where required).
 - b. Wires: Copper conductors, 600 volts, No. 12 minimum, type TW, THHN/THWN, XHHW. 8000 series aluminum conductors can be used for feeders 100A and larger.

Building Equipment

1. Building maintenance / window washing equipment – (design/build).

- a. Minimum equipment required.
 - i. Davit pedestals (hot dip galvanized) and fastening hardware (stainless steel)
 - ii. Safety tieback anchors and horizontal lifeline system for fall protection

Platform intermittent stabilization anchors designed to mount on building structure at horizontal intervals equal to the center to center distance of the stage platform suspension ropes and vertical spacing of 50 feet center to center or every three floors, whichever is less.

- 2. Optional equipment.
 - a. Portable davit equipment sockets and arms.
 - Powered modular stage platform self-powered, four wire rope support (2 primary, 2 secondary), 30-inch deep, two-person 500-pound capacity, with two emergency stop switches.
 - c. Portable wind anemometer to monitor wind speed during platform use.
 - d. Communication equipment for each operator to use in an emergency.
- 3. Trash chute.
 - a. 24-inch diameter, 16 gage stainless steel with sound insulation coating on exterior of chute and sound isolation pads at each floor support frame.
 - Intakes 15-inch wide by 18-inch high, stainless steel, self-closing, bottom hinged, push-button operated doors bearing 1-1/2 hour U.L. approved "B" label.
 - ii. Discharge 16 gage stainless steel, Type "A" horizontal rolling type with 1-1/2 hour, U.L. approved "B" label, held open with 165 degree F fusible link.
 - iii. Vent Extend chute full diameter through roof to 16 gage stainless steel top vent cap, 4-feet above the roof level.
 - iv. Accessories 3/4-inch IPS flushing spray head and 1/2-inch ISP sprinkler head above top intake, plus additional 1/2-inch sprinkler heads at every second intake.
 - v. Chute Cleaning Provide disinfecting and sanitizing unit with ability to regulate the strength of the disinfectant.
 - vi. Access panel Provide stainless steel 1-1/2 hour U.L. approved "B" label access panel at top of chute to inspect shaft.
- 4. Trash Compactor

a. TBD

- 5. Parking control equipment
 - a. Motorized vehicle barrier gate with folding gate arm to separate residential parking from commercial parking at ground floor parking.
 - b. Provide gate arm with rebound feature upon contact with an object during closing operation.
 - c. Card reader (remote up to15 feet away).
 - d. Vehicle detectors and harnesses.
 - e. Vehicle presence loop.
- 6. Building security/entrance system (pending)
 - a. Access control card/key fob readers at entry doors including ground level pedestrian doors, at lobby, parking floors and elevators.
 - b. Digital camera system -- located around buildings to monitor pedestrian and vehicular traffic.
 - c. Entry phone system located at all lobby area for postal service .
- 7. Parking Control Equipment.

Building Finishes

- 1. Typical residential unit finishes.
 - a. Kitchen
 - i. Floor luxury vinyl plank Shaw. STC/IIC 55.
 - ii. Wall drywall, painted; conc. skim coat, painted.
 - iii. Ceiling medium spray acoustical ceiling.
 - iv. Cabinets TBD.
 - v. Upper cabinet under-counter lights not included.
 - vi. Countertops Quartz.
 - vii. Backsplash TBD.

Kuilei Outline Specifications February 2022

- viii. Kitchen Sink undercounter mounted, stainless steel.
- ix. Faucet Kohler.
- x. Disposal 1/2 HP.
- xi. Appliances: See appliance package.
- b. Laundry
 - i. Heavy duty braided stainless steel washer hose or flood armor.
 - ii. Pan at washer/dryer.
 - iii. Heat Pump Dryer.

c. Bathroom

- i. Floor porcelain tile with 3 mm rubber acoustical underlayment.
- ii. Base porcelain tile.
- iii. Wall drywall, orange peel with medium texture, semi-gloss.
- iv. Ceiling drywall, painted.
- v. Bathroom door to be solid core.
- vi. Cabinets TBD.
- vii. Countertops Quartz.
- viii. Tub Kohler Villager, waterproofing tape at joints btw backer board and tub.
- ix. Bath and Shower faucet trim Kohler, extra shower head in the market unit.
- x. Tub surrounds Mincey marble, off-white.
- xi. Tub rod curved shower rod.
- xii. Toilet accessories -
- xiii. Vanity bowl Kohler rectangle under-counter mounted.
- xiv. Faucet Grohe, lever handles, polished chrome.
- xv. Medicine cabinet -surface mounted, OFCI.
- xvi. Mirror framed, flush wall mounted, OFCI.

- xvii. Master Bathroom Shower Frameless glass.
- d. Living room and bedrooms
 - i. Living Room Floor luxury vinyl tile, 5mm acoustical membrane. Shaw. STC/IIC 55
 - ii. Bedroom Floor Carpet with pad, no base, no threshold.
 - iii. Wall drywall / concrete, painted Flat paint, scrubbable.
 - iv. Ceiling medium spray acoustical ceiling (TBD)
 - v. Interior Doors.
 - 1-3/4" flush panel, solid core wood door at residential unit entry door, 20-minute fire-rated with 20-minute fire-rated hollow metal frame. All doors 7'-0" high. Wood veneer, stained finish.
 - 1-3/8" flush panel, particle board core, hardboard faced wood door in residential units, paint finish.
 - Flush panel, hollow metal, fire rated doors (1-1/2 hour at stair enclosures; 3/4 hour at trash chute access rooms), paint finish.
 - vi. Base Living Room.
 - vii. Wardrobe closet wire shelving system, OFCI.
 - viii. Closet door wood sliding door.
 - ix. Provide ceiling junction box (ceiling fan) and cover. Pre Wired to switch.
 - x. Closet system wire shelving with integral rod.

Public spaces:

- 1. Lobby Level
 - a. Floor porcelain tile or stone, depressed slab.
 - b. Wall drywall / concrete, painted (smooth finish) may have accent walls / wood trims.
 - c. Ceiling drywall, painted (smooth finish) may have wood trims.
 - d. Aluminum storefront system.
- 2. Corridor at tower

Kuilei Outline Specifications February 2022

- a. Floor carpet tile.
- b. Wall drywall, painted (smooth finish).
- c. Ceiling drywall, painted (smooth finish).
- d. Impact resistant drywall in lobby of common freight elevator.

Public Amenities Spaces:

- 1. General
 - a. Stainless steel BBQ stations.
 - b. Steel framed cabana.
 - c. Bollards fixed and removable pipe bollards with smooth, HDPE bollard covers.
 - d. Postal mailboxes and parcel lockers (Comply with USPS standards Arthur Florence STD 4C, recessed mounted in custom cabinetry.
 - e. Wall and corner guards.
 - i. Wall bumpers for trash room.
 - ii. Metal corner guard galvanized steel at parking structure columns up to 5'-0" from finished floor.
 - f. Parking security mirrors 26" diameter, round, convex, copolyester mirror (DuraMir).
 - g. Surfboard storage racks Horizontal and/or vertical storage, padlockable (DABCO Gatekeeper Locking Wall Racks).
 - h. Bicycle storage racks.
 - i. Double tiered, four bicycles per rack, powder coated over steel tubing, with pivoting lock bar (Quad Rack Hi-Density Rack by CycleSafe).
 - ii. Outdoor, rail-mount bicycle racks, powder coated over steel tubing (U-rack with crossbar mounted on rails by CycleSafe).
 - i. Provide AEDs on all floors at all lobbies.
 - j. Fiberglass Garage Doors for private parking garages.
- 2. Doors.
 - a. Fire rated and non-rated steel access panels.

- b. Flush panel at back-of-house areas.
- c. Recessed panel at common areas.
- d. Stainless steel at ceramic tile and wet areas.
- e. Door hardware US 32D Dull Stainless Steel.
 - i. ADA accessible hardware in common areas and at each unit entry.
 - ii. Sargent Studio Collection or equal.
 - iii. Provide peepholes for residential unit entry doors and baffled door bottoms.
- f. Elevator lobby doors.
 - i. Magnetic hold open connected to the fire alarm system (Total Door System).
 - ii. 20 minute fire rated.

3. Recreation room.

- a. Floor luxury vinyl tile.
- b. Wall drywall/CMU, painted.
- c. Ceiling 2x2 acoustical tile ceiling / open ceiling.
- d. Aluminum storefront system.
- e. Standing seam roofing.
- f. Air conditioned Rec Room.
- 4. Swimming Pool.
 - a. Elevated Swimming Pools.
- i. Main Swimming Pool.
- ii. Children's Pool.

2. Scope.

- i. Steel Reinforcement.
- ii. Shotcrete.
- iii. Ceramic Waterline Tile.

iv. Cementitious Aggregate Plaster Finishes.

v. Stone Coping.

vi. Recirculation and Filtration Systems.

- vii. Piping and Fittings.
- viii. Sanitation and Control Systems.

ix. Underwater Niche and Lighting Systems.

- x. Deck Equipment.
- xi. Electrical.

3. Standards.

i. The work specified in this Section shall comply with the Building Code of the City and County of Honolulu, with the regulations of the Department of Health of the State of Hawaii, and with all other governmental and quasi-governmental authorities applicable to the work.

ii. The work specified in this Section shall comply with the standards stated in the current edition of the Association of Pool and Spa Professionals (APSP) recommendations for "the American National Standard for Suction Entrapment Avoidance in Swimming Pools, Wading Pools, Spas, Hot Tubs, and Catch Basins".

iii. Installation of reinforcing steel for all water features shall comply with all applicable codes and regulations, as specified elsewhere in these specifications and shall comply with all applicable recommendations contained in the following: "Manual of Standard Practice for Detailing Reinforced Concrete Structures," publication ACI 316-65 of the American Concrete Institute, current edition; "Building Code Requirements for Reinforced Concrete," publication ACI 318-83 of the American Concrete Institute.

iv. The work specified in this Section shall comply with all applicable requirements of the National Electrical Code, current edition.

5. Rec Rooms.

a. Floor – luxury vinyl tile.

- b. Wall drywall, painted.
- c. Ceiling 2x2 acoustical tile ceiling.
- d. Cabinets -
- e. Upper cabinet under-counter lights not included.
- f. Countertops engineered stone (Quartz).
- g. Backsplash engineered stone (Quartz).
- h. Kitchen Sink undercounter mounted, stainless steel.
- i. Faucet -
- j. Disposal 1/2 HP.
- k. Appliances.
- 6. Fitness Room.
 - a. Floor Sports flooring with 70 mm thick rubber underlayment
 - b. Base 12" high rubber.
 - c. Wall drywall / CMU, painted and full height mirror wall.
 - d. Ceiling 2x2 acoustical ceiling tile.
 - e. Aluminum storefront system.
 - f. Air conditioned.
- 7. Shared bathroom.
 - a. Floor porcelain tile.
 - b. Wall drywall, painted.
 - c. Ceiling drywall, painted.
 - d. Bathroom door to be solid core, wood veneer, painted.
 - e. Toilet accessories Grohe, standard polished chrome finish.
 - f. Accessibility stainless steel grab bar for ADA.
 - g. Vanity bowl Rectangle under-counter mounted.

- h. Faucet Kohler lever handles.
- i. Mirror framed, flush wall mounted.

Commercial Spaces

- 1. Tower commercial spaces on grade concrete slab provided with floor opening. No SOG for Parking commercial spaces.
- 2. Underground / above ground utilities stub outs provided to designated areas within retail space (sewer, FOG, water, gas, elec, communication).
- 3. JB stub out for signage.
- 4. Storefront glazing provided.
- 5. Retail interior spaces to be cold, dark shell; all interior finish, toilet rooms, MEP fit out, final sprinkler lines to be by tenant.
- 6. Air conditioning equipment, ducting, AHU, ventilation, etc. are not included.
- 7. Fire protection system provided for retail areas based on minimum loft area coverage.
- 8. Utility metered separately.
- 9. Commercial spaces under parking structure to be MEP fit out for potential restaurant spaces
- 10. Kitchen exhaust / make up air through the parking structure.
- 11. Provide a grease interceptor in the parking area.
- 12. Provide outside air and exhaust provisions.

Acoustics

- 1. Sound Isolation
 - a. The project design goals for typical unit demising and corridor walls are based on the "minimally acceptable" IBC guidelines and the "acceptable" ICC guidelines for acoustical performance. The recommended Sound Transmission Class (STC) and Impact Isolation Class (IIC) design goals for wall and floor/ceiling assemblies at critical adjacencies are as follows:
 - i. Residential Unit to Residential Unit (Market) STC 55 / IIC 55
 - ii. Residential Unit to Residential Unit (Affordable) STC 50-55 / IIC 50-55
 - iii. Residential Unit to Corridor STC 50
 - iv. Residential Unit to Elevator/Stairwell STC 55+
 - v. Residential Unit to Ground Level Retail, Amenity, & BOH STC 60
- vi. Residential Unit to Parking Garage STC 60
- vii. Residential Unit to Rooftop Mechanical STC 60
- 2. Room Acoustics
 - a. Sound absorptive finishes, such as acoustical ceiling tile and acoustical wall panels, will be recommended for the lobbies, amenity rooms, offices, and back of house spaces as necessary to maintain the required speech intelligibility or reduce HVAC equipment noise.
- 3. Mechanical Noise and Vibration
 - a. The requirements for HVAC system noise will be selected to achieve background noise level (NC) goals in accordance with ASHRAE design guidelines. The project design goals are stated in terms of the Noise Criteria (NC) level and overall A-weighted sound level. The recommended HVAC noise design goals are as follows:
 - i. Residential Unit NC 30-35 (35-40 dBA)
 - ii. Amenity Areas NC 35-40 (40-45 dBA)
 - b. All stationary mechanical equipment, including the emergency generator, must comply with the State Department of Health maximum permissible noise limits at the property lines:
 - i. Daytime Noise Limit (7am to 10PM) 60 dBA
 - ii. Nighttime Noise Limit (10pm to 7am) 50 dBA
 - c. For building mechanical systems (e.g., rooftop or ground level HVAC equipment), noise mitigation of the HVAC equipment may include internal fiberglass duct lining, duct silencers, and flexible connections when appropriate for adequate noise control. The emergency generator will require acoustical louvers at the ventilation openings and a super critical exhaust silencer.
 - d. Vibration isolators will be used for rotating mechanical equipment and will be specified in general conformance to the ASHRAE design guidelines for vibration isolation.

Audio Video Systems

- 1. The purpose and goals of the audio-visual systems in the facility are to:
 - a. Provide a professional grade audio video (AV) system(s) that promotes a quality multimedia experience for staff and guests alike. The AV systems must be easy to use, set up, and maintain by the staff.

- 2. It is anticipated that the following rooms and spaces will be equipped with some level of audio video systems:
 - a. Pool Deck:
 - i. A quality outdoor background music (BGM) system that provides continuous sound coverage throughout the pool deck.
 - ii. It is anticipated that the BGM system will utilize various types of outdoor-rated loudspeakers with a goal of reducing the visibility on the loudspeakers where possible.
 - b. Private Cabanas:
 - Provide a quality outdoor cabana background music (BGM) system that provides local sound for clients that choose to use their own portable devices (BYOD) to connect to the local audio input devices located within each cabana.
 - ii. Each cabana shall be a different zone with a dedicated button panel control system for selecting audio source, adjusting volume up / down, etcetera. The audio system will be provided with digital signal processing to set / fix maximum volume level in each unit so that each cabana does not excessively emit sound into the neighboring units.
 - c. Signal Format: It is anticipated that the audio distribution system will utilize a network based bidirectional audio signal protocol known as "DANTE", to connect various devices and systems together.
 - d. Control System: The AV system head-end shall be operated by the low voltage control system using a rack mounted, password-protected touch panel GUI interface unit. The control system shall operate AV systems on / off, source selection, zone distribution selection, volume up / down, etcetera.
 - e. Fire Alarm Mute: All audio amplification shall be muted by the Fire Alarm / Life Safety System during and "Event" and remain muted until the fire department clears that emergency status at their head-end panel. The Fire Alarm Contractor will provide all connectivity, including but not limited to cabling, dry contact closure, and relays that will connect to the local AV head-end equipment rack.
 - f. Equipment Racks: It is anticipated that there will be an equipment rack for the local AV system in the main Telecom Room. Audio & control signals from this rack will be distributed to the loudspeakers on the pool deck and cabanas. It is anticipated that this rack will be in a 24/7 conditioned space.

g. Utility power circuits designated for audio equipment shall have an isolated ground bus. All audio video power shall be fed from the same phase on a single electrical panelboard. No inductive loads shall be fed out of this panelboard.

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RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KUILEI PLACE AFFORDABLE AND MARKET RATE CONDOMINIUM PROJECT LOCATED AT 2599 KAPIOLANI BOULEVARD, HONOLULU, HAWAII, 96826, TAX MAP KEYS: (1) 2-7-022:011; 015; 031 - 049

WHEREAS, 2599 Kapiolani, LLC ("Developer"), with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC") proposes to develop Kuilei Place, a high-rise project consisting of a mid-rise and high-rise tower and parking structure complex on a 3.15 acre site located at 2599 Kapiolani Boulevard in the Moiliili District of Central Honolulu, Oahu, identified as Tax Map Keys (1) 2-7-022:011; 015; 031 - 049 (the "Project"); and

WHEREAS, the proposed towers will together contain 1,005 for-sale residential units, of which 60 percent or 603 units (60 percent of total units) will be offered to households earning between 80 percent and 140 percent or below the U.S. Department of Housing and Urban Development Area Median Income ("AMI") for Honolulu; 402 units (40 percent of the total number of units) will be offered at an approximate average 180 percent of AMI; and

WHEREAS, the affordable residential units are proposed to be offered as follows: 13 units to households at 80 percent or below the AMI; 28 units to households at 90 percent or below the AMI; 75 units to households at 100 percent or below the AMI; 61 units to households at 110 percent or below the AMI; 69 units to households at 120 percent or below the AMI; 182 units to households at 130 percent or below the AMI; 175 units to households at 140 percent or below the AMI; and

WHEREAS,165 of the affordable residential units may be offered as rental units to households earning between 80 to 100 percent or below the AMI; and

WHEREAS, the affordable residential units will consist of 148 one-bedroom units, 382 two-bedroom units, and 73 three-bedroom units; and

WHEREAS, the Project will also offer 50,643 square feet (1.16 acres or 37% of total site area) of open, at-grade resident recreation space, 7,211 square feet of street level, storefront commercial space fronting Kapiolani Boulevard, a parking garage accommodating 1,670 parking stalls and 7 loading spaces, storage accommodations for approximately 600 bicycles; and

WHEREAS, the Project will help address the critical need for affordably priced housing within Central Honolulu's urban core in convenient proximity to a comprehensive range of educational facilities, employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, the HHFDC Board of Directors approved the Project with its proposed exemptions on October 13, 2022; and



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

WHERAS, the Council has reviewed the preliminary plans and specifications for the Project dated May 17, 2022 and February 2022, respectively, prepared by Design Partners, Inc., and submitted to the Council by the HHFDC on December ____, 2022; and

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

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

WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates/fees approved by the Public Utilities Commission; now, therefore,

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

Application Fees and Infrastructure and/or Public Works Fees and Charges

- 1. Exemption from Revised Ordinances of Honolulu ("ROH") Section 18-6.2, to allow an exemption from payment of building permit fees estimated at \$1,948,300.
- 2. Exemption from ROH Section18-6.1, to allow an exemption from payment of plan review fees estimated at \$389,660.
- 3. Exemption from ROH Sections 14-10.1 and 14-10.3, to allow exemption from wastewater system facility charges, estimated at \$4,654,356.
- Exemption from ROH Section 14-14.4, to allow exemption from grading, grubbing, and stockpiling fees, estimated at \$40,000.
- 5. Exemption from ROH Chapter 14 Article 17 Subsection 14-17.1(c), to allow exemption from trenching permit fees, estimated at \$30,000.
- 6. Exemption from ROH Chapter 14 Article 17 Subsection 14-17.1(c), to allow exemption from utility connection fees, estimated at \$10,000.
- 7. Exemption from ROH Section 14-12.12(f), to allow exemption from Private storm drain connection fees, estimated at \$10,000.
- 8. Exemption from Board of Water Supply ("BWS") Rules and Regulations, Sections 1-102, 2-202(2), and 2-202(3), to allow exemption from BWS installation and water facilities charges, estimated at \$3,031,328, to the extent approved by the BWS.

Fire Department Plan Review Fees

9. Exemption from ROH Section 20-1.1, to allow exemption from Honolulu Fire Department Plan Review Fees, estimated at \$194,830.

Park Dedication Ordinance Requirements

10. Exemption from ROH Chapter 22, Article 7, to allow exemption of from park dedication requirements for dedication of land or payment of in-lieu fees, estimated at \$23,215,500.

Land Use Ordinance

- 11. Exemption from Land Use Ordinance ("LUO") Section 21-3.80-1(b), Table 21-3.3 to allow exemption from the maximum allowable density of 1.9 FAR, to enable a project density of 8.5 FAR
- 12. Exemption from LUO Section 21-3.80-1(b), Table 21-3.3 to allow exemption from the maximum height limit of 150 feet, to enable a project height of 400 feet plus elevator and mechanical overrides.
- 13. Exemption from LUO Section 21-3.80-1(c)(3), Table 21-3.3 to allow exemption from tower height setbacks, to allow buildings with no height setbacks.
- 14. Exemption from LUO Section 21-3.80-1(b), Table 21.3.3, to allow exemption from the lot coverage ratio to allow a lot coverage of 56% or 76,594 square feet.
- 15. Exemption from LUO Section 21-3.80-1(a), Table 21.3.3, to allow exemption from A-2 Medium Density Apartment zoning use to enable Mixed-Use Multi-Family Residential (apartment) use and Commercial (7,211 square feet of commercial) Uses.
- 16. Exemption from Primary Urban Center Development Plan to allow for a density of 321 units/acre.

BE IT FURTHER RESOLVED that as used in this Resolution:

- A. References to HHFDC include any successor agency; and
- B. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances or regulations; and

BE IT FURTHER RESOLVED that this resolution is void unless construction of the Project commences no later than 24 months after the effective date of this resolution, provided that if required, a 1 year extension to this period may be administratively granted by the Director of the Department of Planning and Permitting; and

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

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, construction, and subdivision standards for the Project, and

are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character of the building or landscaping may be approved by the HHFDC 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 the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawaii. 96813, and 2599 Kapiolani, LLC, Waikiki Business Plaza, 2270 Kalakaua Avenue, Suite 1788, Honolulu, Hawaii 96815.

INTRODUCED BY:

DATE OF INTRODUCTION

Honolulu, Hawaii

Councilmembers