



APR 27 PM 4:03 CITY CLERK

**STATE OF HAWAII**  
**DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM**  
**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

677 QUEEN STREET, SUITE 300  
HONOLULU, HAWAII 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

23:DEV/041

April 25, 2023

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, for the Proposed 690 Pohukaina Project Located at 690 Pohukaina Street, Honolulu, Hawaii 96813, TMK No.: (1) 2-1-051: 041**

The Hawaii Housing Finance and Development Corporation (HHFDC) respectfully requests approval of exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, Hawaii Revised Statutes (HRS), for the above-referenced 690 Pohukaina Project (Project). The Project will be an affordable rental and mixed-use project.

## PROJECT OVERVIEW

690 Pohukaina is a proposed affordable rental housing project with commercial space on the ground floor, to be developed in Kakaako at the address and TMK listed above. The Project is under the zoning jurisdiction of the Hawaii Community Development Authority (HCDA). HHFDC initiated this Project with Request For Proposals (RFP) No. 21-005-DEV which was published on November 17, 2021. The scope of work under the RFP contemplates the subdivision of the parcel into a residential component and an educational component, and the development of the Project on the residential component. The educational component will be retained by HHFDC for future

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educational use by the Department of Education or others.<sup>1</sup> The Project will consist of two phases, a 39-story tower and an 18-story tower (floor count for each including associated areas of the connected parking garage). Phase 1 will include 431 residential units and Phase 2 will include 194 residential units, for a total of 625. The parking garage will contain approximately 870 parking stalls, of which 110 will be retained by HHFDC for future use by the educational component. The Project totals approximately 494,125 Floor Area Ratio-allowable gross sq. ft. The residential portion of the site will be approximately 66,423 sq. ft. The units will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

The developer is Highridge Costa Development Company, LLC (Developer), with co-developer Form Partners, LLC. Highridge Costa has extensive experience developing affordable housing in the State of Hawaii and has worked with HHFDC on multiple projects.

The unit mix by AMI category will be as shown in the table below.

<b>Affordability Mix:</b>	21	30% AMI and below
	21	50% AMI and below
	151	60% AMI and below
	86	80% AMI and below
	342	120% AMI and below <sup>2</sup>
	<u>4</u>	Manager's units
	625	Total units

## PUBLIC REVIEW

The Project was presented to the Ala Moana-Kakaako Neighborhood Board No. 11 on November 22, 2022. On February 15, 2023, the Applicant held a public town hall meeting for the Project.

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<sup>1</sup> At this time, the Department of Education has not committed to what they will build on their portion of the property.

<sup>2</sup> The Developer has received award of a Rental Housing Revolving Fund (RHRF) "Tier 2" loan which will require the 120% AMI units to be further restricted to 100% AMI. The RHRF Tier 2 requirement will apply separately and the Project will comply with the more stringent requirement. i.e., if the Developer does not end up using the RHRF Tier 2 loan for whatever reason, then those units could again be offered at 120% AMI instead of 100% AMI.

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HHFDC published an HRS Chapter 343 exemption notice for the Project in the April 8, 2023 edition of The Environmental Notice.

## PROPOSED EXEMPTIONS

On January 3, 2023, the Developer submitted a project application to HHFDC which included requests for exemptions from specific HCDA and City and County of Honolulu (City) ordinances, rules, and regulations pursuant to Section 201H-38, HRS. The HHFDC Board of Directors approved the project proposal with the proposed exemptions on April 13, 2023. See the enclosed For Action, which lists the agencies consulted and details the exemptions requested. As indicated in the HHFDC Board approval, none of the exemptions affect health and safety.

HHFDC respectfully requests approval of the exemptions approved by the HHFDC Board of Directors for the Project 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 April 13, 2022;
2. Project Summary;
3. Plans and Outline Specifications for the Project; and
4. Draft Resolution.

Thank you for your favorable consideration of this matter. Should there be any questions or comments, please contact Albert Palmer, HHFDC Project Manager, at (808) 587-0500, or Moe Mohanna, Developer's representative, at (424) 258-2906.

The Honorable Tommy Waters, Chair  
Honolulu City Council  
April 25, 2023  
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Sincerely,

A handwritten signature in black ink, appearing to read "Delmond J.H. Won", with a long horizontal line extending to the right.

Delmond J.H. Won  
Executive Assistant

Enclosures

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



# **690 Pohukaina**

## **Outline Specifications**

December 27, 2022



**ARCHITECTS**

6 Hutton Centre Drive, Suite 1150 Santa Ana,  
California 92707 T 949.809.3380

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## **SECTION 01 11 00**

### **SUMMARY OF WORK**

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The project is the construction of a mixed-use affordable housing project at 690 Pohukaina St. Honolulu, HI. The project consists of two high-rise residential towers on top of a nine-story parking structure. The phase one tower on the Makai side of the site is 30 stories above the nine-story garage (39 stories total) and accommodates 431 units with a unit mix of 13 three-bedroom, 102 two-bedroom, 210 one-bedroom and 106 studio units. The phase two tower on the Mauka side of the site has residential units fronting Pohukaina Street on garage levels two through nine and 9 stories above the nine story garage (18 stories total) and will accommodate 194 units. 8 three-bedroom, 42 two-bedroom, 77 one-bedroom and 67 studio units. Level one of phase two will have approximately 5,027 square feet of retail. The phase one garage is approximately 216,300 square feet and will accommodate 626 parking spaces, the phase two garage is approximately 94,000 square feet and will accommodate 244 parking spaces. Total gross area of phase one excluding garage area is 370,180 square feet and phase two 168,320 square feet excluding garage area. The approximate overall gross square feet of the project excluding garage area is 538,500 square feet and 848,800 including garage area.

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## **SECTION 02 41 20**

### **SELECTIVE DEMOLITION**

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Selectively remove materials, systems, components, fixtures and equipment as designated and as required for completion of Project as indicated. Cap and identify active utilities

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## **SECTION 03 30 00**

### **CAST-IN-PLACE CONCRETE**

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Provide cast-in-place concrete, with formwork, reinforcement, and accessories as required for complete installation.

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## **SECTION 04 22 00**

### **CONCRETE UNIT MASONRY**

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Provide concrete masonry unit construction, with mortar, reinforcement, anchorage, and accessories as required for complete installation. Cut and fit concrete masonry for work of other trades.

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## **SECTION 05 50 00**

### **METAL FABRICATIONS**

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Provide stock and custom fabricated metal items complete in respect to function. Metal fabrications includes items made from iron and steel shapes, plates, bars, strips, tubes, pipes and castings which are not a part of structural steel or metal systems specified elsewhere.

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## **SECTION 05 51 00**

### **METAL STAIRS**

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Provide steel stairs and landings, with stair handrails, and including plates, angles, hangers and struts for securing to building structure.

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**SECTION 06 20 00****FINISH CARPENTRY**

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Provide finish carpentry with accessories as required for complete installation. Provide closet and storage shelving and closet poles.

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**SECTION 07 18 00****TRAFFIC COATING**

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Provide traffic-bearing, fluid applied, waterproof, elastomeric urethane coating with accessories as required for complete weather-tight traffic coating above lobby area.

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**SECTION 07 21 00****THERMAL INSULATION**

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Provide insulation and accessories as required for complete installation. Provide thermal batt insulation with integral vapor retarder at exterior walls and extruded polystyrene thermal insulation at roof.

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**SECTION 07 24 00****EXTERIOR INSULATION AND FINISH SYSTEM**

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Provide drainable high-performance exterior insulation and finish system (EIFS) consisting of polystyrene insulation and synthetic plaster finish with metal framing, sheathing, anchorages, related flashings, and accessories. System is designed using rainscreen concept where primary water barrier is just before sheathing and exterior components are designed to allow water within system to drain back to exterior. Provide joint sealants at system.

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**SECTION 07 26 00****BELOW-GRADE VAPOR RETARDER**

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Provide vapor retarder system for below grade and slab-on-grade concrete, including sealing joints and protrusions through vapor retarder and sand bed below vapor retarder.

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**SECTION 07 28 00****WEATHER BARRIER/UNDERLAYMENT**

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Provide weather barrier/underlayment air and water barrier systems for EIFS, sloped roofing, flashing and sheet metal, and penetrations with accessories as required for complete watertight installation.

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**SECTION 07 53 00****ELASTOMERIC TPO MEMBRANE ROOFING**

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Provide reinforced thermoplastic polyolefin (TPO) type elastomeric sheet membrane roofing system with base flashings, insulation, roof deck board, and accessories for complete, weather-tight installation.

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**SECTION 07 60 00****FLASHING AND SHEET METAL**

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Provide metal flashings and sheet metal including accessories as required for complete weathertight installation. Flashing and sheet metal includes copings, fascias, scuppers, gutters, downspouts, rainwater leaders, reglets, and similar fabricated components as applicable to Project.

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**SECTION 07 84 00****FIRESTOPPING**

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Provide firestopping as required to maintain effective barrier against spread of flame, smoke and gases, and to retain integrity of time-rated construction as indicated and at following types of locations. Provide at fire rated system perimeters, and at duct, conduit, piping penetrations through time-rated construction, and as required by applicable codes.

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**SECTION 07 90 00****JOINT SEALANTS**

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Provide joint sealants, for interior and exterior joints not specified elsewhere, with backing rods and accessories as required for complete installation. Joint sealants include joint sealers and calking.

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**SECTION 08 11 13****HOLLOW METAL DOORS AND FRAMES**

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Standard and custom hollow metal doors and frames at some door locations except for unit interiors. Steel sidelight, borrowed lite and transom frames. Louvers installed in hollow metal doors. Light frames and glazing installed in hollow metal doors.

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**SECTION 08 14 00****WOOD DOORS**

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Provide flush face wood doors. Provide interior bi-fold wood closet doors with hardware for unit interiors.

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**SECTION 08 17 00****INTEGRATED DOOR OPENING ASSEMBLIES**

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Provide integrated door assemblies including frames, doors, operating hardware, and accessories as required for complete operational installation at elevator lobby doors at residential floors.

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**SECTION 08 31 00****ACCESS DOORS AND PANELS**

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Provide access doors set in finished surfaces. Provide access doors and panels as required for access to controls and valves behind finished surfaces. Coordinate with various trades for controls and valves which may be concealed.

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**SECTION 08 41 00****ENTRANCES AND STOREFRONTS**

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Provide aluminum-framed entrances and storefront systems, with stock non-automatic doors, hardware, anchorage, glazing, and accessories as required for complete installation at level one retail and lobby.

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**SECTION 08 44 10****GLAZED WINDOW**

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Provide factory finished aluminum framed window wall systems including glass, glazing materials, structural anchors, attachments, shims, and accessories as required for complete weather-tight installation. Window wall systems include storefront systems, fixed and operable windows, and aluminum and glass entry door systems, including glazing and hardware.

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**SECTION 08 71 00****DOOR HARDWARE**

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Provide commercial door hardware for Swinging doors, sliding doors and other doors to the extent required. Door hardware includes, but is not necessarily limited to Mechanical door hardware electromechanical door hardware and cylinders.

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**LOUVERS**

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Provide extruded aluminum louvers and frames, with screens, attachment hardware, and accessories as required for complete finished installation.

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**SECTION 09 21 00****GYPSUM BOARD ASSEMBLIES**

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Provide gypsum board systems including gypsum board, joint treatment, acoustical accessories, and general accessories for complete installation. Provide special surface texture finish coat.

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**SECTION 09 30 00****TILING**

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Provide tile installations with accessories, as required for complete installation. Provide waterproofing membrane integral with tile setting beds. Provide cementitious backer unit tile substrate.

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**SECTION 09 51 00****ACOUSTICAL CEILINGS**

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Provide suspended acoustical ceiling system with exposed suspended metal grid system, trim, and accessories as required for complete finished installation.

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**SECTION 09 65 10****RESILIENT BASE**

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Provide resilient base and accessories as required for complete finished installation.

**SECTION 09 65 20****RESILIENT TILE FLOORING**

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Provide resilient tile flooring (VCT) and accessories as required for complete finished installation.

**SECTION 09 68 10****TILE CARPETING**

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Provide carpet tile including edge strips where carpeting terminates at other floor finishes and accessories as required for complete finished installation.

**SECTION 09 90 00****PAINTING AND COATING**

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Provide painting and finishing of exposed items and surfaces requiring field painting and finishing including shop primed items.

**SECTION 10 14 00****SIGNAGE**

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Provide general signage complete with attachment devices and accessories as required for complete installation.

**SECTION 10 28 15****BATH ACCESSORIES**

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Provide toilet accessories with attachment hardware and rough-in frames as required for complete, operational installation.

**SECTION 10 44 00****FIRE EXTINGUISHER CABINETS**

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Provide fire extinguisher cabinets with accessories as required for complete installation. Provide flush mounted trimless fire extinguisher cabinets (no visible trim) at areas outside garage or in path of travel. Provide surface mounted fire extinguisher cabinets with exposed frame (trim) for garage and areas not in a path of travel.

**SECTION 10 55 00****POSTAL SPECIALTIES**

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Provide horizontal mailboxes and mail collection boxes, with accessories as required for complete installation.

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**SECTION 11 31 00****RESIDENTIAL APPLIANCES**

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Provide residential type appliances with options and accessories as required for complete finished operational installation.

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**SECTION 12 33 00****MANUFACTURED RESIDENTIAL CASEWORK**

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Provide residential type manufactured casework including accessories as required for complete finished installation. Provide countertops for manufactured residential casework.

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**SECTION 12 93 20****BICYCLE RACKS**

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Provide bicycle racks including accessories as required for complete, secure installation.

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**SECTION 14 21 00****ELECTRIC TRACTION ELEVATORS**

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Provide electric gearless traction type elevator system that requires no equipment room, including equipment and accessories as required for complete operational installation.

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**SECTION 14 91 80****CHUTES**

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Provide chute systems with fire-rated doors and accessories as required for complete, operational system. Provide two chutes for each tower.

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**SECTION 21 05 16, 17, 18 & 23****FIRE-SUPPRESSION PIPING**

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Provide flexible-hose packless expansion joints, rubber packless expansion joints, alignment guides and anchors, and pipe loops and swing connections. Provide sleeves, stack-sleeve fittings, sleeve-seal systems, Sleeve-seal fittings, grout and silicone sealants. Provide escutcheons and floor plates. Provide two-piece ball valves with indicators iron butterfly valves with indicators, check valves, iron OS&Y gate valves, NRS gate valves, and trim and drain valves.

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**SECTION 21 05 29, 48, 53****FIRE SUPPRESSION PIPING AND EQUIPMENT**

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Provide metal pipe hangers and supports, trapeze pipe hangers, metal framing systems, fastener systems, and equipment supports. Provide elastomeric isolation pads, elastomeric isolation mounts, restrained elastomeric isolation mounts, pipe-riser resilient supports, resilient pipe guides, elastomeric hangers, snubbers, restraint channel bracings seismic-restraint accessories, mechanical anchor bolts, adhesive anchor bolts. Provide equipment labels, warning signs and labels, pipe labels, valve tags, warning tags.

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**SECTION 21 11 19**

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**FIRE DEPARTMENT CONNECTIONS**

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Provide yard-type fire-department connections.

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**SECTION 21 12 00**

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**FIRE-SUPPRESSION STANDPIPES**

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Provide pipes, fittings, and specialties, fire-protection specialty valves, hose connections, alarm devices, manual control stations, control panels, and pressure gages.

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**SECTION 21 13 13**

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**WET-PIPE SPRINKLER SYSTEMS**

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Provide pipes, fittings, and specialties, specialty valves, sprinklers, alarm devices, manual control stations, control panels, and pressure gages

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**SECTION 21 31 13**

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**ELECTRIC-DRIVE, CENTRIFUGAL FIRE PUMPS**

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Provide horizontally mounted, single-stage, split-case fire pumps, fire-pump accessories and specialties and flowmeter systems

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**SECTION 22 05 16, 17, 18, 19**

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**EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING**

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Provide flexible-hose packless expansion joints, rubber packless expansion joints, alignment guides and anchors, pipe loops and swing connections. Provide sleeves stack-sleeve fittings sleeve-seal systems, sleeve-seal fittings, grout, and silicone sealants. Provide escutcheons and floor plates. Provide liquid-in-glass thermometers, thermowells, dial-type pressure gages, gage attachments, test plugs, and test-plug kits and sight flow indicators.

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**SECTION 22 05 29, 48, 53**

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**PLUMBING PIPING AND EQUIPMENT**

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Provide metal pipe hangers and supports, trapeze pipe hangers, metal framing systems, thermal hanger-shield inserts, fastener systems, pipe stands, pipe-positioning systems, and equipment supports. Provide elastomeric isolation pads, elastomeric isolation mounts, restrained elastomeric isolation mounts, open-spring isolators, housed-spring isolators, restrained-spring isolators, housed-restrained-spring isolators, pipe-riser resilient supports, resilient pipe guides, elastomeric hangers, snubbers, restraint channel bracings, restraint cables, seismic-restraint accessories, mechanical anchor bolts, and adhesive anchor bolts. Provide equipment labels, warning signs and labels, pipe labels, valve tags, and warning tags.

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**SECTION 22 07 19**

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**PLUMBING PIPING INSULATION**

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Provide piping insulation for domestic hot-water piping, domestic recirculating hot-water piping, supplies and drains for handicap-accessible lavatories and sinks.

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#### **SECTION 22 11 16, 19, 23**

##### **DOMESTIC WATER**

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Provide copper tube and fittings, piping joining materials, encasement for piping, and dielectric fittings. Provide vacuum breakers, backflow preventers, water pressure-reducing valves, balancing valves, temperature-actuated, water mixing valves, strainers, outlet boxes, hose bibbs, drain valves, water-hammer arresters, air vents, trap-seal primer valves, trap-seal primer systems, flexible connectors, and water meters. Provide multiplex, and variable-speed booster pumps.

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#### **SECTION 22 13 16, 19**

##### **SANITARY WASTE AND VENT PIPING**

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Provide hubless, cast-iron soil pipe and fittings, PVC pipe and fittings, specialty pipe fittings, and encasement for underground metal piping. Provide backwater valves, cleanouts, roof flashing assemblies, through-penetration firestop assemblies, and miscellaneous sanitary drainage piping specialties. Provide floor drains and floor sinks.

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#### **SECTION 22 14 13, 23**

##### **STORM DRAINAGE**

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Provide hubless, cast-iron soil pipe and fittings PVC pipe and fittings, specialty pipe and fittings and encasement for underground metal piping. Provide metal roof drains, miscellaneous storm drainage piping specialties, cleanouts. And backwater valves.

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#### **SECTION 22 14 29**

##### **SUMP PUMPS**

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Provided packaged drainage-pump units in elevator shafts.

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#### **SECTION 22 41 00**

##### **RESIDENTIAL PLUMBING FIXTURES**

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Provide unit lavatories, showers, kitchen sinks water closets toilet seats, supply fittings and waste fittings.

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#### **SECTION 22 42 13**

##### **COMMERCIAL WATER CLOSETS AND LAVATORIES**

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Provide wall-mounted water closets, flushometer valves toilet seats and supports at public restrooms, Provided lavatories, faucets, supply fittings, waste fittings, and supports at public restrooms

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## **SECTION 23 05 17, 18, 29**

### **HVAC PIPING**

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Provide sleeves, stack-sleeve fittings, sleeve-seal systems sleeve-seal fittings, grout and silicone sealants. Provide escutcheons and floor plates. Provide metal pipe hangers and supports, trapeze pipe hangers, metal framing systems, thermal-hanger shield inserts, fastener systems, pipe stands, and equipment supports

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### **SECTION 23 05 46**

### **COATINGS FOR HVAC**

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Application of coating systems on internal HVAC components and external equipment surfaces, including the following systems Bake-cured corrosion-resistant coating systems and Air-dried corrosion-resistant coating systems

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### **SECTION 23 05 48**

### **VIBRATION AND SEISMIC CONTROLS FOR HVAC**

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Provide elastomeric isolation pads, elastomeric isolation mounts, restrained elastomeric isolation mounts, open-spring isolators, housed-spring isolators, restrained-spring isolators, housed-restrained-spring isolators, pipe-riser resilient supports, resilient pipe guides, elastomeric hangers, snubbers, restraint channel bracings, restraint cables, seismic-restraint accessories, mechanical anchor bolts, adhesive anchor bolts, vibration isolation equipment bases, and restrained isolation roof-curb rails.

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### **SECTION 23 07 19**

### **HVAC PIPING INSULATION**

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Provide insulation for HVAC piping systems.

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### **SECTION 23 11 23**

### **FACILITY NATURAL-GAS PIPING**

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Provide pipes, tubes, and fittings, piping specialties, piping and tubing joining materials, manual gas shutoff valves, earthquake valves, pressure regulators gas submeters and dielectric fittings.

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### **SECTION 23 31 13**

### **METAL DUCTS**

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Provide single-wall rectangular ducts and fittings, double-wall rectangular ducts and fittings, single-wall round ducts and fittings, sheet metal materials, duct liner, sealants and gaskets hangers and supports, and seismic-restraint devices.

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**SECTION 23 33 00, 46**

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**AIR DUCT ACCESSORIES**

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Provide backdraft and pressure relief dampers, barometric relief dampers, manual volume dampers, control dampers, fire dampers, combination fire and smoke dampers, flange connectors, turning vanes, remote damper operators, duct-mounted access doors, flexible connectors, and duct accessory hardware. Provide non-insulated flexible ducts and insulated flexible ducts.

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**SECTION 23 34 13, 16**

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**AXIAL HVAC FANS**

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Provide tubeaxial fans. Provide Square in-line centrifugal fans.

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**SECTION 23 37 13.13, 23**

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**AIR DIFFUSERS REGISTERS AND GRILLES**

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Provide square ceiling diffusers and perforated diffusers Provide adjustable blade face registers and grilles, fixed face registers and grilles, and linear bar grilles.

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**SECTION 23 37 23**

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**HVAC GRAVITY VENTILATORS**

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Provide louvered-penthouse ventilators, hooded ventilators and goosenecks.

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**SECTION 23 81 13**

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**PACKAGED TERMINAL AIR-CONDITIONERS**

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Provide complete PTAC HVAC system(s) including, but not limited to, delegated design and the components to make a complete operating system(s)

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**SECTION 26 05 19**

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**CONDUCTORS AND CABLES**

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Provide building wires and cables rated 600 V and less and connectors, splices, and terminations rated 600 V and less.

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**SECTION 26 05 26**

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**GROUNDING AND BONDING**

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Provide grounding systems and equipment and underground distribution grounding.

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**SECTION 26 05 26**

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**HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS**

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Provide hangers and supports for electrical equipment and systems and construction requirements for concrete bases.

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**SECTION 26 05 33**

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**RACEWAYS AND BOXES**

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Provide metal conduits, tubing, and fittings, nonmetal conduits, tubing, and fittings, metal wireways and auxiliary gutters, boxes, enclosures, and cabinets, handholes and boxes for exterior underground cabling.

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**SECTION 26 05 53**

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**ELECTRICAL IDENTIFICATION**

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Provide underground-line warning tape, warning labels and signs, equipment identification labels and miscellaneous identification products.

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**SECTION 26 24 00**

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**PANELBOARDS**

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Provide distribution panelboards and lighting and appliance branch-circuit panelboards.

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**SECTION 26 25 00**

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**ENCLOSED BUS ASSEMBLIES**

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Provide feeder-bus assemblies, plug-in bus assemblies, and bus plug-in devices.

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**SECTION 26 27 26**

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**WIRING DEVICES**

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Provide receptacles, receptacles with integral GFCI, and associated device plates, tamper-resistant receptacles, weather-resistant receptacles, snap switches and wall-box dimmers, wall-switch and exterior occupancy sensors and communications outlets.

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**SECTION 26 28 00**

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**ENCLOSED SWITCHES AND CIRCUIT BREAKERS**

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Provide nonfusible switches, molded-case circuit breakers (mccbs) and enclosures.

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**SECTION 26 51 00**

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**INTERIOR LIGHTING**

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Provide interior lighting fixtures, emergency lighting units, and exit signs.

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**SECTION 26 56 00**

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**EXTERIOR LIGHTING**

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Provide exterior luminaires with lamps, luminaire-mounted photoelectric relays, poles and accessories, and luminaire lowering devices.

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**SECTION 27 05 26, 28, 44****COMMUNICATIONS SYSTEMS**

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Provide grounding conductors, grounding connectors, grounding busbars, and grounding labeling. Provide metal conduits and fittings, nonmetallic conduits and fittings, metal wireways and auxiliary gutters and boxes, enclosures, and cabinets. Provide sleeves for pathway and cable penetration of non-fire-rated construction walls and floors sleeve-seal systems, sleeve-seal fittings, grout and silicone sealants.

# 690 POHUKAINA STREET AFFORDABLE HOUSING

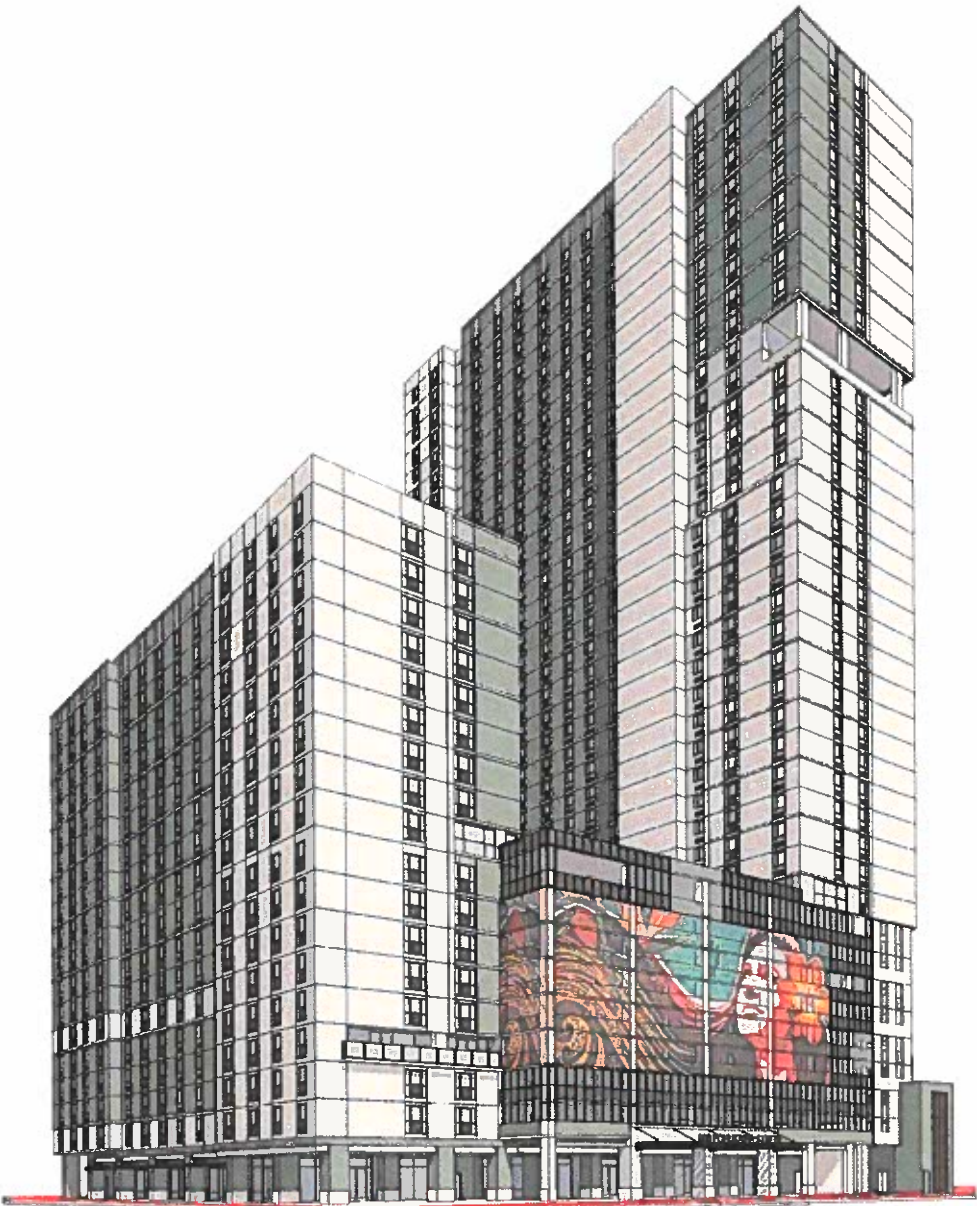
## 690 Pohukaina Street - Totals

Project Totals (Phase 1 & 2)			
	Phase 1	Phase 2	Total
Total Units	431	194	625
Total Unit Gross Area	286,123	124,502	410,625
Retail Gross Area		5,455	5,455
Common Area Gross Area	51,160	27,788	78,948
Total HCDA Area (Excludes Stairs, Elevators, Parking, Drive Aisles, and Loading Areas)	337,283	157,745	495,028
66,423 Site Area 7.45 F.A.R.			
Total Gross Area Without Parking	370,403	170,271	540,674
Total Gross Area With Parking	586,595	264,401	851,096
Total Unit Net Area	264,734	115,000	379,734

Total Parking (Phase 1 & 2)	
Required Phase 1 Residential	481
Required Phase 2 Residential	216
Required Phase 2 Retail Parking	13
Total HCDA Required Parking	710
DOE Parking Requested	110
Total Parking Requested	820
Phase 1 Parking Provided	626
Phase 2 Parking Provided	244
Total Parking Provided	870

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

Loading Spaces		
Goods and Services	5,455 s.f. Retail	1 Loading Space Required
2,000 - 10,000 s.f. 1 Space Req.		
Residential	489,573 s.f. Unit Gross Area	3 Loading Spaces Required
150,000 - 300,00 s.f. - 2 required		
1 additional for each additional 200,00 s.f.	495,028	4 Loading Spaces Required 3 Loading Spaces Provided



STREET VIEW PHASE 1 AND 2 TOWERS

## 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

### REVISIONS:

	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

SCALE:

A0.0

COVER PAGE  
PROJECT  
TOTALS



**ARCHITECTS**

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690 Pohukaina Street - Phase 1  
Printed 3/21/23

Phase 1																								
	Units								Amenities					Support Spaces							Total			
	3 Bedroom		2 Bedroom		1 Bedroom		Studio			Rec Center	Laundry	Bike Storage			Lobby	Office	Conf. rm.	Restroom	Mail room	Service	Corridor	Area	HCDA	
Level	Units	Area	Units	Area	Units	Area	Units	Area																
39	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
38	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
37	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
36	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
35	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
34	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
33	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
32	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
31	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
30	-	-			2	1,956	7	4,371	4	1,592					241					212	897	9,269		
29	-	-			2	1,956	7	4,371	4	1,592	898				241					212	897	10,167		
28	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
27	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
26	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
25	1	1,106	3	2,919	7	4,371	3	1,259							241					212	879	10,987		
24	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
23	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
22	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
21	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
20	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
19	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
18	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
17	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
16	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
15	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
14	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
13	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
12	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
11	-	-			4	3,754	7	4,372	4	1,604					241					224	884	11,079		
10	-	-	3	2,919	7	4,372	3	1,259	1,198						161					211	877	10,997		
9															158					-	-	158		
8															158					-	-	158		
7															158					-	-	158		
6															158					-	-	158		
5															158					-	-	158		
4															158					-	-	158		
3															158					-	-	158		
2															158					-	-	158		
1												2,567			2,313	231	221	81	243	1,589	404	7,649		
	13	14,378	102	97,334	210	131,145	106	43,266	2,096	-	2,567				10,727	231	221	81	243	8,116	26,878	337,283		
	Average	1,106	Average	954	Average	625	Average	408	Amenities Total			4,663			Support Spaces Total						46,497	Total F.A.R.		
	3.02%		23.67%		48.72%		24.59%		Common Area Total (Amenities Spaces Total + Support Spaces Total)										51,160	Area				

431 Units				431 Units		Bicycle Parking Phase 1	
286.123	Unit Gross Area	(Exterior Face Exterior and Corridor Wall and Centerline of Demising Wall)	Parking Phase 1		1.12	Space Per Unit	Residential
			265	Units > 600 SF @ 1.25 / Unit	331		
			166	Units ≤ 600 SF @ 0.9 / Unit	149	Exclusive of Extra Parking	Long Term
264.734	Unit Net Areas	(Interior Face of Unit Walls)				1.20	Space Per Unit
						Inclusive of Extra Parking	220
						516	Provided
							Provided in 55 High Capacity Racks
							Short Term
							14

690 Pohukaina Street - Phase 2

Printed 3/21/23

Phase 2

Units										Amenities			Retail	Support Spaces								Total HCDA	Parking				Total Area	Total Area	Units Net Area										
3 Bedroom			2 Bedroom			1 Bedroom			Studio			Rec Center		Laundry	Bike Storage	Lobby	Office	Conf. rm.	Restroom	Mail room	Service	Corridor	Area	Stairs	Elevator	Spaces	Area	Without Parking	With Parking	3 Bedroom	2 Bedroom		1 Bedroom		Studio				
Level	Units	Area	Units	Area	Units	Area	Units	Area																					Units	Area	Units	Area	Units	Area	Units	Area			
18	1	1,069	3	2,765	5	3,114	4	1,592					160						247	772	9,719		397	287		10,403		1	1,003	3	2,588	5	2,879	4	1,447				
17	1	1,069	3	2,765	5	3,114	4	1,592					160						247	772	9,719		397	287		10,403		1	1,003	3	2,588	5	2,879	4	1,447				
16	1	1,069	3	2,765	5	3,114	4	1,592					160						247	772	9,719		397	287		10,403		1	1,003	3	2,588	5	2,879	4	1,447				
15	1	1,069	3	2,765	5	3,114	4	1,592					160						247	772	9,719		397	287		10,403		1	1,003	3	2,588	5	2,879	4	1,447				
14	1	1,069	3	2,765	5	3,114	4	1,592					160						247	772	9,719		397	287		10,403		1	1,003	3	2,588	5	2,879	4	1,447				
13	1	1,069	3	2,765	5	3,114	4	1,592					160						247	772	9,719		397	287		10,403		1	1,003	3	2,588	5	2,879	4	1,447				
12	1	1,069	3	2,765	5	3,114	4	1,592					160						247	772	9,719		397	287		10,403		1	1,003	3	2,588	5	2,879	4	1,447				
11	1	1,069	3	2,765	5	3,114	4	1,592					160						247	772	9,719		397	287		10,403		1	1,003	3	2,588	5	2,879	4	1,447				
10					5	3,114	4	1,592	1,069				160						247	772	9,719		397	287		10,403		0	0	3	2,588	5	2,879	4	1,447				
9	-	-	2	1,890	4	2,640	4	1,738					160						215	753	7,396		406	287	32	11,249	8,089	19,338	0	0	2	1,772	4	2,425	4	1,560			
8	-	-	2	1,890	4	2,640	4	1,738					160						215	753	7,396		406	287	31	11,249	8,089	19,338	0	0	2	1,772	4	2,425	4	1,560			
7	-	-	2	1,890	4	2,640	4	1,738					160						215	753	7,396		406	287	31	11,249	8,089	19,338	0	0	2	1,772	4	2,425	4	1,560			
6	-	-	2	1,890	4	2,640	4	1,738					160						215	753	7,396		406	287	31	11,249	8,089	19,338	0	0	2	1,772	4	2,425	4	1,560			
5	-	-	2	1,890	4	2,640	4	1,738					160						215	753	7,396		406	287	31	11,249	8,089	19,338	0	0	2	1,772	4	2,425	4	1,560			
4	-	-	1	995	4	2,640	3	1,200	1,523				160						215	753	7,486		406	287	31	11,249	8,179	19,428	0	0	1	933	4	2,425	3	1,093			
3	-	-	2	1,890	4	2,640	4	1,738					160						215	753	7,396		406	287	31	11,249	8,089	19,338	0	0	2	1,772	4	2,425	4	1,560			
2	-	-	2	1,890	4	2,640	4	1,738					160						215	753	8,437		406	287	21	10,208	9,130	19,338	0	0	2	1,772	4	2,425	4	1,560			
1											1,041		160						215	753	9,975		539	287	5	5,179	10,801	15,980											
	8	8,552	42	39,110	77	49,146	67	27,694	2,592	374	1,363	5,455	4,134	329	218	63	308	5,273	13,134	157,745		7,360	5,166	244	54,130	170,271			8	8,024	42	36,629	77	45,311	67	25,036			
Average		1,069		931	Average	638	Average	413	Amenities Total			4,329	Support Spaces Total								23,459	Total F.A.R. Area		157,745	Total Area Without		170,271	Total Area With		264,401	Average		1,003	Average	872	Average	588	Average	374
4.12%				21.65%				39.59%					Common Area Total (Amenities Spaces Total + Support Spaces Total)								27,788	Area			Total Units		194												

194 Units  
124,502 Unit Gross Area  
115,000 Unit Net Areas

(Exterior Face Exterior and Corridor Wall and Centerline of Demising Wall)  
(Interior Face of Unit Wall)

Parking Phase 2

118 Units > 600 SF @ 1.25 / Unit  
76 Units ≤ 600 SF @ 0.9 / Unit

Required Residential Parking	216
Extra Parking	15
Total Residential Parking	231
Required Retail	1 Per 450 S.F.
Phase 2 Parking	244

194 Units  
1.11 Space Per Unit  
Exclusive of Extra Parking  
1.19 Space Per Unit  
Inclusive of Extra Parking  
231 Provided  
94.7% of Total  
5.3% of Total  
244 Parking Provided

Bicycle Parking Phase 2

Residential  
Long Term  
100 Provided in 25 High Capacity Racks  
Short Term  
6 Provided

Commercial  
Long Term  
1 Provided  
Short Term  
3 Provided

Phase 2							
3 Bedroom	2 Bedroom	1 Bedroom	Studio	3 Bedroom	2 Bedroom	1 Bedroom	Studio
Units	Area	Units	Area	Units	Area	Units	Area
8	1069	42	931	77	638	67	413

Accessible Unit and Washer Dryer Totals	
194	Units
10	Accessible Units (5%)
4	Accessible Units with audio features (2%)
184	Adaptable Units
10	Washers Dryers



STREET VIEW PHASE 2 TOWER

690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175  
DATE ISSUED: 3/28/23  
SCALE:

A0.2

PROJECT  
INFORMATION  
(CONTINUED)

**SVA**  
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Units > 600 SF																	Units ≤ 600 SF		Total Units
Level 39																			
3901 3 Bedroom 1106 Sq.Ft.	3902 1 Bedroom 594 Sq.Ft.	3903 1 Bedroom 577 Sq.Ft.	3904 1 Bedroom 633 Sq.Ft.	3905 Studio 404 Sq.Ft.	3906 2 Bedroom 970 Sq.Ft.	3907 2 Bedroom 987 Sq.Ft.	3908 Studio 448 Sq.Ft.	3909 1 Bedroom 634 Sq.Ft.	3910 1 Bedroom 635 Sq.Ft.	3911 1 Bedroom 649 Sq.Ft.	3912 1 Bedroom 649 Sq.Ft.	3913 Studio 409 Sq.Ft.	3914 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 38																			
3801 3 Bedroom 1106 Sq.Ft.	3802 1 Bedroom 594 Sq.Ft.	3803 1 Bedroom 577 Sq.Ft.	3804 1 Bedroom 633 Sq.Ft.	3805 Studio 404 Sq.Ft.	3806 2 Bedroom 970 Sq.Ft.	3807 2 Bedroom 987 Sq.Ft.	3808 Studio 448 Sq.Ft.	3809 1 Bedroom 634 Sq.Ft.	3810 1 Bedroom 635 Sq.Ft.	3811 1 Bedroom 649 Sq.Ft.	3812 1 Bedroom 649 Sq.Ft.	3813 Studio 409 Sq.Ft.	3814 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 37																			
3701 3 Bedroom 1106 Sq.Ft.	3702 1 Bedroom 594 Sq.Ft.	3703 1 Bedroom 577 Sq.Ft.	3704 1 Bedroom 633 Sq.Ft.	3705 Studio 404 Sq.Ft.	3706 2 Bedroom 970 Sq.Ft.	3707 2 Bedroom 987 Sq.Ft.	3708 Studio 448 Sq.Ft.	3709 1 Bedroom 634 Sq.Ft.	3710 1 Bedroom 635 Sq.Ft.	3711 1 Bedroom 649 Sq.Ft.	3712 1 Bedroom 649 Sq.Ft.	3713 Studio 409 Sq.Ft.	3714 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 36																			
3601 3 Bedroom 1106 Sq.Ft.	3602 1 Bedroom 594 Sq.Ft.	3603 1 Bedroom 577 Sq.Ft.	3604 1 Bedroom 633 Sq.Ft.	3605 Studio 404 Sq.Ft.	3606 2 Bedroom 970 Sq.Ft.	3607 2 Bedroom 987 Sq.Ft.	3608 Studio 448 Sq.Ft.	3609 1 Bedroom 634 Sq.Ft.	3610 1 Bedroom 635 Sq.Ft.	3611 1 Bedroom 649 Sq.Ft.	3612 1 Bedroom 649 Sq.Ft.	3613 Studio 409 Sq.Ft.	3614 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 35																			
3501 3 Bedroom 1106 Sq.Ft.	3502 1 Bedroom 594 Sq.Ft.	3503 1 Bedroom 577 Sq.Ft.	3504 1 Bedroom 633 Sq.Ft.	3505 Studio 404 Sq.Ft.	3506 2 Bedroom 970 Sq.Ft.	3507 2 Bedroom 987 Sq.Ft.	3508 Studio 448 Sq.Ft.	3509 1 Bedroom 634 Sq.Ft.	3510 1 Bedroom 635 Sq.Ft.	3511 1 Bedroom 649 Sq.Ft.	3512 1 Bedroom 649 Sq.Ft.	3513 Studio 409 Sq.Ft.	3514 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 34																			
3401 3 Bedroom 1106 Sq.Ft.	3402 1 Bedroom 594 Sq.Ft.	3403 1 Bedroom 577 Sq.Ft.	3404 1 Bedroom 633 Sq.Ft.	3405 Studio 404 Sq.Ft.	3406 2 Bedroom 970 Sq.Ft.	3407 2 Bedroom 987 Sq.Ft.	3408 Studio 448 Sq.Ft.	3409 1 Bedroom 634 Sq.Ft.	3410 1 Bedroom 635 Sq.Ft.	3411 1 Bedroom 649 Sq.Ft.	3412 1 Bedroom 649 Sq.Ft.	3413 Studio 409 Sq.Ft.	3414 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 33																			
3301 3 Bedroom 1106 Sq.Ft.	3302 1 Bedroom 594 Sq.Ft.	3303 1 Bedroom 577 Sq.Ft.	3304 1 Bedroom 633 Sq.Ft.	3305 Studio 404 Sq.Ft.	3306 2 Bedroom 970 Sq.Ft.	3307 2 Bedroom 987 Sq.Ft.	3308 Studio 448 Sq.Ft.	3309 1 Bedroom 634 Sq.Ft.	3310 1 Bedroom 635 Sq.Ft.	3311 1 Bedroom 649 Sq.Ft.	3312 1 Bedroom 649 Sq.Ft.	3313 Studio 409 Sq.Ft.	3314 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 32																			
3201 3 Bedroom 1106 Sq.Ft.	3202 1 Bedroom 594 Sq.Ft.	3203 1 Bedroom 577 Sq.Ft.	3204 1 Bedroom 633 Sq.Ft.	3205 Studio 404 Sq.Ft.	3206 2 Bedroom 970 Sq.Ft.	3207 2 Bedroom 987 Sq.Ft.	3208 Studio 448 Sq.Ft.	3209 1 Bedroom 634 Sq.Ft.	3210 1 Bedroom 635 Sq.Ft.	3211 1 Bedroom 649 Sq.Ft.	3212 1 Bedroom 649 Sq.Ft.	3213 Studio 409 Sq.Ft.	3214 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 31																			
3101 3 Bedroom 1106 Sq.Ft.	3102 1 Bedroom 594 Sq.Ft.	3103 1 Bedroom 577 Sq.Ft.	3104 1 Bedroom 633 Sq.Ft.	3105 Studio 404 Sq.Ft.	3106 2 Bedroom 970 Sq.Ft.	3107 2 Bedroom 987 Sq.Ft.	3108 Studio 448 Sq.Ft.	3109 1 Bedroom 634 Sq.Ft.	3110 1 Bedroom 635 Sq.Ft.	3111 1 Bedroom 649 Sq.Ft.	3112 1 Bedroom 649 Sq.Ft.	3113 Studio 409 Sq.Ft.	3114 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 30																			
3001 Studio 423 Sq.Ft.	3002 Studio 319 Sq.Ft.	3003 1 Bedroom 594 Sq.Ft.	3004 1 Bedroom 577 Sq.Ft.	3005 1 Bedroom 633 Sq.Ft.	3006 Studio 404 Sq.Ft.	3007 2 Bedroom 970 Sq.Ft.	3008 2 Bedroom 987 Sq.Ft.	3009 Studio 448 Sq.Ft.	3010 1 Bedroom 634 Sq.Ft.	3011 1 Bedroom 635 Sq.Ft.	3012 1 Bedroom 649 Sq.Ft.	3013 1 Bedroom 649 Sq.Ft.				7	6	13	
Level 29																			
2901 Studio 423 Sq.Ft.	2902 Studio 319 Sq.Ft.	2903 1 Bedroom 594 Sq.Ft.	2904 1 Bedroom 577 Sq.Ft.	2905 1 Bedroom 633 Sq.Ft.	2906 Studio 404 Sq.Ft.	2907 2 Bedroom 970 Sq.Ft.	2908 2 Bedroom 987 Sq.Ft.	2909 Studio 448 Sq.Ft.	2910 1 Bedroom 634 Sq.Ft.	2911 1 Bedroom 635 Sq.Ft.	2912 1 Bedroom 649 Sq.Ft.	2913 1 Bedroom 649 Sq.Ft.				7	6	13	
Level 28																			
2801 3 Bedroom 1106 Sq.Ft.	2802 1 Bedroom 594 Sq.Ft.	2803 1 Bedroom 577 Sq.Ft.	2804 1 Bedroom 633 Sq.Ft.	2805 Studio 404 Sq.Ft.	2806 2 Bedroom 970 Sq.Ft.	2807 2 Bedroom 987 Sq.Ft.	2808 Studio 448 Sq.Ft.	2809 1 Bedroom 634 Sq.Ft.	2810 1 Bedroom 635 Sq.Ft.	2811 1 Bedroom 649 Sq.Ft.	2812 1 Bedroom 649 Sq.Ft.	2813 Studio 409 Sq.Ft.	2814 2 Bedroom 963 Sq.Ft.			9	5	14	
Level 27																			
2701 3 Bedroom 1106 Sq.Ft.	2702 1 Bedroom 594 Sq.Ft.	2703 1 Bedroom 577 Sq.Ft.	2704 1 Bedroom 633 Sq.Ft.	2705 Studio 404 Sq.Ft.	2706 2 Bedroom 970 Sq.Ft.	2707 2 Bedroom 987 Sq.Ft.	2708 Studio 448 Sq.Ft.	2709 1 Bedroom 634 Sq.Ft.	2710 1 Bedroom 635 Sq.Ft										

690 POHUKAINA STREET, HONOLULU, HAWAII

**690 POHUKAINA STREET  
AFFORDABLE HOUSING**

[illegible]

**SCALE:**

## PHASE ONE UNITS



## ARCHITECTS

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PHASE 2 UNITS

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

NOTE:  
REFER TO FLOOR PLANS  
FOR UNIT TYPES.

690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

	DESCRIPTION	DATE
△		
△		
△		
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PROJECT NO: 2022-40175

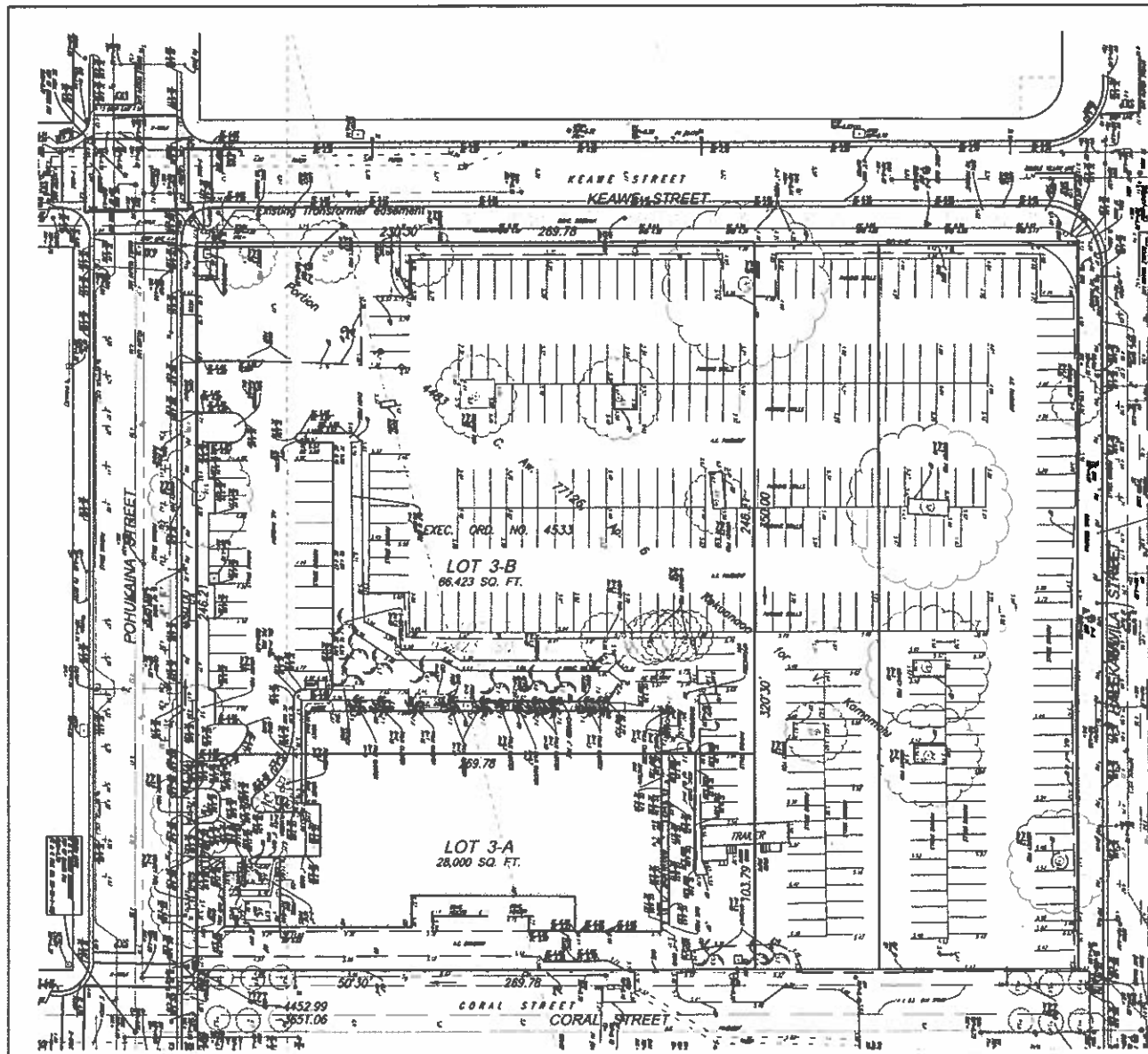
DATE ISSUED: 3/28/23

SCALE:

A0.4  
PHASE TWO  
UNITS



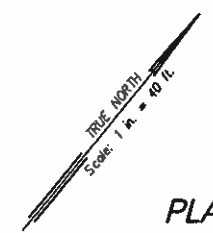
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Notes:  
1. Azimuths and Coordinates are referred to Government  
Survey Triangulation Station "PUNCHBOWL" Δ.

Scale in Feet  
GRAPHIC SCALE

TAX MAP KEY: (1) 2 - 1 - 051. 041



**PLAN SHOWING  
SUBDIVISION OF LOT 3  
INTO LOTS 3-A AND 3-B  
ALSO BEING A PORTION OF  
ROYAL PATENT NUMBER 4483  
LAND COMMISSION AWARD 77126,  
APANA 6 TO KEKUANAOA FOR V. KAMAMALU**

**AT HONOLULU, OAHU, HAWAII**

OWNER: B. P. Bishop Trust Estate  
ADDRESS: 555 South Street  
Honolulu, Hawaii 96813

This work was prepared by me  
or under my direct supervision.  
L.S.D. 4/30/24



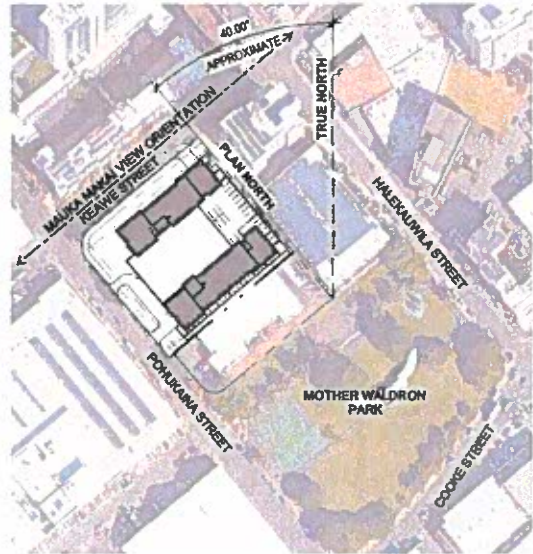
15"x21"=2.2 Sq. Ft.











SITE TOWER ORIENTATION DIAGRAM

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

## REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

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

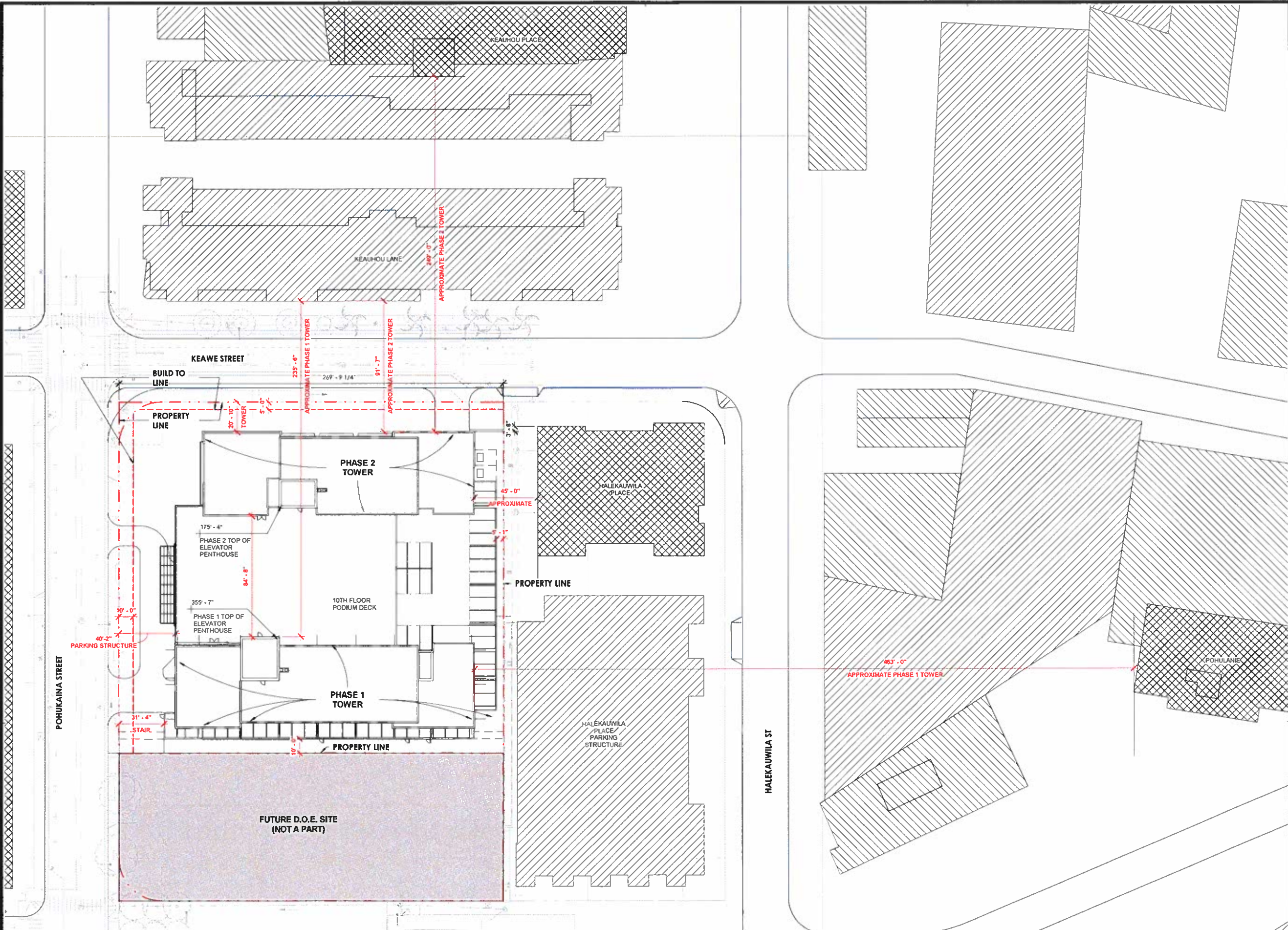
A01.1

SITE PLAN LEVEL ONE



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690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

	DESCRIPTION	DATE
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▲		
▲		
▲		

PROJECT NO: 2022-40175  
DATE ISSUED: 3/28/23  
SCALE: 1/32" = 1'-0"

A01.2  
SITE PLAN ROOF  
PLAN

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

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Recreation Space

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

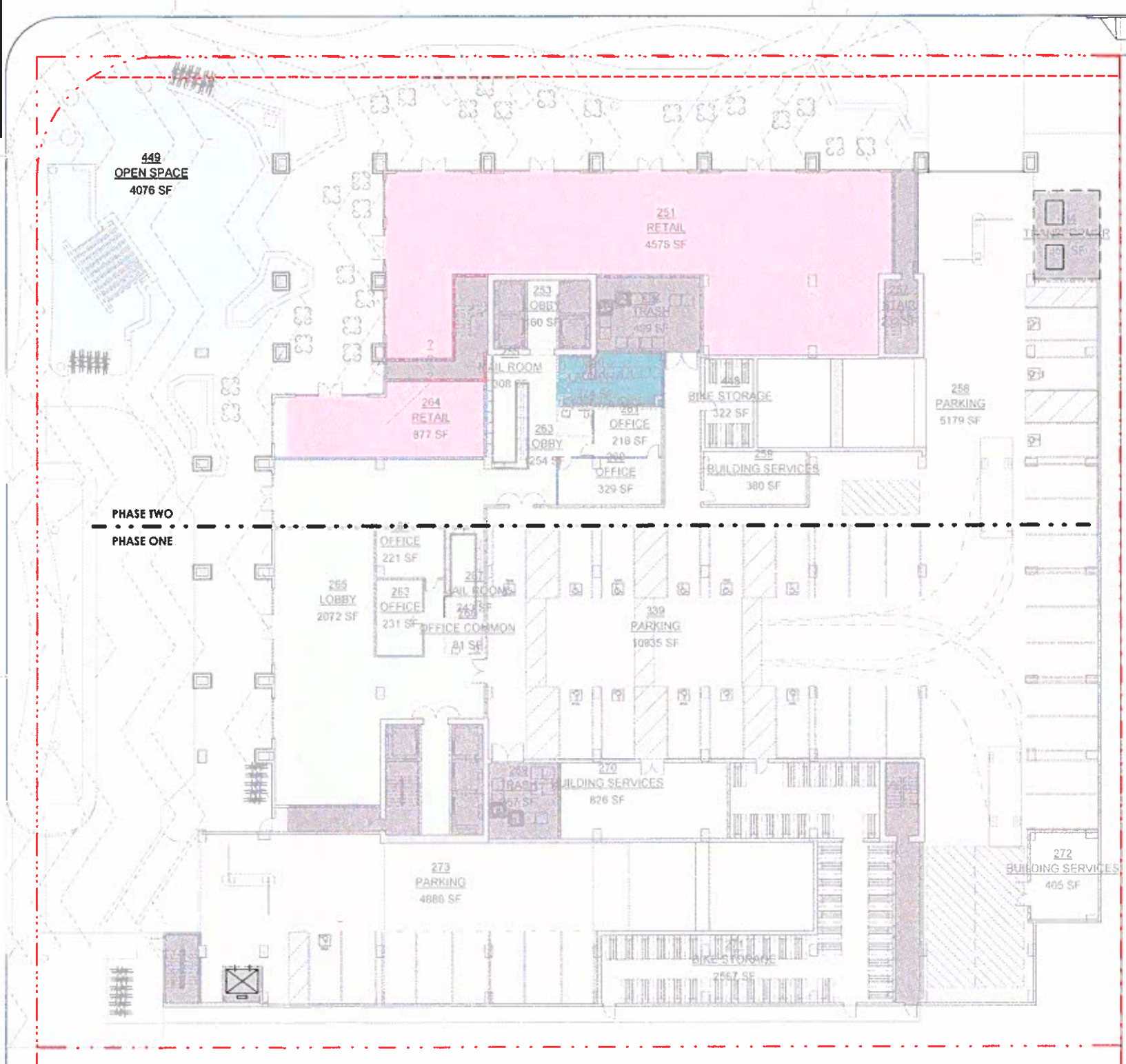
(d) Residential projects requiring a development permit shall provide fifty-five square feet of recreation space per dwelling unit. The required onsite recreation space, if provided outdoors, may be used to satisfy the open space requirement.

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

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

LEGEND

- RECREATION & AMENITIES
- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- PARKING AND BIKE STORAGE
- LOBBY AND OFFICE
- RETAIL
- OPEN RECREATION SPACE



690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:	
DESCRIPTION	DATE

PROJECT NO: 2022-40175  
DATE ISSUED: 3/28/23  
SCALE: As indicated

A01.3  
RECREATION  
AND OPEN  
SPACES

**SVA**  
**ARCHITECTS**

HUTTON CENTRE DR, SUITE 1150 SANTA ANA, CA 92707  
TEL: 949.809.3380 WWW.SVA-ARCHITECTS.COM

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690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2022-40175  
DATE ISSUED: 3/28/23  
SCALE: As indicated

A01.4  
RECREATION  
SPACES



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Recreation Space

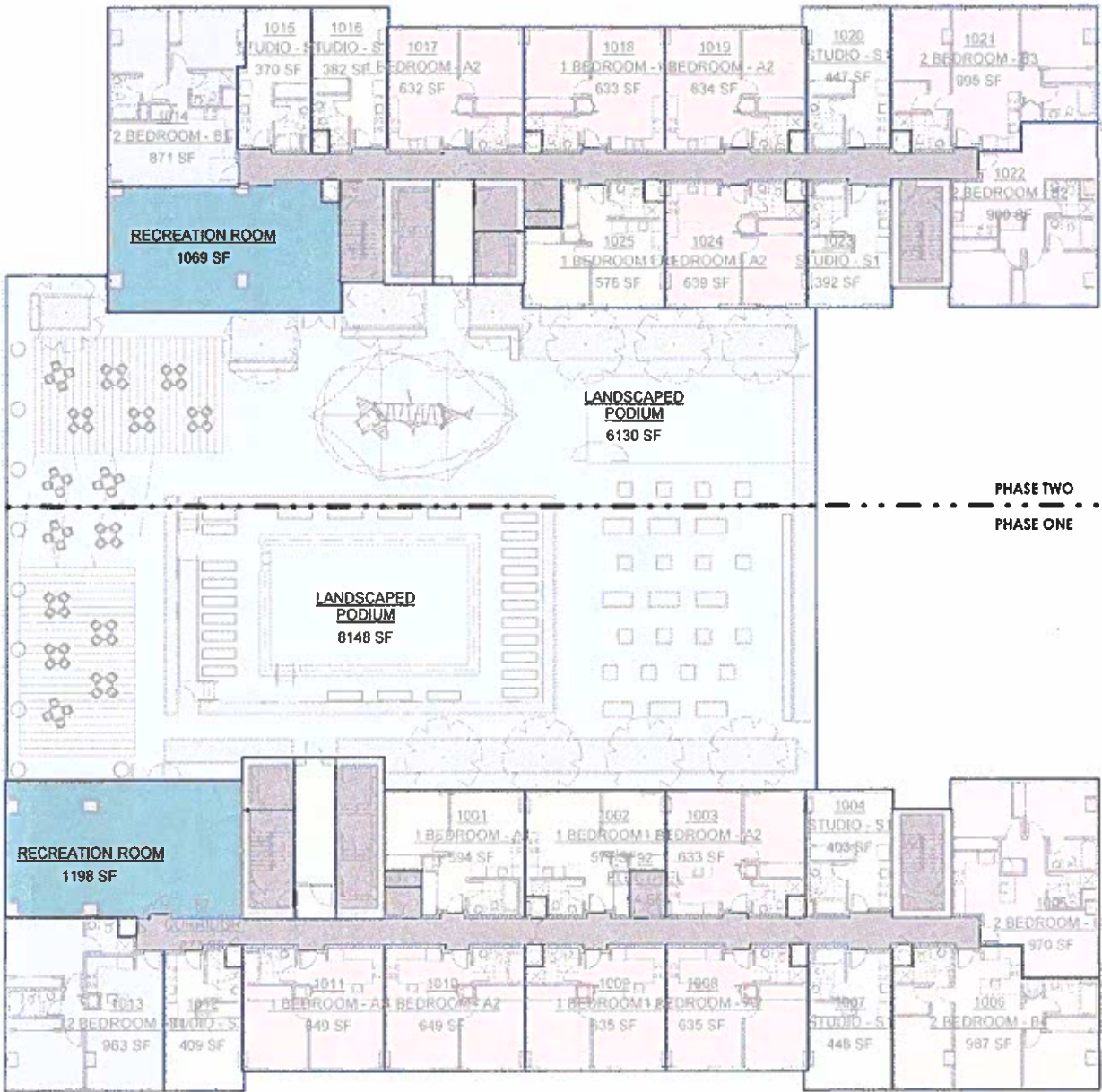
"Recreation space" means an outdoor or indoor open space within a development that can be located at any level and is available for recreational use.  
(d) Residential projects requiring a development permit shall provide fifty-five square feet of recreation space per dwelling unit. The required onsite recreation space, if provided outdoors, may be used to satisfy the open space requirement.

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

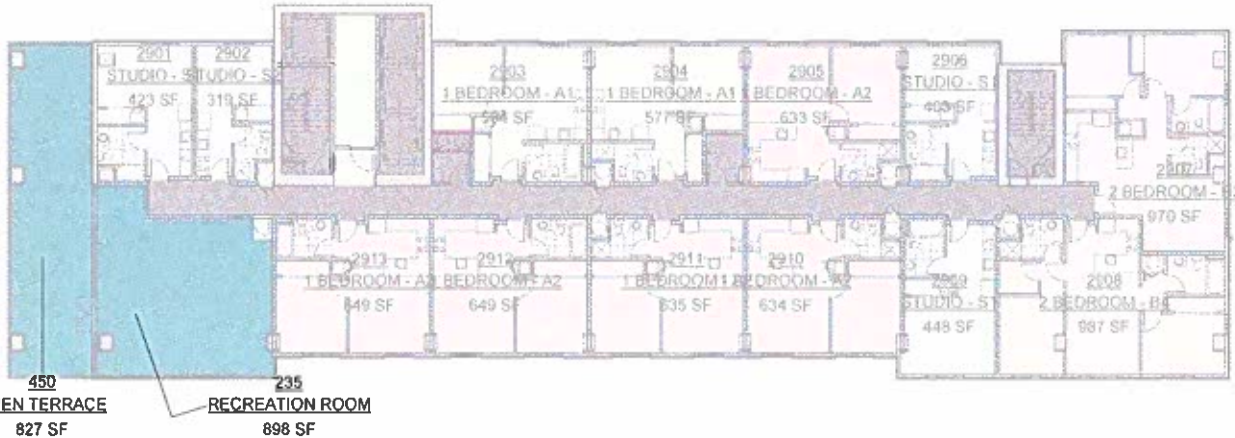
Phase 1 & 2 Recreation Space	
Required Recreation Space Area	34,375
Provided Recreation Space Area	23,460

LEGEND

	RECREATION & AMENITIES		LOBBY AND OFFICE
	RESIDENTIAL		RETAIL
	ELEVATOR, STAIR AND CORRIDOR		OPEN RECREATION SPACE
	PARKING AND BIKE STORAGE		



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



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



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



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

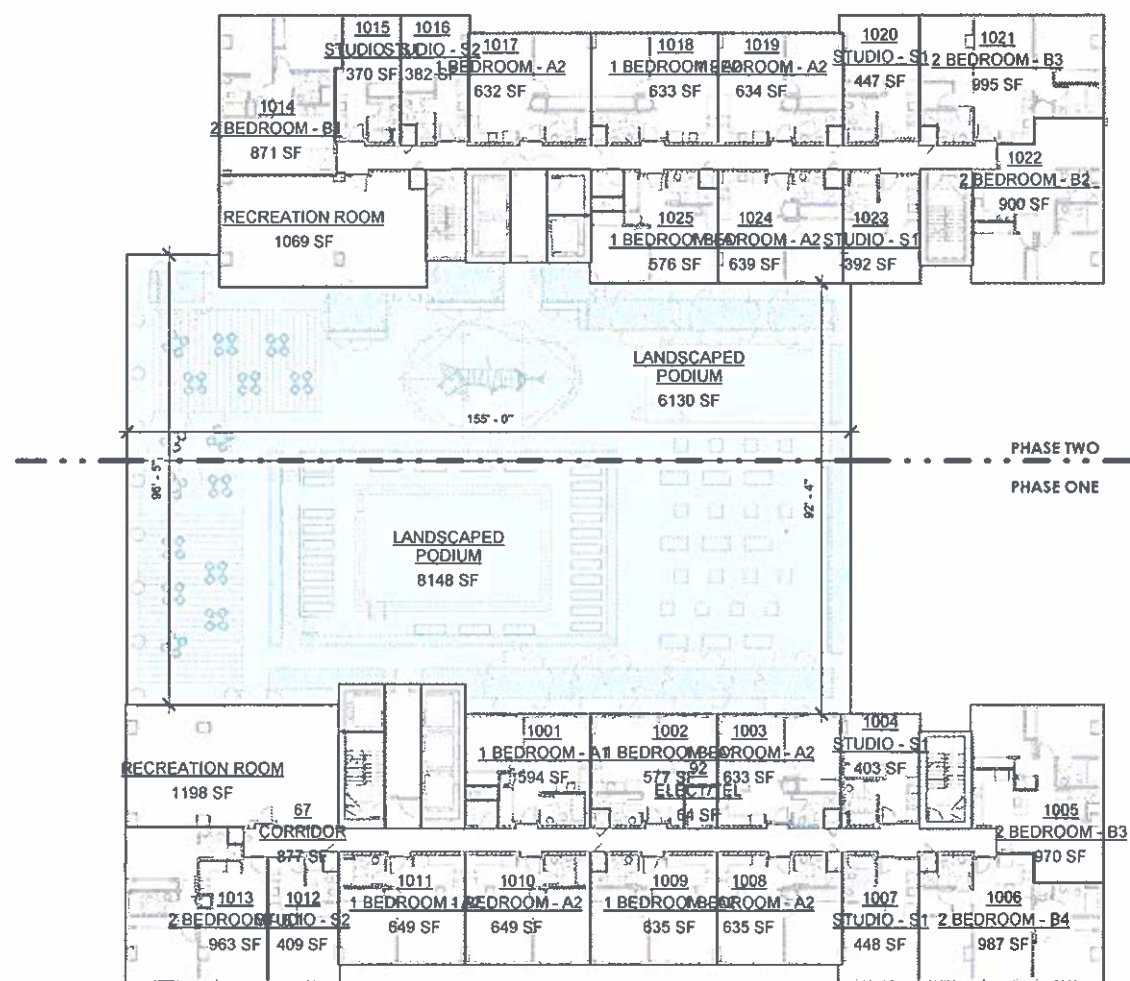
1. At least 15% of the lot area shall be provided as open space and shall be open to the sky.
2. The open space may be located at grade, on a podium, roof garden, or a combination thereof.
3. Open space shall have a minimum dimension of 40 feet on any one side.

Proposed Open Area to be provided		
Level	Type	Area
1	Outdoor Plaza	4,076
10	Open Area	14,278
	Total Provided	18,354

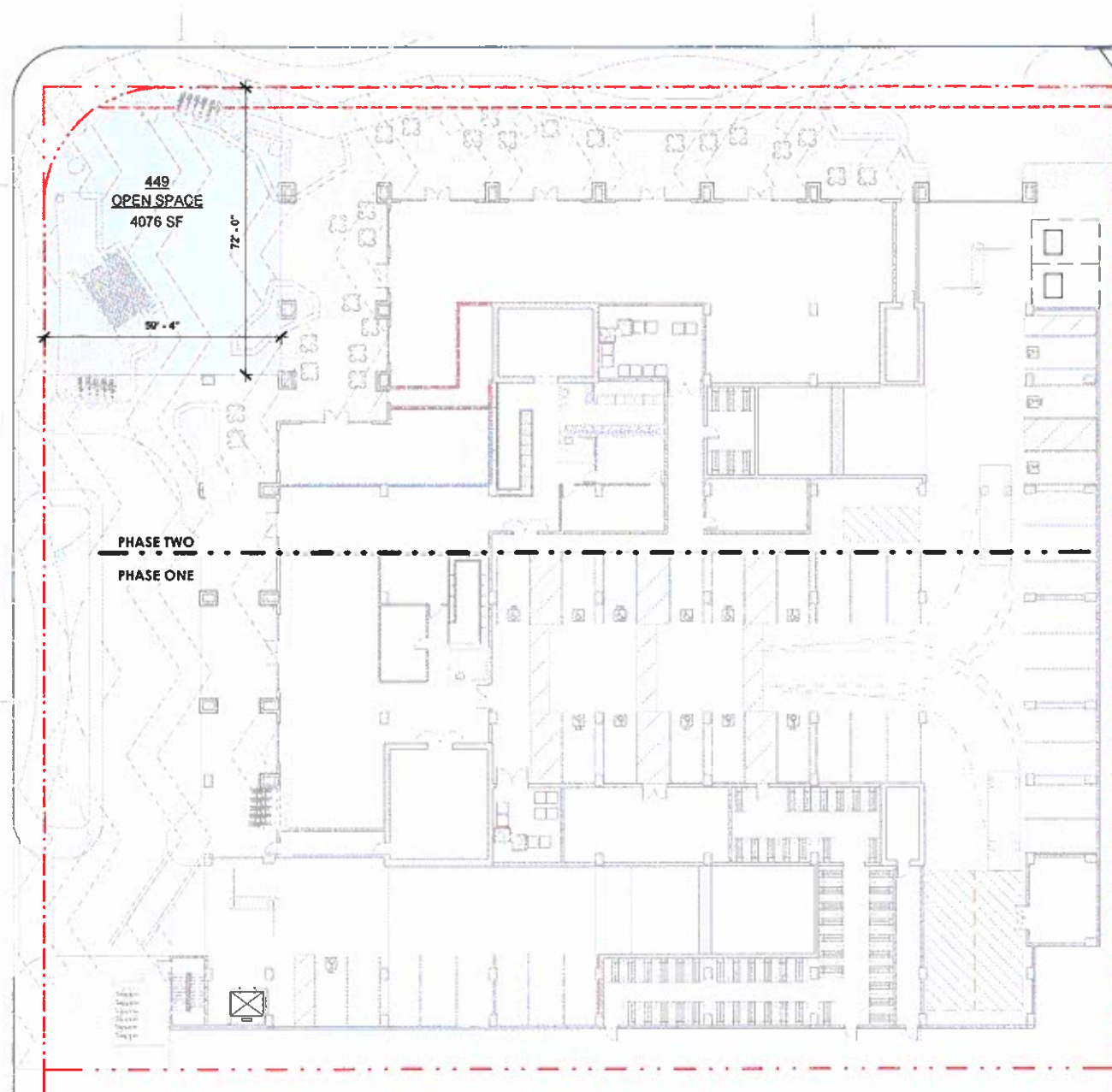
	Lot Area	66,423
	Required = Lot Area x 15%	9,964

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

 **OPEN SPACE**



<b>LEVEL 10 (PHASE 1 &amp;2 )</b>	<b>T = 20'-0"</b>	<b>2</b>
-----------------------------------	-------------------	----------



<b>LEVEL 1 (PHASE 1 &amp;2 )</b>	1" = 20'-0"	<b>1</b>
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PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

**SCALE:** As indicated

## A01.5

## OPEN SPACES



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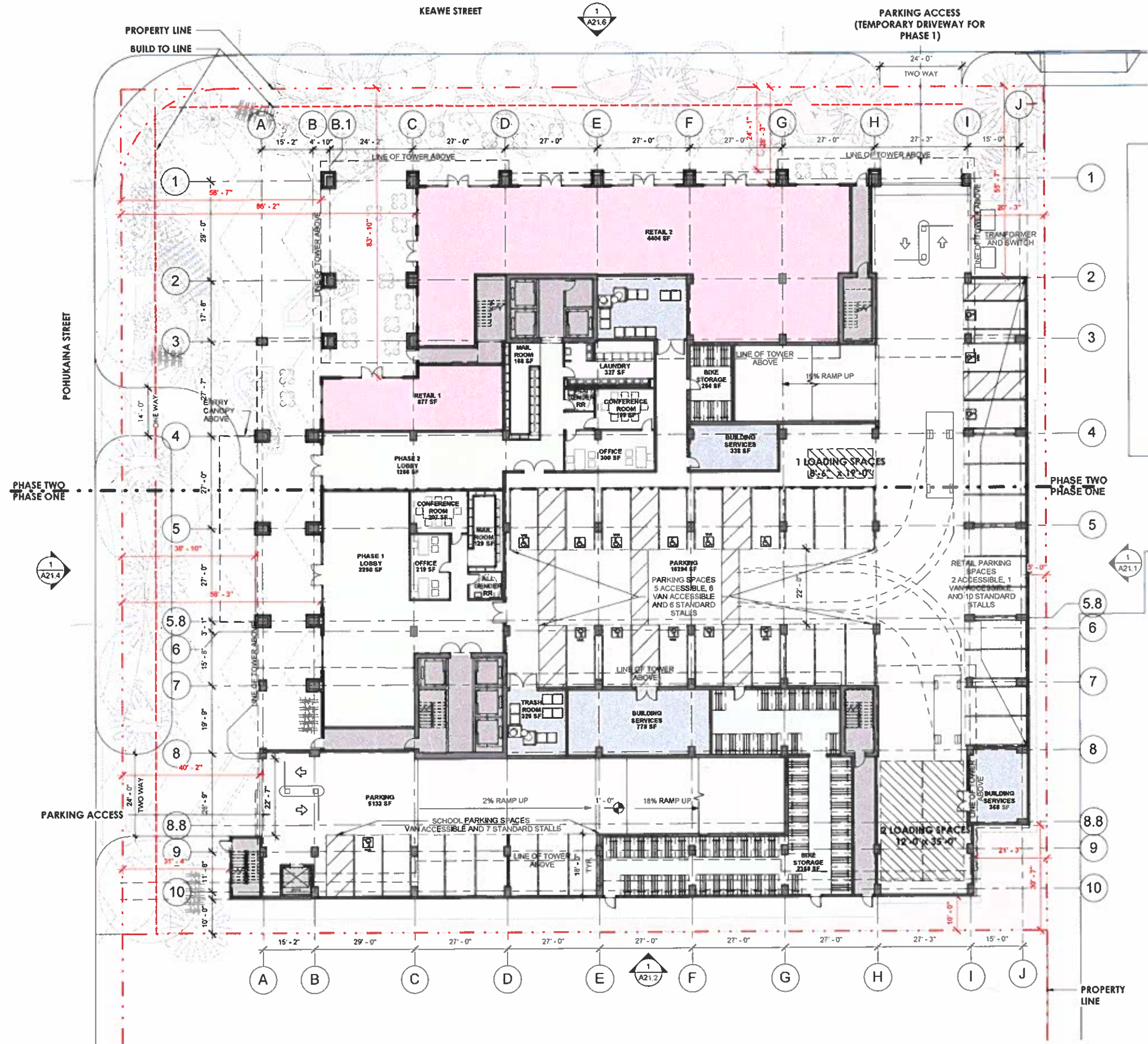
Area Schedule - Level 1				
Level	Phase	Name	TYPE	Area
LEVEL 1				
PHASE 1				
LEVEL 1	PHASE 1	BIKE STORAGE	BIKE STORAGE	2567
LEVEL 1	PHASE 1	BIKE STORAGE	BIKE STORAGE	2567
LEVEL 1	PHASE 1	CORRIDOR	ELEVATOR STAIR AND CORRIDOR	155
LEVEL 1	PHASE 1	CORRIDOR	ELEVATOR STAIR AND CORRIDOR	249
LEVEL 1	PHASE 1	ELEVATOR	ELEVATOR STAIR AND CORRIDOR	99
LEVEL 1	PHASE 1	ELEVATOR	ELEVATOR STAIR AND CORRIDOR	289
LEVEL 1	PHASE 1	ELEVATOR	ELEVATOR STAIR AND CORRIDOR	100
LEVEL 1	PHASE 1	STAIR	ELEVATOR STAIR AND CORRIDOR	178
LEVEL 1	PHASE 1	STAIR	ELEVATOR STAIR AND CORRIDOR	208
LEVEL 1	PHASE 1	STAIR	ELEVATOR STAIR AND CORRIDOR	233
LEVEL 1	PHASE 1	ELEVATOR STAIR AND CORRIDOR		1507
LEVEL 1	PHASE 1	LOBBY	LOBBY AND OFFICE	2072
LEVEL 1	PHASE 1	LOBBY	LOBBY AND OFFICE	241
LEVEL 1	PHASE 1	MAIL ROOM	LOBBY AND OFFICE	243
LEVEL 1	PHASE 1	OFFICE	LOBBY AND OFFICE	221
LEVEL 1	PHASE 1	OFFICE	LOBBY AND OFFICE	231
LEVEL 1	PHASE 1	OFFICE COMMON	LOBBY AND OFFICE	81
LEVEL 1	PHASE 1	LOBBY AND OFFICE		3089
LEVEL 1	PHASE 1	PARKING	PARKING	4886
LEVEL 1	PHASE 1	PARKING	PARKING	10935
LEVEL 1	PHASE 1	PARKING		15622
LEVEL 1	PHASE 1	BUILDING SERVICES	SERVICE	826
LEVEL 1	PHASE 1	BUILDING SERVICES	SERVICE	405
LEVEL 1	PHASE 1	TRASH	SERVICE	357
LEVEL 1	PHASE 1	SERVICE		1589

PHASE 2				
LEVEL 1	PHASE 2	BIKE STORAGE	BIKE STORAGE	322
LEVEL 1	PHASE 2	BIKE STORAGE	BIKE STORAGE	322
LEVEL 1	PHASE 2	CORRIDOR	ELEVATOR STAIR AND CORRIDOR	162
LEVEL 1	PHASE 2	ELEVATOR	ELEVATOR STAIR AND CORRIDOR	96
LEVEL 1	PHASE 2	ELEVATOR	ELEVATOR STAIR AND CORRIDOR	192
LEVEL 1	PHASE 2	STAIR	ELEVATOR STAIR AND CORRIDOR	307
LEVEL 1	PHASE 2	STAIR	ELEVATOR STAIR AND CORRIDOR	232
LEVEL 1	PHASE 2	ELEVATOR STAIR AND CORRIDOR		989
LEVEL 1	PHASE 2	LAUNDRY	LAUNDRY	374
LEVEL 1	PHASE 2	LAUNDRY		374
LEVEL 1	PHASE 2	LOBBY	LOBBY AND OFFICE	160
LEVEL 1	PHASE 2	LOBBY	LOBBY AND OFFICE	1254
LEVEL 1	PHASE 2	MAIL ROOM	LOBBY AND OFFICE	308
LEVEL 1	PHASE 2	OFFICE	LOBBY AND OFFICE	329
LEVEL 1	PHASE 2	OFFICE	LOBBY AND OFFICE	218
LEVEL 1	PHASE 2	OFFICE COMMON	LOBBY AND OFFICE	63
LEVEL 1	PHASE 2	LOBBY AND OFFICE		2332
LEVEL 1	PHASE 2	PARKING	PARKING	5179
LEVEL 1	PHASE 2	PARKING		5179
LEVEL 1	PHASE 2	RETAIL	RETAIL	4578
LEVEL 1	PHASE 2	RETAIL	RETAIL	877
LEVEL 1	PHASE 2	RETAIL		5455
LEVEL 1	PHASE 2	BUILDING SERVICES	SERVICE	380
LEVEL 1	PHASE 2	ELECT/TEL	SERVICE	94
LEVEL 1	PHASE 2	TRANSFORMER	SERVICE	357
LEVEL 1	PHASE 2	TRASH	SERVICE	499
LEVEL 1	PHASE 2	SERVICE		1329
LEVEL 1	PHASE 2	TOTAL		40553

Parking Schedule - Level 1			
LEVEL	PHASE	TYPE	COUNT
LEVEL 1			
LEVEL 1	Phase 1	8'-3" x 18'-0"	1
LEVEL 1	Phase 1	8'-6" x 18'-0"	14
LEVEL 1	Phase 1	9'-0" x 18'-0"	6
LEVEL 1	Phase 1	Handicap 8'-3" x 18'-0"	5
LEVEL 1	Phase 1	Handicap 8'-3" x 18'-0"	7
Phase 1 33			
LEVEL 1	Phase 2	8'-6" x 18'-0"	1
LEVEL 1	Phase 2	9'-0" x 18'-0"	1
LEVEL 1	Phase 2	Handicap 8'-3" x 18'-0"	2
LEVEL 1	Phase 2	Handicap 8'-3" x 18'-0"	1
Phase 2 5			
LEVEL 1 38			

#### LEGEND LEVEL ONE

- BIKE STORAGE
- CIRCULATION (ELEVATOR, STAIR AND CORRIDOR)
- LAUNDRY
- LOBBY
- PARKING
- RETAIL
- SERVICE



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

#### REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

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

A11.1

LEVEL 1  
(PHASE 1&2)



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690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

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

A11.2  
LEVEL 2  
(PHASE 1&2)



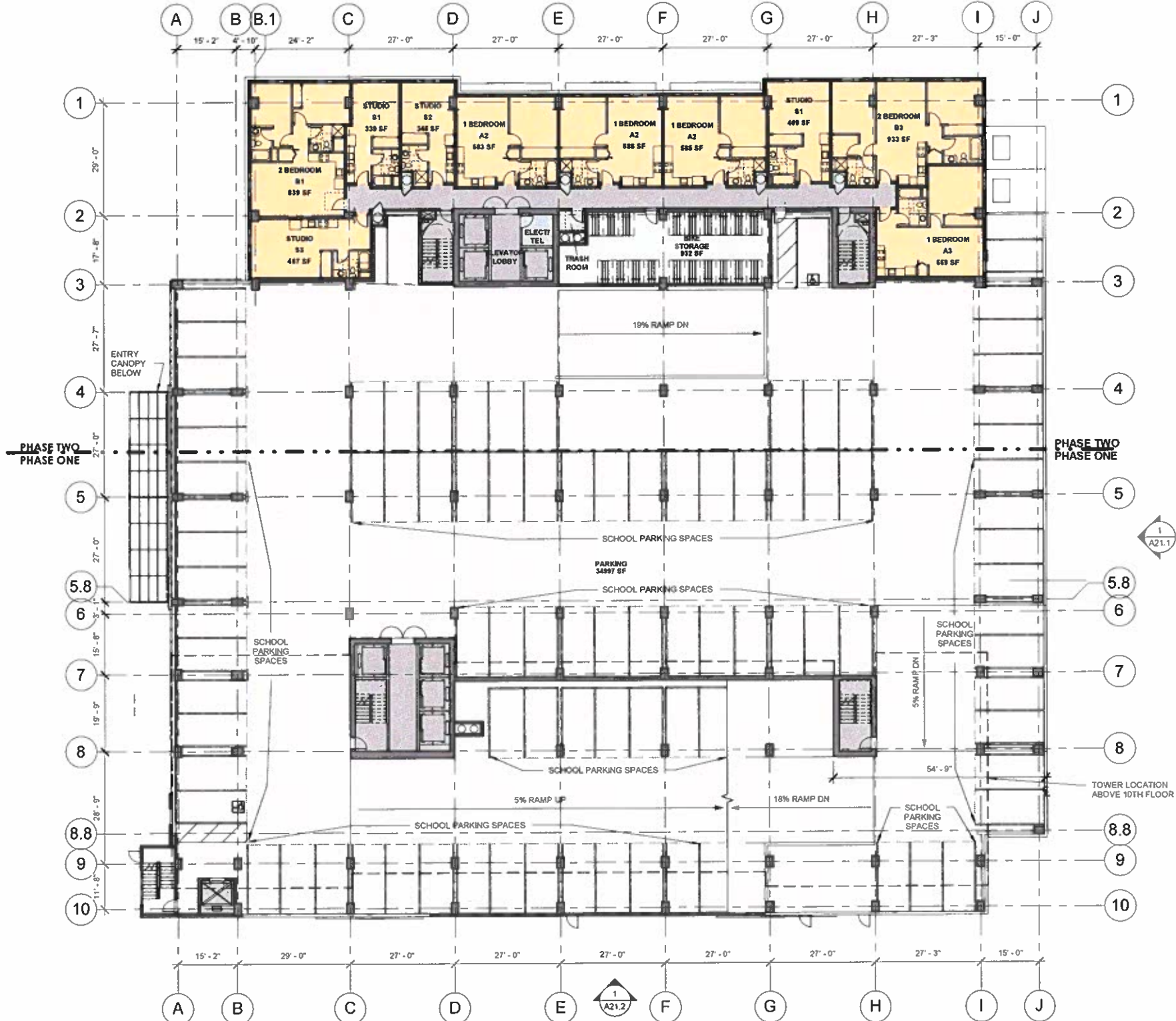
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Area Schedule - Level 2				
Level	Phase	Name	TYPE	Area
LEVEL 2				
PHASE 1				
LEVEL 2	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 2	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 2	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	99
LEVEL 2	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 2	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 2	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
LEVEL 2	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	176
ELEVATOR, STAIR AND CORRIDOR				1343
LEVEL 2	PHASE 1	PARKING	PARKING	25380
PARKING				25380
LEVEL 2	PHASE 1	SHAFT	SERVICE	29
SERVICE				29
PHASE 2				
LEVEL 2	PHASE 2	BICYCLE STORAGE	BIKE STORAGE	1041
BIKE STORAGE				1041
LEVEL 2	PHASE 2	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	753
LEVEL 2	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	96
LEVEL 2	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	191
LEVEL 2	PHASE 2	LOBBY	ELEVATOR, STAIR AND CORRIDOR	160
LEVEL 2	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	174
LEVEL 2	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	232
ELEVATOR, STAIR AND CORRIDOR				1606
LEVEL 2	PHASE 2	PARKING	PARKING	10208
PARKING				10208
LEVEL 2	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 2	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	632
LEVEL 2	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 2	PHASE 2	1 BEDROOM - A3	RESIDENTIAL	741
LEVEL 2	PHASE 2	2 BEDROOM - B1	RESIDENTIAL	895
LEVEL 2	PHASE 2	2 BEDROOM - B3	RESIDENTIAL	895
LEVEL 2	PHASE 2	STUDIO - S1	RESIDENTIAL	374
LEVEL 2	PHASE 2	STUDIO - S1	RESIDENTIAL	447
LEVEL 2	PHASE 2	STUDIO - S2	RESIDENTIAL	380
LEVEL 2	PHASE 2	STUDIO - S3	RESIDENTIAL	538
RESIDENTIAL				6268
LEVEL 2	PHASE 2	ELECT/TEL	SERVICE	95
LEVEL 2	PHASE 2	SHAFT	SERVICE	22
LEVEL 2	PHASE 2	TRASH	SERVICE	42
LEVEL 2	PHASE 2	WIH	SERVICE	18
LEVEL 2	PHASE 2	WIH	SERVICE	14
LEVEL 2	PHASE 2	WIH	SERVICE	14
LEVEL 2	PHASE 2	WIH	SERVICE	15
LEVEL 2	PHASE 2	WIH	SERVICE	17
TOTAL				46112

Parking Schedule - Level 2			
LEVEL	PHASE	TYPE	COUNT
LEVEL 2			
LEVEL 2	Phase 1	8'-3" x 18'-0"	6
LEVEL 2	Phase 1	8'-6" x 18'-0"	51
LEVEL 2	Phase 1	9'-0" x 18'-0"	24
LEVEL 2	Phase 1	Handicap 8'-3" x 18'-0"	1
Phase 1 82			
LEVEL 2	Phase 2	8'-3" x 18'-0"	1
LEVEL 2	Phase 2	8'-6" x 18'-0"	12
LEVEL 2	Phase 2	9'-0" x 18'-0"	7
LEVEL 2	Phase 2	Handicap 8'-3" x 18'-0"	1
Phase 2 21			
LEVEL 2 103			

LEGEND LEVEL ONE

- BIKE STORAGE
- CIRCULATION (ELEVATOR, STAIR AND CORRIDOR)
- PARKING
- RESIDENTIAL
- SERVICE

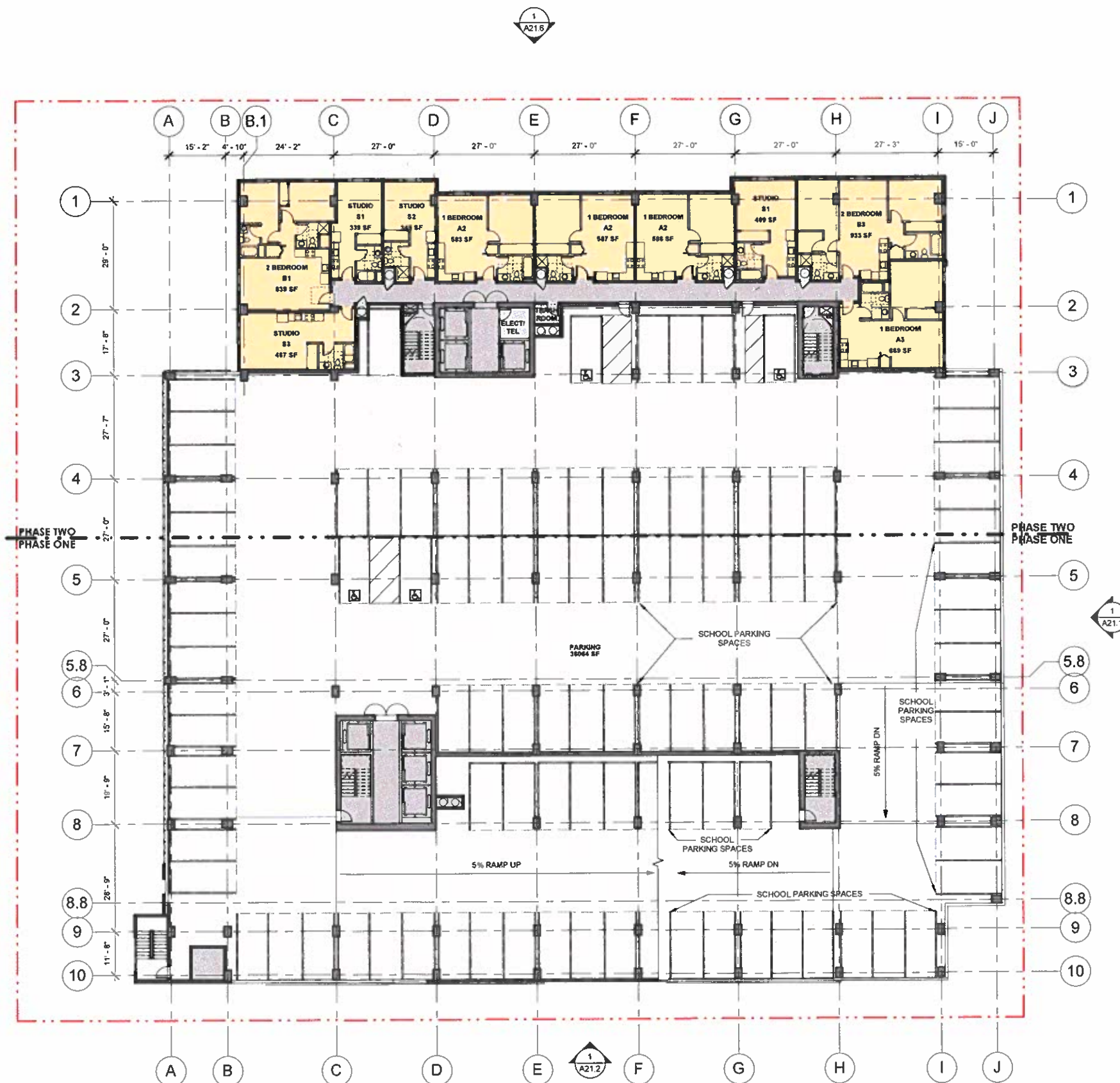


Area Schedule - Level 3				
Level	Phase	Name	TYPE	Area
LEVEL 3				
PHASE 1				
LEVEL 3	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 3	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 3	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	99
LEVEL 3	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 3	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 3	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
LEVEL 3	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	219
LEVEL 3	PHASE 1	ELEVATOR STAIR AND CORRIDOR		1388
LEVEL 3	PHASE 1	PARKING	PARKING	25375
LEVEL 3	PHASE 1	SHAFT	SERVICE	29
LEVEL 3	PHASE 1			29
PHASE 2				
LEVEL 3	PHASE 2	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	753
LEVEL 3	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	96
LEVEL 3	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	191
LEVEL 3	PHASE 2	LOBBY	ELEVATOR, STAIR AND CORRIDOR	160
LEVEL 3	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	174
LEVEL 3	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	232
LEVEL 3	PHASE 2	ELEVATOR STAIR AND CORRIDOR		1606
LEVEL 3	PHASE 2	PARKING	PARKING	11249
LEVEL 3	PHASE 2			11249
LEVEL 3	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 3	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	632
LEVEL 3	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 3	PHASE 2	1 BEDROOM - A3	RESIDENTIAL	741
LEVEL 3	PHASE 2	2 BEDROOM - B1	RESIDENTIAL	895
LEVEL 3	PHASE 2	2 BEDROOM - B3	RESIDENTIAL	995
LEVEL 3	PHASE 2	STUDIO - S1	RESIDENTIAL	374
LEVEL 3	PHASE 2	STUDIO - S1	RESIDENTIAL	447
LEVEL 3	PHASE 2	STUDIO - S2	RESIDENTIAL	380
LEVEL 3	PHASE 2	STUDIO - S3	RESIDENTIAL	538
LEVEL 3	PHASE 2	ELECT/TEL	SERVICE	95
LEVEL 3	PHASE 2	SHAFT	SERVICE	22
LEVEL 3	PHASE 2	TRASH	SERVICE	42
LEVEL 3	PHASE 2	WH	SERVICE	18
LEVEL 3	PHASE 2	WH	SERVICE	14
LEVEL 3	PHASE 2	WH	SERVICE	14
LEVEL 3	PHASE 2	WH	SERVICE	15
LEVEL 3	PHASE 2	WH	SERVICE	17
LEVEL 3	PHASE 2			238
LEVEL 3	PHASE 2			46149
LEVEL 3	PHASE 2			46149

Parking Schedule - Level 3			
LEVEL	PHASE	TYPE	COUNT
LEVEL 3			
LEVEL 3	Phase 1	8'-3" x 18'-0"	1
LEVEL 3	Phase 1	8'-6" x 18'-0"	52
LEVEL 3	Phase 1	9'-0" x 18'-0"	21
LEVEL 3	Phase 1	Handicap 8'-3" x 18'-0"	2
Phase 1: 76			
LEVEL 3	Phase 2	8'-6" x 18'-0"	18
LEVEL 3	Phase 2	9'-0" x 18'-0"	11
LEVEL 3	Phase 2	Handicap 8'-3" x 18'-0"	2
Phase 2: 31			
LEVEL 3: 107			

#### LEGEND LEVEL ONE

- CIRCULATION (ELEVATOR, STAIR AND CORRIDOR)
- PARKING
- RESIDENTIAL
- SERVICE



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

#### REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

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

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



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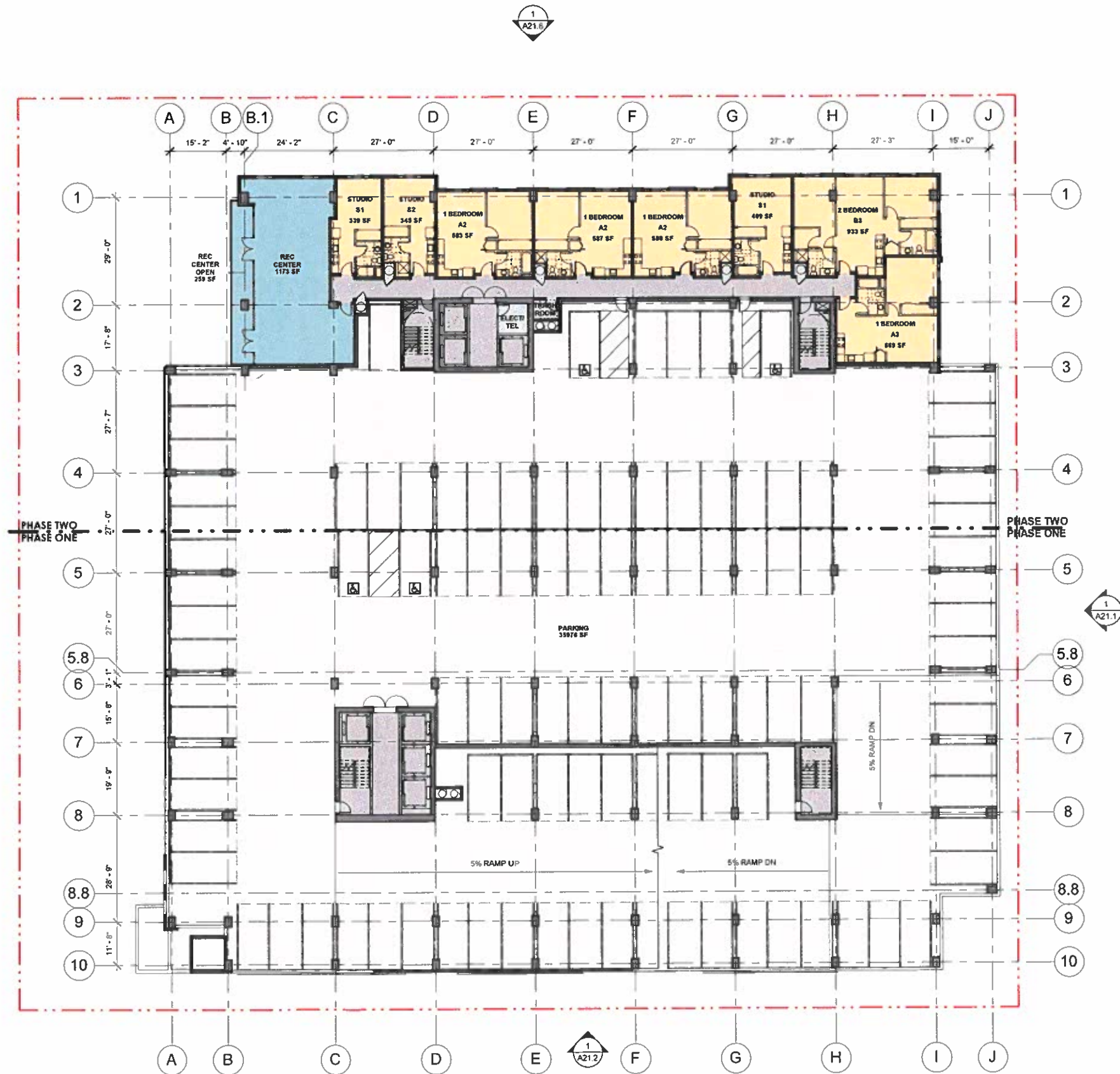


Area Schedule - Level 4				
Level	Phase	Name	TYPE	Area
LEVEL 4				
PHASE 1				
LEVEL 4	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 4	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 4	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 4	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 4	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
ELEVATOR, STAIR AND CORRIDOR				1068
LEVEL 4	PHASE 1	PARKING	PARKING	25312
PARKING				25312
LEVEL 4	PHASE 1	SHAFT	SERVICE	29
SERVICE				29
PHASE 2				
LEVEL 4	PHASE 2	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	753
LEVEL 4	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	96
LEVEL 4	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	191
LEVEL 4	PHASE 2	LOBBY	ELEVATOR, STAIR AND CORRIDOR	160
LEVEL 4	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	174
LEVEL 4	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	232
ELEVATOR, STAIR AND CORRIDOR				1608
LEVEL 4	PHASE 2	PARKING	PARKING	11248
PARKING				11248
LEVEL 4	PHASE 2	OPEN TERRACE	RECREATION	258
LEVEL 4	PHASE 2	RECREATION ROOM	RECREATION	1267
RECREATION				1524
LEVEL 4	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 4	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	632
LEVEL 4	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 4	PHASE 2	1 BEDROOM - A3	RESIDENTIAL	741
LEVEL 4	PHASE 2	2 BEDROOM - B3	RESIDENTIAL	995
LEVEL 4	PHASE 2	STUDIO - S1	RESIDENTIAL	374
LEVEL 4	PHASE 2	STUDIO - S1	RESIDENTIAL	447
LEVEL 4	PHASE 2	STUDIO - S2	RESIDENTIAL	380
RESIDENTIAL				4835
LEVEL 4	PHASE 2	ELECT/TEL	SERVICE	95
LEVEL 4	PHASE 2	SHAFT	SERVICE	22
LEVEL 4	PHASE 2	TRASH	SERVICE	42
LEVEL 4	PHASE 2	WH	SERVICE	18
LEVEL 4	PHASE 2	WH	SERVICE	14
LEVEL 4	PHASE 2	WH	SERVICE	14
LEVEL 4	PHASE 2	WH	SERVICE	15
LEVEL 4	PHASE 2	WH	SERVICE	17
SERVICE				236
TOTAL				45859

Parking Schedule - Level 4			
LEVEL	PHASE	TYPE	COUNT
LEVEL 4			
LEVEL 4	PHASE 1	8'-3" x 18'-0"	1
LEVEL 4	PHASE 1	8'-6" x 18'-0"	52
LEVEL 4	PHASE 1	9'-0" x 18'-0"	21
LEVEL 4	PHASE 1	Handicap 8'-3" x 18'-0"	2
PHASE 1 TOTAL			
LEVEL 4	PHASE 2	8'-6" x 18'-0"	19
LEVEL 4	PHASE 2	9'-0" x 18'-0"	10
LEVEL 4	PHASE 2	Handicap 8'-3" x 18'-0"	2
PHASE 2 TOTAL			
LEVEL 4	PHASE 2	Handicap 8'-3" x 18'-0"	2
TOTAL			

#### LEGEND LEVEL ONE

- AMENITIES (RECREATION)
- CIRCULATION (ELEVATOR, STAIR AND CORRIDOR)
- PARKING
- RESIDENTIAL
- SERVICE



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

#### REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

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

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



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

1

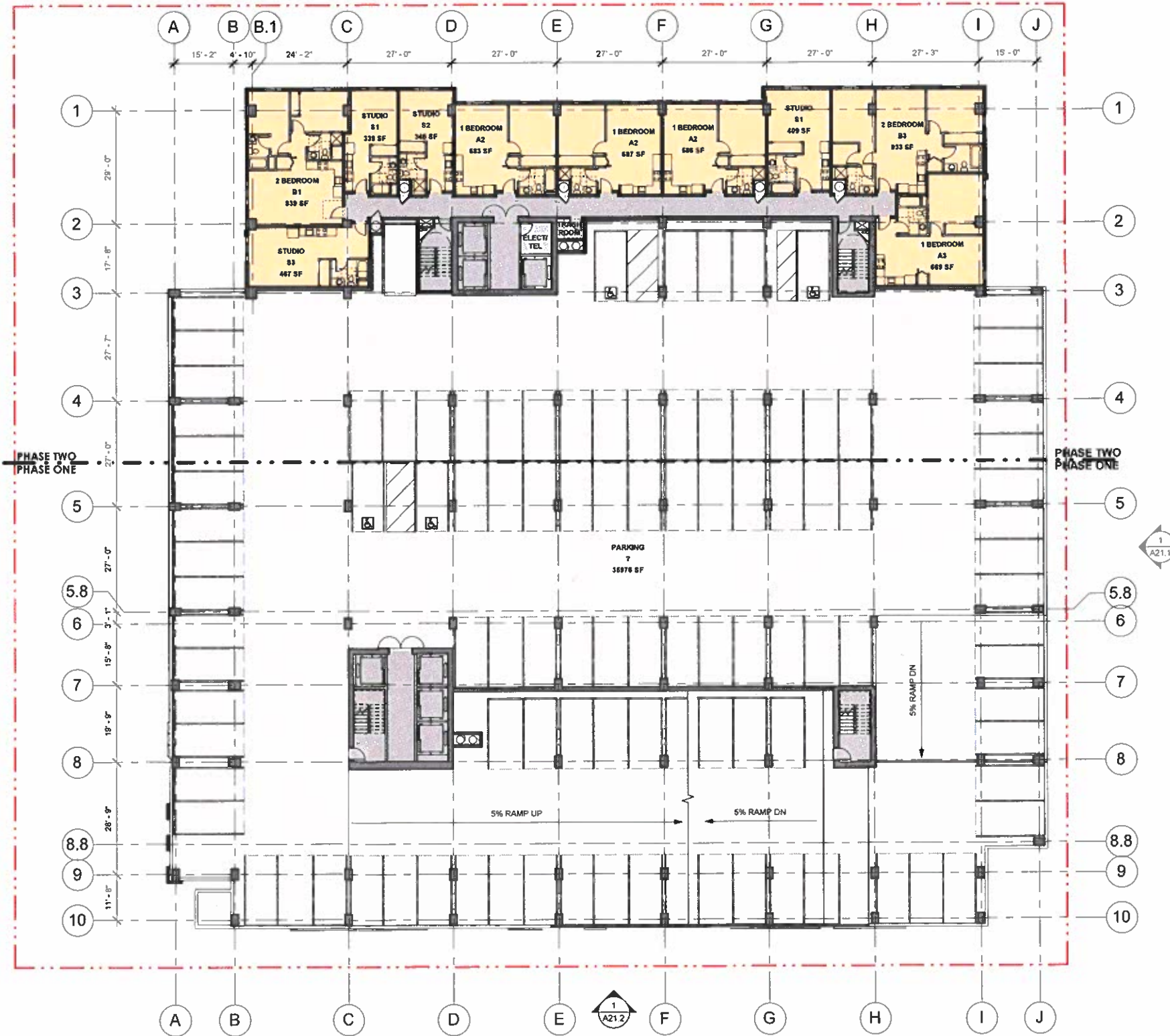
Area Schedule - Level 5-8				
Level	Phase	Name	TYPE	Area
PHASE 1				
LEVEL 5	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 5	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 5	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 5	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 5	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
LEVEL 5	PHASE 1	ELEVATOR, STAIR AND CORRIDOR		1088
LEVEL 5	PHASE 1	PARKING	PARKING	25312
LEVEL 5	PHASE 1	PARKING		25312
LEVEL 5	PHASE 1	SHAFT	SERVICE	29
LEVEL 5	PHASE 1	SERVICE		29

PHASE 2				
LEVEL 5	PHASE 2	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	753
LEVEL 5	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	98
LEVEL 5	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	191
LEVEL 5	PHASE 2	LOBBY	ELEVATOR, STAIR AND CORRIDOR	160
LEVEL 5	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	174
LEVEL 5	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	232
LEVEL 5	PHASE 2	ELEVATOR, STAIR AND CORRIDOR		1606
LEVEL 5	PHASE 2	PARKING	PARKING	11249
LEVEL 5	PHASE 2	PARKING		11249
LEVEL 5	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 5	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	632
LEVEL 5	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 5	PHASE 2	1 BEDROOM - A3	RESIDENTIAL	741
LEVEL 5	PHASE 2	2 BEDROOM - B1	RESIDENTIAL	895
LEVEL 5	PHASE 2	2 BEDROOM - B3	RESIDENTIAL	995
LEVEL 5	PHASE 2	STUDIO - S1	RESIDENTIAL	374
LEVEL 5	PHASE 2	STUDIO - S1	RESIDENTIAL	447
LEVEL 5	PHASE 2	STUDIO - S2	RESIDENTIAL	380
LEVEL 5	PHASE 2	STUDIO - S3	RESIDENTIAL	538
LEVEL 5	PHASE 2	STUDIO - S3	RESIDENTIAL	6268
LEVEL 5	PHASE 2	ELECT/TEL	SERVICE	95
LEVEL 5	PHASE 2	SHAFT	SERVICE	22
LEVEL 5	PHASE 2	TRASH	SERVICE	42
LEVEL 5	PHASE 2	W/H	SERVICE	15
LEVEL 5	PHASE 2	W/H	SERVICE	14
LEVEL 5	PHASE 2	W/H	SERVICE	14
LEVEL 5	PHASE 2	W/H	SERVICE	15
LEVEL 5	PHASE 2	W/H	SERVICE	17
LEVEL 5	PHASE 2	W/H	SERVICE	236
LEVEL 5	PHASE 2	W/H	SERVICE	45769
LEVEL 5	PHASE 2	W/H	SERVICE	45769

Parking Schedule - Level 5-8			
LEVEL	PHASE	TYPE	COUNT
LEVEL 5			
LEVEL 5	PHASE 1	8'-3" x 18'-0"	1
LEVEL 5	PHASE 1	8'-6" x 18'-0"	52
LEVEL 5	PHASE 1	9'-0" x 18'-0"	21
LEVEL 5	PHASE 1	Handicap 8'-3" x 18'-0"	2
PHASE 1 TOTAL			
LEVEL 5	PHASE 2	8'-6" x 18'-0"	18
LEVEL 5	PHASE 2	9'-0" x 18'-0"	11
LEVEL 5	PHASE 2	Handicap 8'-3" x 18'-0"	2
PHASE 2 TOTAL			
LEVEL 5	PHASE 2	Handicap 8'-3" x 18'-0"	2
LEVEL 5	PHASE 2	Handicap 8'-3" x 18'-0"	2

#### LEGEND LEVEL ONE

- CIRCULATION (ELEVATOR, STAIR AND CORRIDOR)
- PARKING
- RESIDENTIAL
- SERVICE



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

#### REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

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

**A11.5**

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



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LEVELS 5-8 (PHASE 1&2)

1/16" = 1'-0"

1



Area Schedule - Level 9				
Level	Phase	Name	TYPE	Area
LEVEL 9				
PHASE 1				
LEVEL 9	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 9	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 9	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 9	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 9	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
LEVEL 9	PHASE 1	ELEVATOR, STAIR AND CORRIDOR		1088
LEVEL 9	PHASE 1	PARKING	PARKING	23160
LEVEL 9	PHASE 1	SHAFT	SERVICE	29
LEVEL 9	PHASE 1			29

PHASE 2				
LEVEL 9	PHASE 2	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	753
LEVEL 9	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	96
LEVEL 9	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	191
LEVEL 9	PHASE 2	LOBBY	ELEVATOR, STAIR AND CORRIDOR	190
LEVEL 9	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	174
LEVEL 9	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	232
LEVEL 9	PHASE 2	ELEVATOR, STAIR AND CORRIDOR		1608
LEVEL 9	PHASE 2	PARKING	PARKING	11249
LEVEL 9	PHASE 2			11249
LEVEL 9	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 9	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	632
LEVEL 9	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 9	PHASE 2	1 BEDROOM - A3	RESIDENTIAL	741
LEVEL 9	PHASE 2	2 BEDROOM - B1	RESIDENTIAL	895
LEVEL 9	PHASE 2	2 BEDROOM - B3	RESIDENTIAL	995
LEVEL 9	PHASE 2	STUDIO - S1	RESIDENTIAL	374
LEVEL 9	PHASE 2	STUDIO - S1	RESIDENTIAL	447
LEVEL 9	PHASE 2	STUDIO - S2	RESIDENTIAL	380
LEVEL 9	PHASE 2	STUDIO - S3	RESIDENTIAL	538
LEVEL 9	PHASE 2			6268
LEVEL 9	PHASE 2	ELECT/TEL	SERVICE	95
LEVEL 9	PHASE 2	SHAFT	SERVICE	22
LEVEL 9	PHASE 2	TRASH	SERVICE	42
LEVEL 9	PHASE 2	WH	SERVICE	18
LEVEL 9	PHASE 2	WH	SERVICE	14
LEVEL 9	PHASE 2	WH	SERVICE	14
LEVEL 9	PHASE 2	WH	SERVICE	15
LEVEL 9	PHASE 2	WH	SERVICE	17
LEVEL 9	PHASE 2			236
LEVEL 9	PHASE 2			43617

Parking Schedule - Level 9				
LEVEL	PHASE	TYPE	COUNT	
LEVEL 9				
LEVEL 9	Phase 1	6'-6" x 18'-0"	39	
LEVEL 9	Phase 1	9'-0" x 18'-0"	14	
LEVEL 9	Phase 1	Handicap 8'-3" x 18'-0"	2	
LEVEL 9	Phase 1		55	
LEVEL 9	Phase 2	6'-3" x 18'-0"	1	
LEVEL 9	Phase 2	6'-6" x 18'-0"	19	
LEVEL 9	Phase 2	9'-0" x 18'-0"	11	
LEVEL 9	Phase 2	Handicap 8'-3" x 18'-0"	1	
LEVEL 9	Phase 2		32	
LEVEL 9	Phase 2		87	

#### LEGEND LEVEL ONE

	CIRCULATION (ELEVATOR, STAIR AND CORRIDOR)
	PARKING
	RESIDENTIAL
	SERVICE



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

#### REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

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

**A11.6**

**LEVEL 9  
(PHASE 1&2)**



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Area Schedule - Level 11-18				
Level	Phase	Name	TYPE	Area
LEVEL 11				
PHASE 1				
LEVEL 11	PHASE 1	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	884
LEVEL 11	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 11	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 11	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 11	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	208
LEVEL 11	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
LEVEL 11	PHASE 1	ELEVATOR, STAIR AND CORRIDOR		1952
LEVEL 11	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	577
LEVEL 11	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	594
LEVEL 11	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 11	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 11	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 11	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 11	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 11	PHASE 1	2 BEDROOM - B1	RESIDENTIAL	963
LEVEL 11	PHASE 1	2 BEDROOM - B2	RESIDENTIAL	834
LEVEL 11	PHASE 1	2 BEDROOM - B3	RESIDENTIAL	970
LEVEL 11	PHASE 1	2 BEDROOM - B4	RESIDENTIAL	987
LEVEL 11	PHASE 1	STUDIO - S1	RESIDENTIAL	448
LEVEL 11	PHASE 1	STUDIO - S1	RESIDENTIAL	403
LEVEL 11	PHASE 1	STUDIO - S2	RESIDENTIAL	344
LEVEL 11	PHASE 1	STUDIO - S2	RESIDENTIAL	409
LEVEL 11	PHASE 1	RESIDENTIAL		9729
LEVEL 11	PHASE 1	ELECT/TEL	SERVICE	84
LEVEL 11	PHASE 1	SHAFT	SERVICE	22
LEVEL 11	PHASE 1	TRASH	SERVICE	42
LEVEL 11	PHASE 1	WH	SERVICE	13
LEVEL 11	PHASE 1	WH	SERVICE	13
LEVEL 11	PHASE 1	WH	SERVICE	14
LEVEL 11	PHASE 1	WH	SERVICE	17
LEVEL 11	PHASE 1	WH	SERVICE	14
LEVEL 11	PHASE 1	WH	SERVICE	16
LEVEL 11	PHASE 1	WH	SERVICE	15
LEVEL 11	PHASE 1	WH	SERVICE	17
LEVEL 11	PHASE 1	WH	SERVICE	246
PHASE 2				
LEVEL 11	PHASE 2	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	772
LEVEL 11	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	96
LEVEL 11	PHASE 2	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	191
LEVEL 11	PHASE 2	LOBBY	ELEVATOR, STAIR AND CORRIDOR	160
LEVEL 11	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	165
LEVEL 11	PHASE 2	STAIR	ELEVATOR, STAIR AND CORRIDOR	232
LEVEL 11	PHASE 2	ELEVATOR, STAIR AND CORRIDOR		1817
LEVEL 11	PHASE 2	1 BEDROOM - A1	RESIDENTIAL	576
LEVEL 11	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 11	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	632
LEVEL 11	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 11	PHASE 2	1 BEDROOM - A2	RESIDENTIAL	639
LEVEL 11	PHASE 2	2 BEDROOM - B1	RESIDENTIAL	871
LEVEL 11	PHASE 2	2 BEDROOM - B2	RESIDENTIAL	900
LEVEL 11	PHASE 2	2 BEDROOM - B3	RESIDENTIAL	995
LEVEL 11	PHASE 2	3 BEDROOM - C1	RESIDENTIAL	1089
LEVEL 11	PHASE 2	STUDIO - S1	RESIDENTIAL	370
LEVEL 11	PHASE 2	STUDIO - S1	RESIDENTIAL	447
LEVEL 11	PHASE 2	STUDIO - S1	RESIDENTIAL	392
LEVEL 11	PHASE 2	STUDIO - S2	RESIDENTIAL	382
LEVEL 11	PHASE 2	RESIDENTIAL		8541
LEVEL 11	PHASE 2	ELECT/TEL	SERVICE	95
LEVEL 11	PHASE 2	SHAFT	SERVICE	22
LEVEL 11	PHASE 2	TRASH	SERVICE	42
LEVEL 11	PHASE 2	WH	SERVICE	15
LEVEL 11	PHASE 2	WH	SERVICE	15
LEVEL 11	PHASE 2	WH	SERVICE	14
LEVEL 11	PHASE 2	WH	SERVICE	17
LEVEL 11	PHASE 2	WH	SERVICE	15
LEVEL 11	PHASE 2	WH	SERVICE	17
LEVEL 11	PHASE 2	WH	SERVICE	269
LEVEL 11	PHASE 2	WH	SERVICE	22353
LEVEL 11	PHASE 2	WH	SERVICE	

LEGEND LEVEL ONE

- CIRCULATION (ELEVATOR, STAIR AND CORRIDOR)
- RESIDENTIAL
- SERVICE



690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

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

A11.8

LEVEL 11-18  
(PHASE 1&2)



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690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

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

A11.9  
LEVEL 19  
(PHASE 1&2)



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LEVEL 19 (PHASE 1 & 2)

1/16" = 1'-0"

1

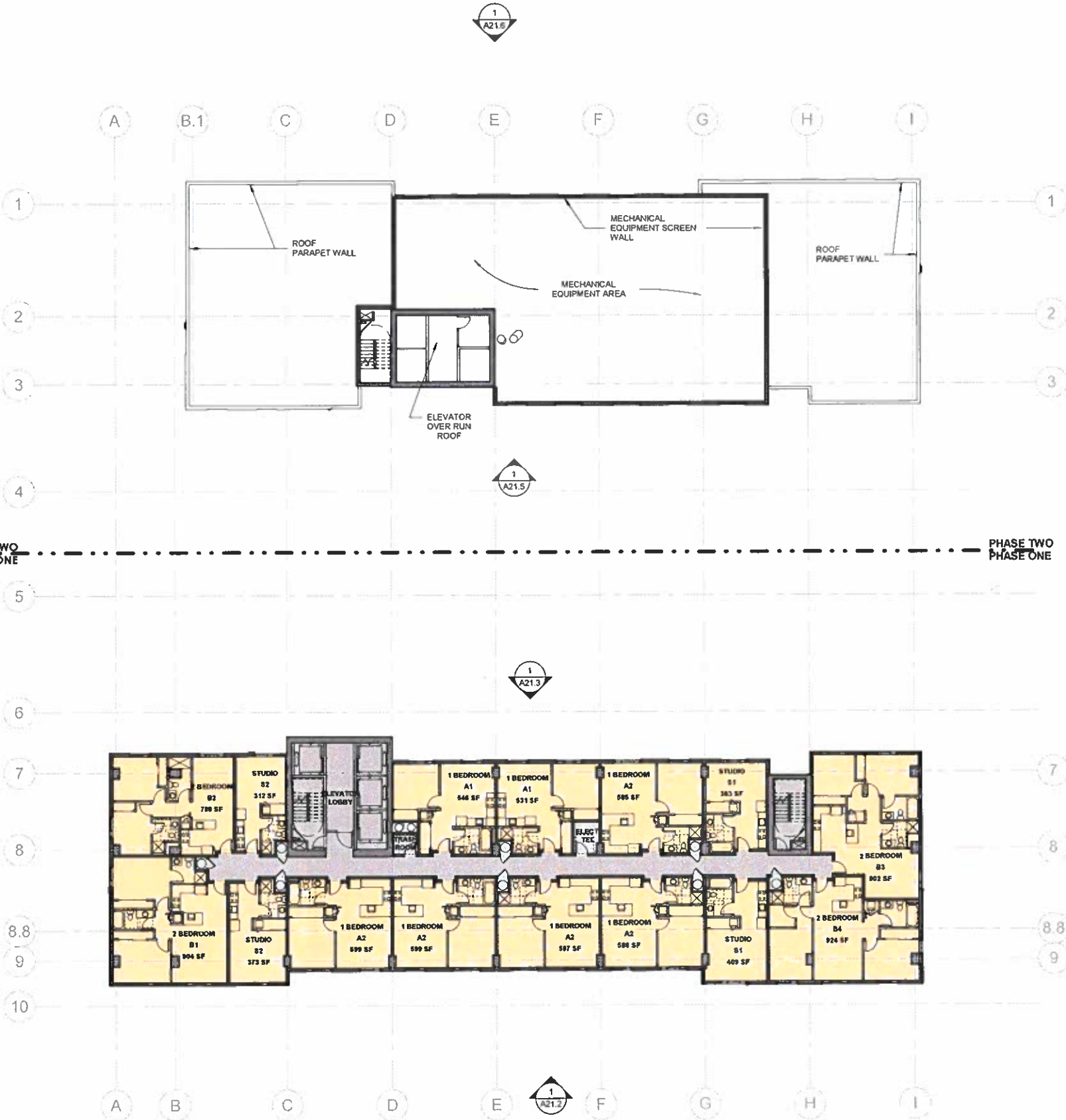
Area Schedule - Level 19				
Level	Phase	Name	TYPE	Area
LEVEL 19				
PHASE 1				
LEVEL 19	PHASE 1	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	894
LEVEL 19	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 19	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 19	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 19	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	208
LEVEL 19	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
ELEVATOR, STAIR AND CORRIDOR				1852
LEVEL 19	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	577
LEVEL 19	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	594
LEVEL 19	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 19	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 19	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 19	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 19	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 19	PHASE 1	2 BEDROOM - B1	RESIDENTIAL	963
LEVEL 19	PHASE 1	2 BEDROOM - B2	RESIDENTIAL	834
LEVEL 19	PHASE 1	2 BEDROOM - B3	RESIDENTIAL	970
LEVEL 19	PHASE 1	2 BEDROOM - B4	RESIDENTIAL	987
LEVEL 19	PHASE 1	STUDIO - S1	RESIDENTIAL	448
LEVEL 19	PHASE 1	STUDIO - S1	RESIDENTIAL	403
LEVEL 19	PHASE 1	STUDIO - S2	RESIDENTIAL	344
LEVEL 19	PHASE 1	STUDIO - S2	RESIDENTIAL	409
RESIDENTIAL				9729
LEVEL 19	PHASE 1	ELECT/TEL	SERVICE	84
LEVEL 19	PHASE 1	SHAFT	SERVICE	22
LEVEL 19	PHASE 1	TRASH	SERVICE	42
LEVEL 19	PHASE 1	WH	SERVICE	13
LEVEL 19	PHASE 1	WH	SERVICE	13
LEVEL 19	PHASE 1	WH	SERVICE	14
LEVEL 19	PHASE 1	WH	SERVICE	17
LEVEL 19	PHASE 1	WH	SERVICE	14
LEVEL 19	PHASE 1	WH	SERVICE	16
LEVEL 19	PHASE 1	WH	SERVICE	15
LEVEL 19	PHASE 1	WH	SERVICE	17
SERVICE				246
TOTAL:				11927

PHASE TWO  
PHASE ONE

PHASE TWO  
PHASE ONE

LEGEND LEVEL ONE

- CIRCULATION (ELEVATOR, STAIR AND CORRIDOR)
- RESIDENTIAL
- SERVICE





Area Schedule - Level 20-24				
Level	Phase	Name	TYPE	Area
LEVEL 22				
PHASE 1				
LEVEL 22	PHASE 1	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	884
LEVEL 22	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 22	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 22	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 22	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 22	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
ELEVATOR STAIR AND CORRIDOR				1952
LEVEL 22	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	577
LEVEL 22	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	594
LEVEL 22	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 22	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 22	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 22	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 22	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 22	PHASE 1	2 BEDROOM - B1	RESIDENTIAL	963
LEVEL 22	PHASE 1	2 BEDROOM - B2	RESIDENTIAL	834
LEVEL 22	PHASE 1	2 BEDROOM - B3	RESIDENTIAL	979
LEVEL 22	PHASE 1	2 BEDROOM - B4	RESIDENTIAL	987
LEVEL 22	PHASE 1	STUDIO - S1	RESIDENTIAL	448
LEVEL 22	PHASE 1	STUDIO - S1	RESIDENTIAL	403
LEVEL 22	PHASE 1	STUDIO - S2	RESIDENTIAL	344
LEVEL 22	PHASE 1	STUDIO - S2	RESIDENTIAL	409
RESIDENTIAL				9729
LEVEL 22	PHASE 1	ELECT/TEL	SERVICE	64
LEVEL 22	PHASE 1	SHAFT	SERVICE	22
LEVEL 22	PHASE 1	TRASH	SERVICE	42
LEVEL 22	PHASE 1	WH	SERVICE	13
LEVEL 22	PHASE 1	WH	SERVICE	13
LEVEL 22	PHASE 1	WH	SERVICE	14
LEVEL 22	PHASE 1	WH	SERVICE	17
LEVEL 22	PHASE 1	WH	SERVICE	14
LEVEL 22	PHASE 1	WH	SERVICE	16
LEVEL 22	PHASE 1	WH	SERVICE	15
LEVEL 22	PHASE 1	WH	SERVICE	17
SERVICE				248
TOTAL				11927

Area Schedule - Level 25-28				
Level	Phase	Name	TYPE	Area
LEVEL 28				
PHASE 1				
LEVEL 28	PHASE 1	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	879
LEVEL 28	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 28	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 28	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 28	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 28	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
ELEVATOR STAIR AND CORRIDOR				1948
LEVEL 28	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	577
LEVEL 28	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	594
LEVEL 28	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 28	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 28	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 28	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 28	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 28	PHASE 1	2 BEDROOM - B1	RESIDENTIAL	963
LEVEL 28	PHASE 1	2 BEDROOM - B3	RESIDENTIAL	970
LEVEL 28	PHASE 1	2 BEDROOM - B4	RESIDENTIAL	987
LEVEL 28	PHASE 1	3 BEDROOM - C1	RESIDENTIAL	1108
LEVEL 28	PHASE 1	STUDIO - S1	RESIDENTIAL	448
LEVEL 28	PHASE 1	STUDIO - S1	RESIDENTIAL	403
LEVEL 28	PHASE 1	STUDIO - S2	RESIDENTIAL	409
RESIDENTIAL				9655
LEVEL 28	PHASE 1	ELECT/TEL	SERVICE	64
LEVEL 28	PHASE 1	SHAFT	SERVICE	22
LEVEL 28	PHASE 1	TRASH	SERVICE	42
LEVEL 28	PHASE 1	WH	SERVICE	13
LEVEL 28	PHASE 1	WH	SERVICE	14
LEVEL 28	PHASE 1	WH	SERVICE	17
LEVEL 28	PHASE 1	WH	SERVICE	14
LEVEL 28	PHASE 1	WH	SERVICE	16
LEVEL 28	PHASE 1	WH	SERVICE	15
LEVEL 28	PHASE 1	WH	SERVICE	17
SERVICE				233
TOTAL				11838

#### LEGEND RESIDENTIAL LEVELS

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	ELEVATOR, STAIR AND CORRIDOR
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	SERVICE



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



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

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:		
	DESCRIPTION	DATE
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PROJECT NO: 2022-40175  
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**A11.10**  
**LEVEL 20-28**  
**(PHASE 1)**



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Area Schedule - Level 29				
Level	Phase	Name	TYPE	Area
LEVEL 29				
PHASE 1				
LEVEL 29	PHASE 1	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	897
LEVEL 29	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 29	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 29	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 29	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 29	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
ELEVATOR STAIR AND CORRIDOR				1965
LEVEL 29	PHASE 1	OPEN TERRACE	RECREATION	827
LEVEL 29	PHASE 1	RECREATION ROOM	RECREATION	688
RECREATION				1725
LEVEL 29	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	677
LEVEL 29	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	594
LEVEL 29	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	849
LEVEL 29	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	849
LEVEL 29	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 29	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 29	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 29	PHASE 1	2 BEDROOM - B3	RESIDENTIAL	970
LEVEL 29	PHASE 1	2 BEDROOM - B4	RESIDENTIAL	987
LEVEL 29	PHASE 1	STUDIO - S1	RESIDENTIAL	448
LEVEL 29	PHASE 1	STUDIO - S1	RESIDENTIAL	403
LEVEL 29	PHASE 1	STUDIO - S1	RESIDENTIAL	423
LEVEL 29	PHASE 1	STUDIO - S2	RESIDENTIAL	318
RESIDENTIAL				7920
LEVEL 29	PHASE 1	ELECT/TEL	SERVICE	64
LEVEL 29	PHASE 1	SHAFT	SERVICE	22
LEVEL 29	PHASE 1	TRASH	SERVICE	42
LEVEL 29	PHASE 1	WH	SERVICE	13
LEVEL 29	PHASE 1	WH	SERVICE	14
LEVEL 29	PHASE 1	WH	SERVICE	17
LEVEL 29	PHASE 1	WH	SERVICE	14
LEVEL 29	PHASE 1	WH	SERVICE	16
LEVEL 29	PHASE 1	WH	SERVICE	15
LEVEL 29	PHASE 1	WH	SERVICE	17
SERVICE				233
TOTAL				11843

### LEGEND RESIDENTIAL LEVELS



<b>LEVEL 29 - PHASE 1</b>	$3/16" = 1'-0"$	<b>1</b>
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[illegible]

**A11.11**  
**LEVEL 29-30**  
**(PHASE 1)**

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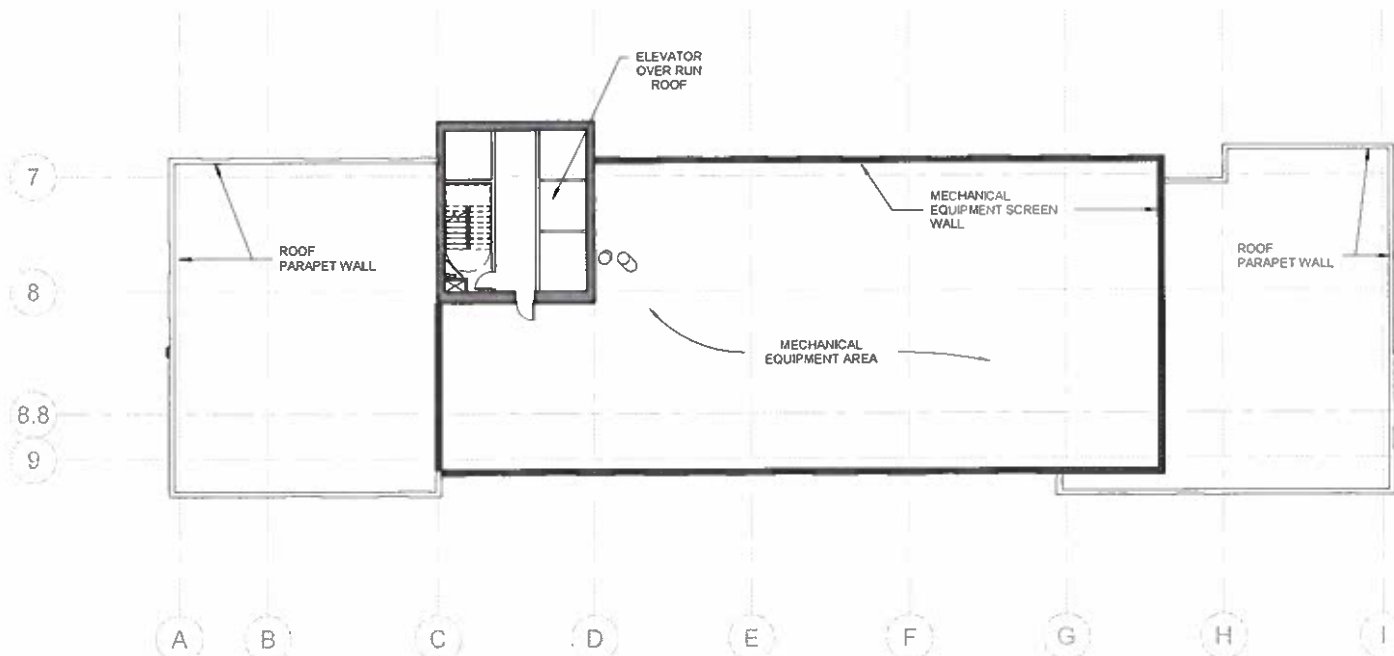
Area Schedule - Level 31-39				
Level	Phase	Name	TYPE	Area
LEVEL 31				
PHASE 1				
LEVEL 31	PHASE 1	CORRIDOR	ELEVATOR, STAIR AND CORRIDOR	879
LEVEL 31	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	289
LEVEL 31	PHASE 1	ELEVATOR	ELEVATOR, STAIR AND CORRIDOR	100
LEVEL 31	PHASE 1	LOBBY	ELEVATOR, STAIR AND CORRIDOR	241
LEVEL 31	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	206
LEVEL 31	PHASE 1	STAIR	ELEVATOR, STAIR AND CORRIDOR	233
ELEVATOR, STAIR AND CORRIDOR				1948
LEVEL 31	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	577
LEVEL 31	PHASE 1	1 BEDROOM - A1	RESIDENTIAL	594
LEVEL 31	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	649
LEVEL 31	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	635
LEVEL 31	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	634
LEVEL 31	PHASE 1	1 BEDROOM - A2	RESIDENTIAL	633
LEVEL 31	PHASE 1	2 BEDROOM - B1	RESIDENTIAL	963
LEVEL 31	PHASE 1	2 BEDROOM - B3	RESIDENTIAL	970
LEVEL 31	PHASE 1	2 BEDROOM - B4	RESIDENTIAL	987
LEVEL 31	PHASE 1	3 BEDROOM - C1	RESIDENTIAL	1108
LEVEL 31	PHASE 1	STUDIO - S1	RESIDENTIAL	448
LEVEL 31	PHASE 1	STUDIO - S1	RESIDENTIAL	403
LEVEL 31	PHASE 1	STUDIO - S2	RESIDENTIAL	409
RESIDENTIAL				9655
LEVEL 31	PHASE 1	ELECTRICAL	SERVICE	64
LEVEL 31	PHASE 1	SHAFT	SERVICE	22
LEVEL 31	PHASE 1	TRASH	SERVICE	42
LEVEL 31	PHASE 1	W/H	SERVICE	13
LEVEL 31	PHASE 1	W/H	SERVICE	14
LEVEL 31	PHASE 1	W/H	SERVICE	17
LEVEL 31	PHASE 1	W/H	SERVICE	14
LEVEL 31	PHASE 1	W/H	SERVICE	16
LEVEL 31	PHASE 1	W/H	SERVICE	15
LEVEL 31	PHASE 1	W/H	SERVICE	17
SERVICE				233
TOTAL				11838



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

LEGEND RESIDENTIAL LEVELS

- RESIDENTIAL
- ELEVATOR, STAIR AND CORRIDOR
- SERVICE



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

690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:	
DESCRIPTION	DATE

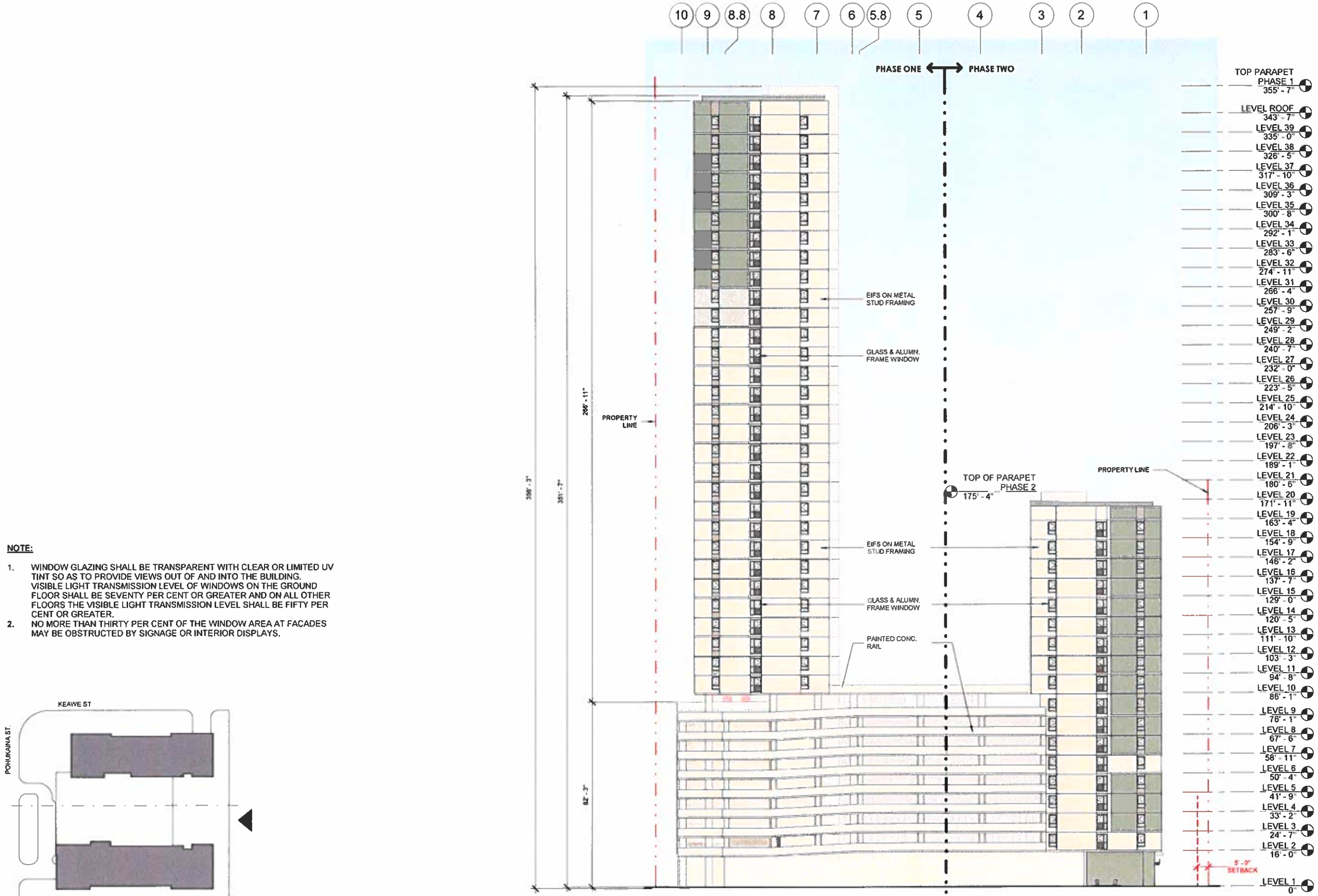
PROJECT NO: 2022-40175  
DATE ISSUED: 3/28/23  
SCALE: As indicated

A11.12  
LEVEL 31-39 AND  
ROOF (PHASE 1)



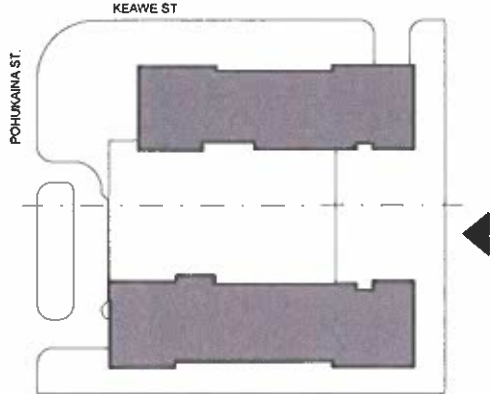
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**NOTE:**

1. WINDOW GLAZING SHALL BE TRANSPARENT WITH CLEAR OR LIMITED UV TINT SO AS TO PROVIDE VIEWS OUT OF AND INTO THE BUILDING. VISIBLE LIGHT TRANSMISSION LEVEL OF WINDOWS ON THE GROUND FLOOR SHALL BE SEVENTY PER CENT OR GREATER AND ON ALL OTHER FLOORS THE VISIBLE LIGHT TRANSMISSION LEVEL SHALL BE FIFTY PER CENT OR GREATER.
2. NO MORE THAN THIRTY PER CENT OF THE WINDOW AREA AT FACADES MAY BE OBSTRUCTED BY SIGNAGE OR INTERIOR DISPLAYS.



MAUKA ELEVATION (PHASE 1&2) 3/4" = 1'-0" 1

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:		
	DESCRIPTION	DATE
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PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

SCALE: As indicated

**A21.1**  
**EXTERIOR  
ELEVATIONS**

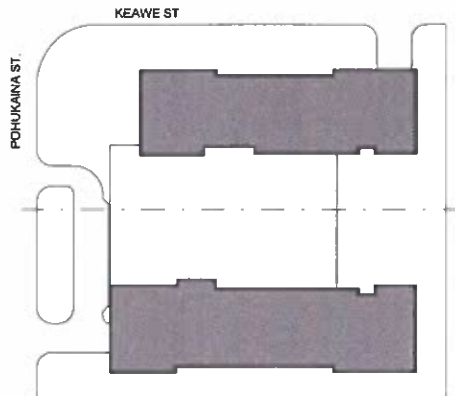


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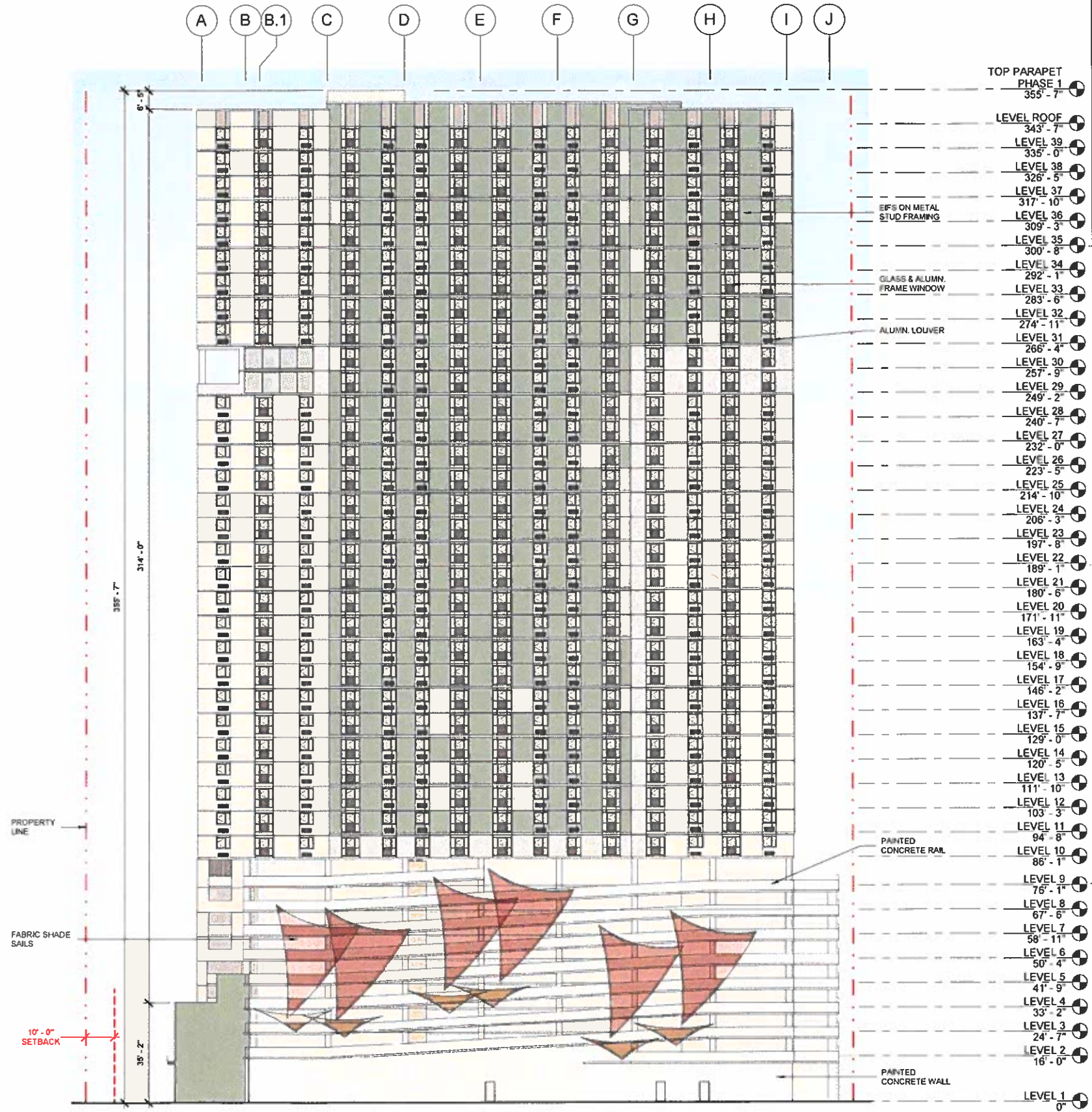


NOTE:

1. WINDOW GLAZING SHALL BE TRANSPARENT WITH CLEAR OR LIMITED UV TINT SO AS TO PROVIDE VIEWS OUT OF AND INTO THE BUILDING. VISIBLE LIGHT TRANSMISSION LEVEL OF WINDOWS ON THE GROUND FLOOR SHALL BE SEVENTY PER CENT OR GREATER AND ON ALL OTHER FLOORS THE VISIBLE LIGHT TRANSMISSION LEVEL SHALL BE FIFTY PER CENT OR GREATER.
2. NO MORE THAN THIRTY PER CENT OF THE WINDOW AREA AT FACADES MAY BE OBSTRUCTED BY SIGNAGE OR INTERIOR DISPLAYS.



KEY PLAN



DIAMOND HEAD ELEVATION (PHASE 1)

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

SCALE: As indicated

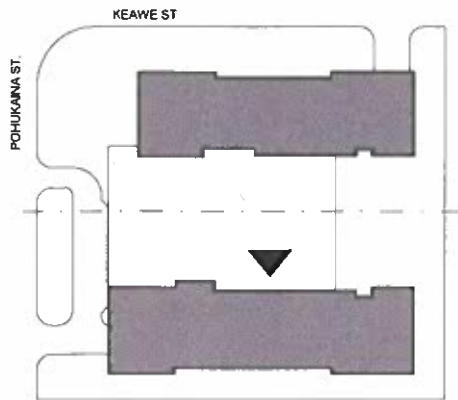
A21.2

EXTERIOR  
ELEVATIONS

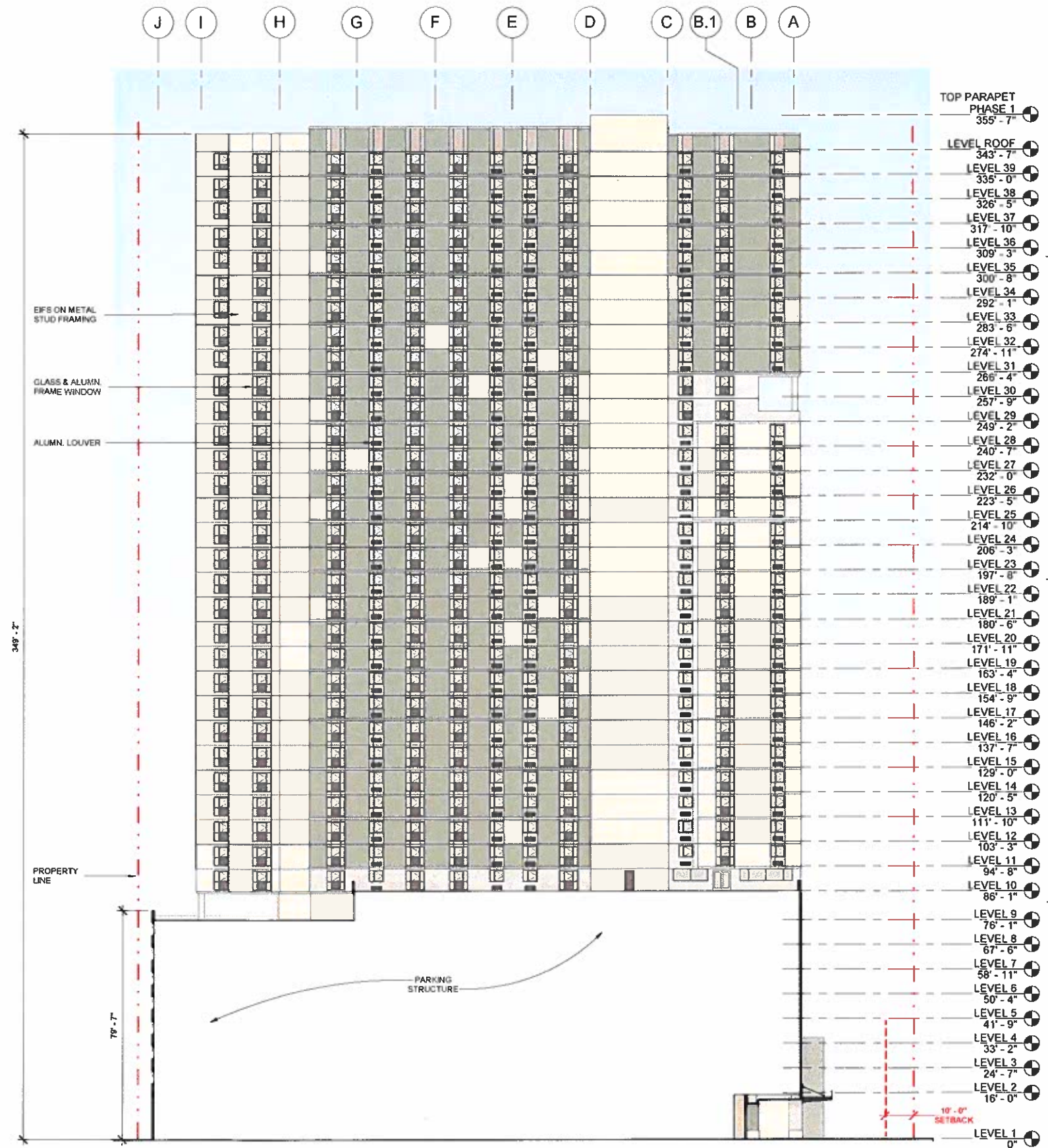


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- NOTE:**
- WINDOW GLAZING SHALL BE TRANSPARENT WITH CLEAR OR LIMITED UV TINT SO AS TO PROVIDE VIEWS OUT OF AND INTO THE BUILDING. VISIBLE LIGHT TRANSMISSION LEVEL OF WINDOWS ON THE GROUND FLOOR SHALL BE SEVENTY PER CENT OR GREATER AND ON ALL OTHER FLOORS THE VISIBLE LIGHT TRANSMISSION LEVEL SHALL BE FIFTY PER CENT OR GREATER.
  - NO MORE THAN THIRTY PER CENT OF THE WINDOW AREA AT FACADES MAY BE OBSTRUCTED BY SIGNAGE OR INTERIOR DISPLAYS.



# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

**REVISIONS:**

	DESCRIPTION	DATE
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## A21.3 EXTERIOR ELEVATIONS



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KEY PLAN

KEAWE STREET ELEVATION (PHASE 1)

3/64" = 1'-0"



690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2022-40175

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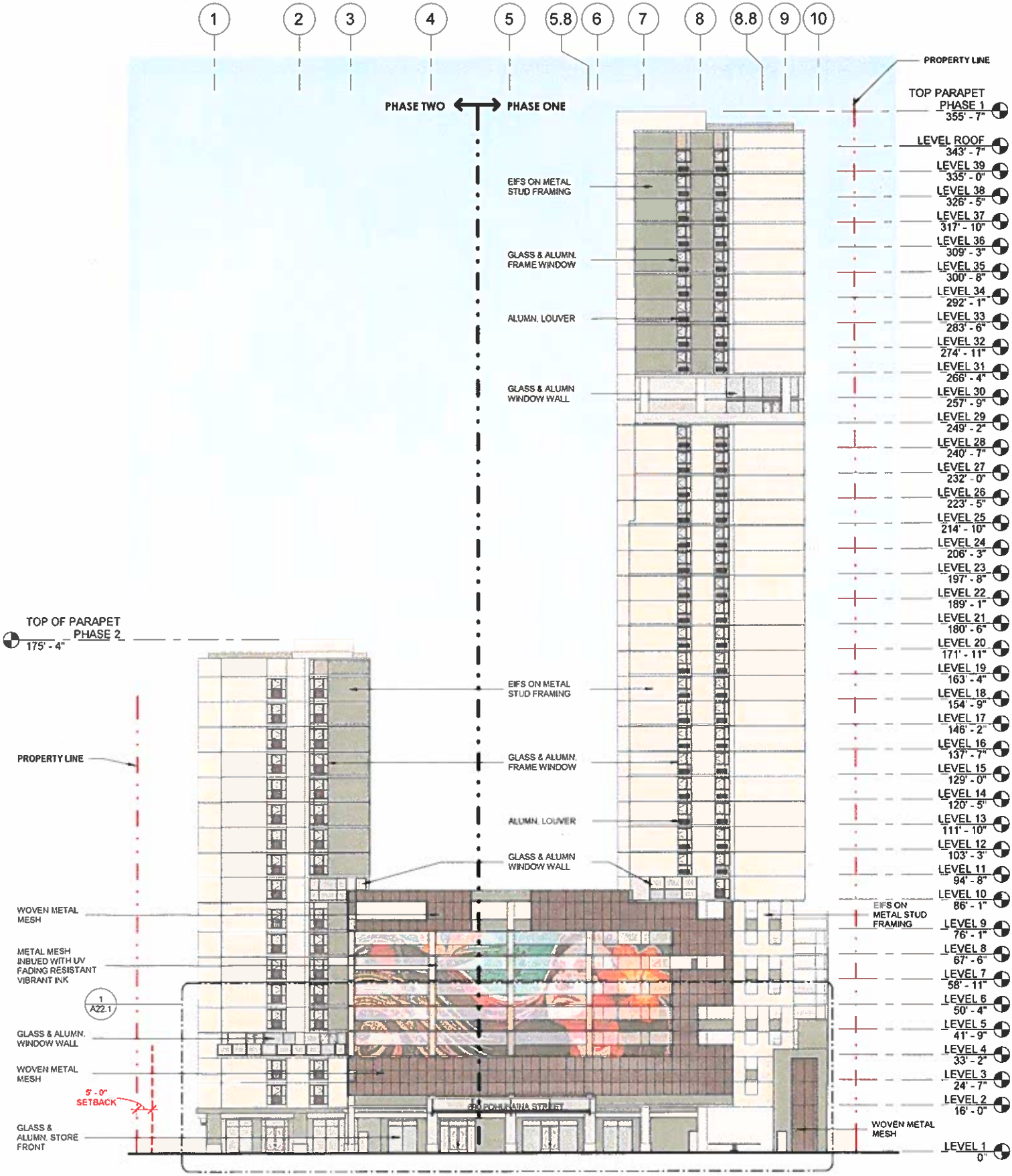
A21.4  
EXTERIOR  
ELEVATIONS



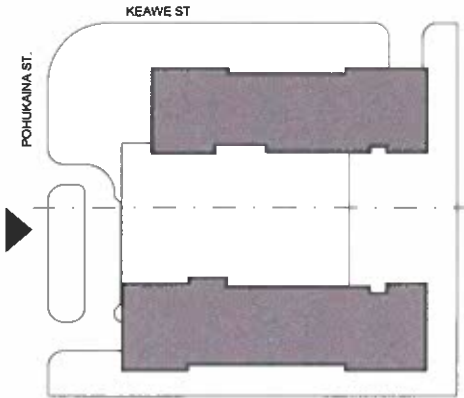
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- NOTE:
- WINDOW GLAZING SHALL BE TRANSPARENT WITH CLEAR OR LIMITED UV TINT SO AS TO PROVIDE VIEWS OUT OF AND INTO THE BUILDING. VISIBLE LIGHT TRANSMISSION LEVEL OF WINDOWS ON THE GROUND FLOOR SHALL BE SEVENTY PER CENT OR GREATER AND ON ALL OTHER FLOORS THE VISIBLE LIGHT TRANSMISSION LEVEL SHALL BE FIFTY PER CENT OR GREATER.
  - NO MORE THAN THIRTY PER CENT OF THE WINDOW AREA AT FACADES MAY BE OBSTRUCTED BY SIGNAGE OR INTERIOR DISPLAYS.

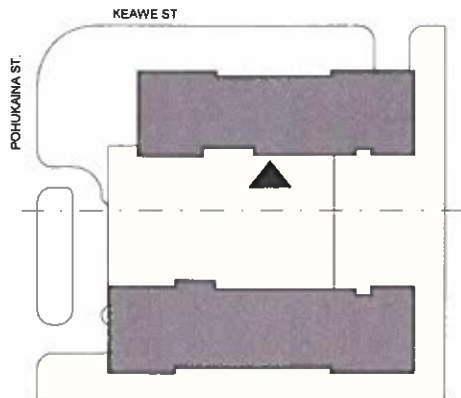


KEY PLAN

POHUKAINA STREET ELEVATION (PHASE 1&2)

3/4" = 1' - 0"

- NOTE:**
- WINDOW GLAZING SHALL BE TRANSPARENT WITH CLEAR OR LIMITED UV TINT SO AS TO PROVIDE VIEWS OUT OF AND INTO THE BUILDING. VISIBLE LIGHT TRANSMISSION LEVEL OF WINDOWS ON THE GROUND FLOOR SHALL BE SEVENTY PER CENT OR GREATER AND ON ALL OTHER FLOORS THE VISIBLE LIGHT TRANSMISSION LEVEL SHALL BE FIFTY PER CENT OR GREATER.
  - NO MORE THAN THIRTY PER CENT OF THE WINDOW AREA AT FACADES MAY BE OBSTRUCTED BY SIGNAGE OR INTERIOR DISPLAYS.



KEY PLAN



DIAMOND HEAD ELEVATION (PHASE 2)

3/8" = 1'-0"

1

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

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DATE ISSUED: 3/28/23

SCALE: As indicated

**A21.5**  
**EXTERIOR  
ELEVATIONS**



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690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

DESCRIPTION	DATE

PROJECT NO: 2022-40175

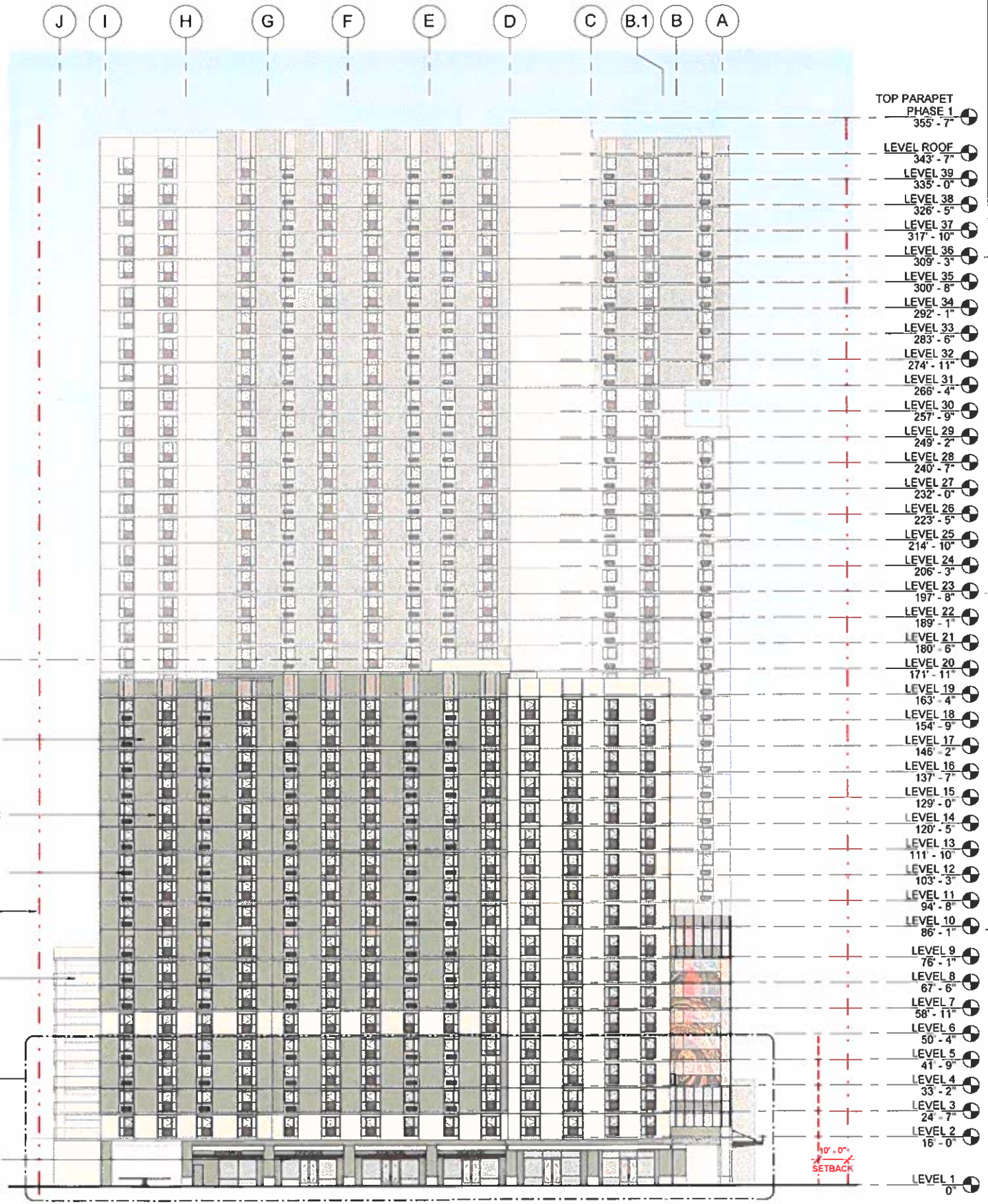
DATE ISSUED: 3/28/23

SCALE: As indicated

A21.6  
EXTERIOR  
ELEVATIONS



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TOP OF PARAPET  
PHASE 2  
175' - 4"

EFS ON METAL  
STUD FRAMING

GLASS & ALUMN.  
FRAME WINDOW

ALUMN. LOUVER

PROPERTY  
LINE

DEFS ON  
CONCRETE  
RAIL

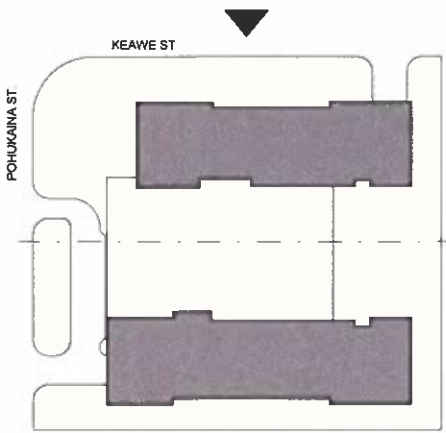
1  
A22.2

GLASS &  
ALUMN. STORE  
FRONT

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

10' - 0"  
SETBACK

- NOTE:
- WINDOW GLAZING SHALL BE TRANSPARENT WITH CLEAR OR LIMITED UV TINT SO AS TO PROVIDE VIEWS OUT OF AND INTO THE BUILDING. VISIBLE LIGHT TRANSMISSION LEVEL OF WINDOWS ON THE GROUND FLOOR SHALL BE SEVENTY PER CENT OR GREATER AND ON ALL OTHER FLOORS THE VISIBLE LIGHT TRANSMISSION LEVEL SHALL BE FIFTY PER CENT OR GREATER.
  - NO MORE THAN THIRTY PER CENT OF THE WINDOW AREA AT FACADES MAY BE OBSTRUCTED BY SIGNAGE OR INTERIOR DISPLAYS.



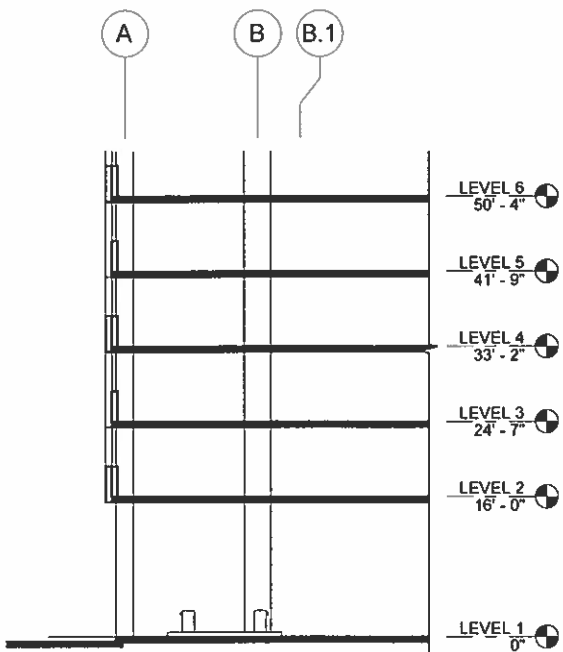
KEY PLAN

KEAWE STREET ELEVATION (PHASE 2) 354' - 1'-0" 1

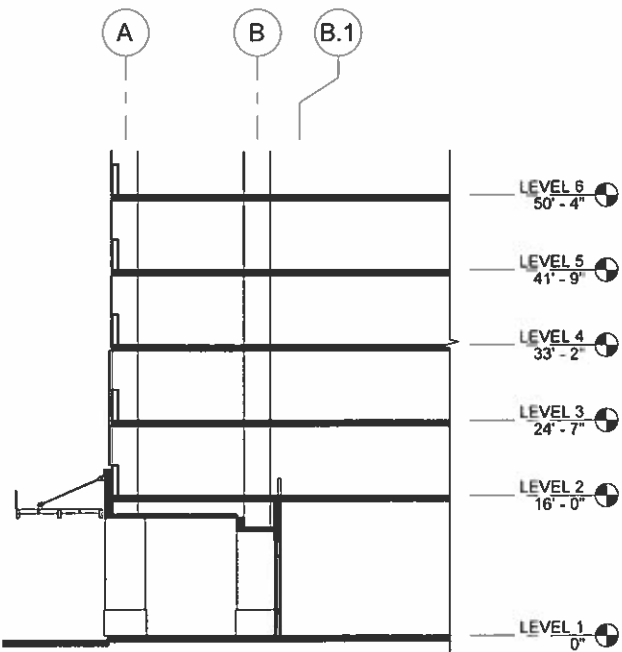


690 POHUKAINA STREET  
AFFORDABLE HOUSING

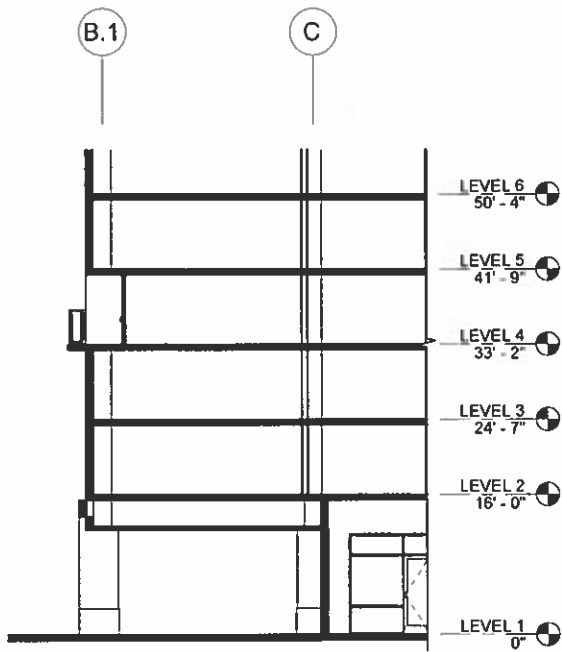
690 POHUKAINA STREET, HONOLULU, HAWAII



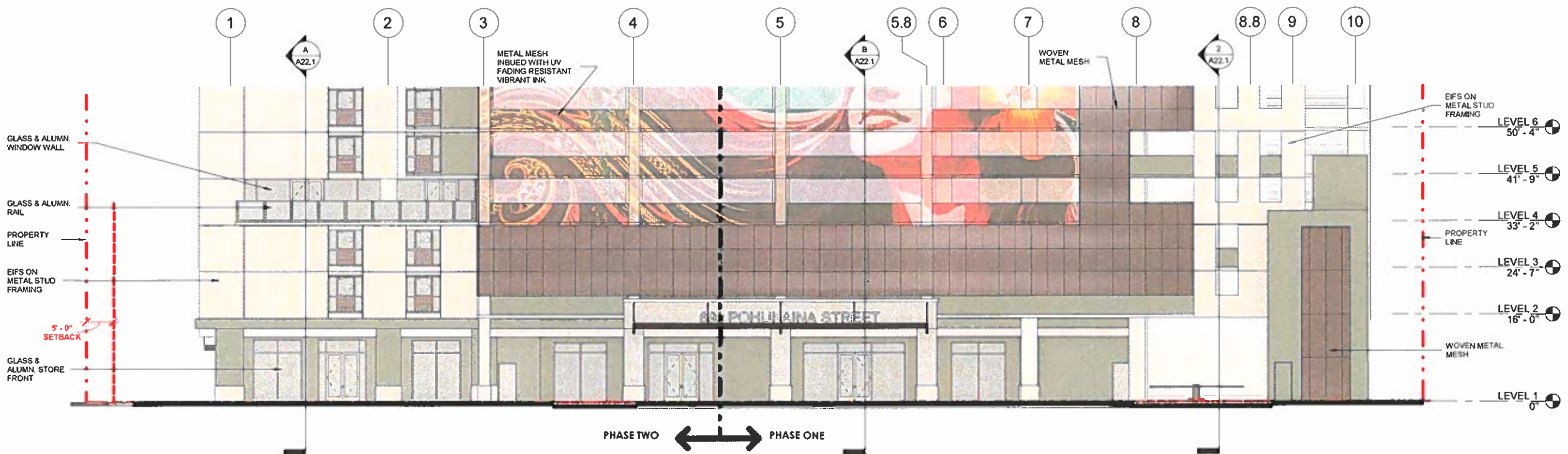
SECTION C 3/32" = 1'-0" 2



SECTION B 3/32" = 1'-0" B



SECTION A 3/32" = 1'-0" A



NOTE: AT LEAST SEVENTY PER CENT OF A RETAIL THOROUGHFARE FRONT ELEMENT NEEDS TO BE TRANSPARENT GLAZING, WITH AT LEAST SEVENTY PER CENT OF THE GLAZING TO ALLOW VIEWS INTO THE STORE.

POHUKAINA STREET ENLARGED ELEVATION (PHASE 1&2) 3/32" = 1'-0" 1

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DESCRIPTION	DATE

PROJECT NO: 2022-40175

DATE ISSUED: 3/28/23

SCALE: 3/32" = 1'-0"

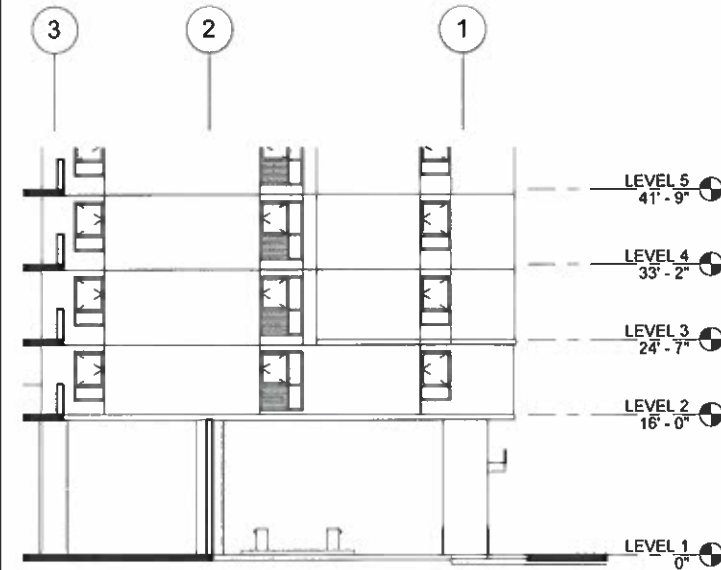
**A22.1**  
**ENLARGED**  
**EXTERIOR**  
**ELEVATION**



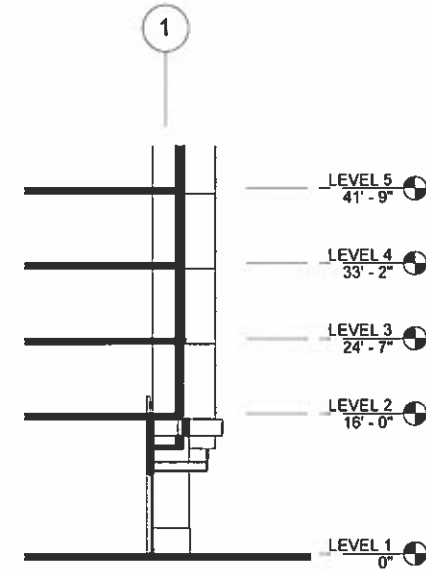
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690 POHUKAINA STREET  
AFFORDABLE HOUSING

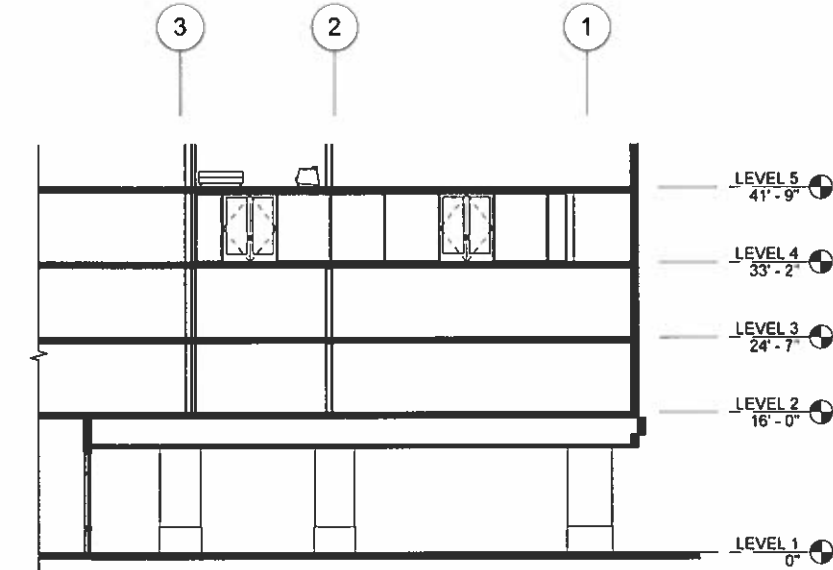
690 POHUKAINA STREET, HONOLULU, HAWAII



SECTION C 3/32" = 1'-0" C



SECTION B 3/32" = 1'-0" B



SECTION A 3/32" = 1'-0" A



NOTE: AT LEAST SEVENTY PER CENT OF A RETAIL THOROUGHFARE FRONT ELEMENT NEEDS TO BE TRANSPARENT GLAZING, WITH AT LEAST SEVENTY PER CENT OF THE GLAZING TO ALLOW VIEWS INTO THE STORE.

KEAWE STREET ENLARGED ELEVATION (PHASE 2) 3/32" = 1'-0" 1

REVISIONS:		
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PROJECT NO: 2022-40175  
DATE ISSUED: 3/28/23  
SCALE: 3/32" = 1'-0"

**A22.2**  
ENLARGED  
EXTERIOR  
ELEVATION

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

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690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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A31.1  
BUILDING  
SECTIONS



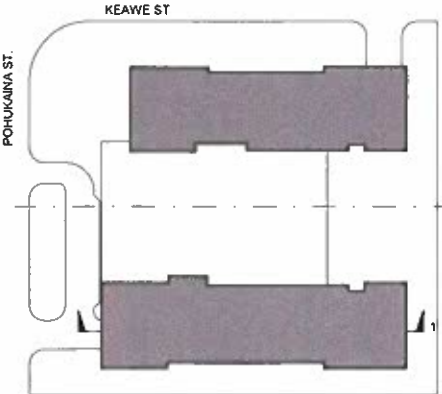
**SVA**  
ARCHITECTS

6 HUTTON CENTRE DR, SUITE 1150 - SAN JOSE, CA 95129  
T 949.909.3390 WWW.SVA-ARCHITECTS.COM

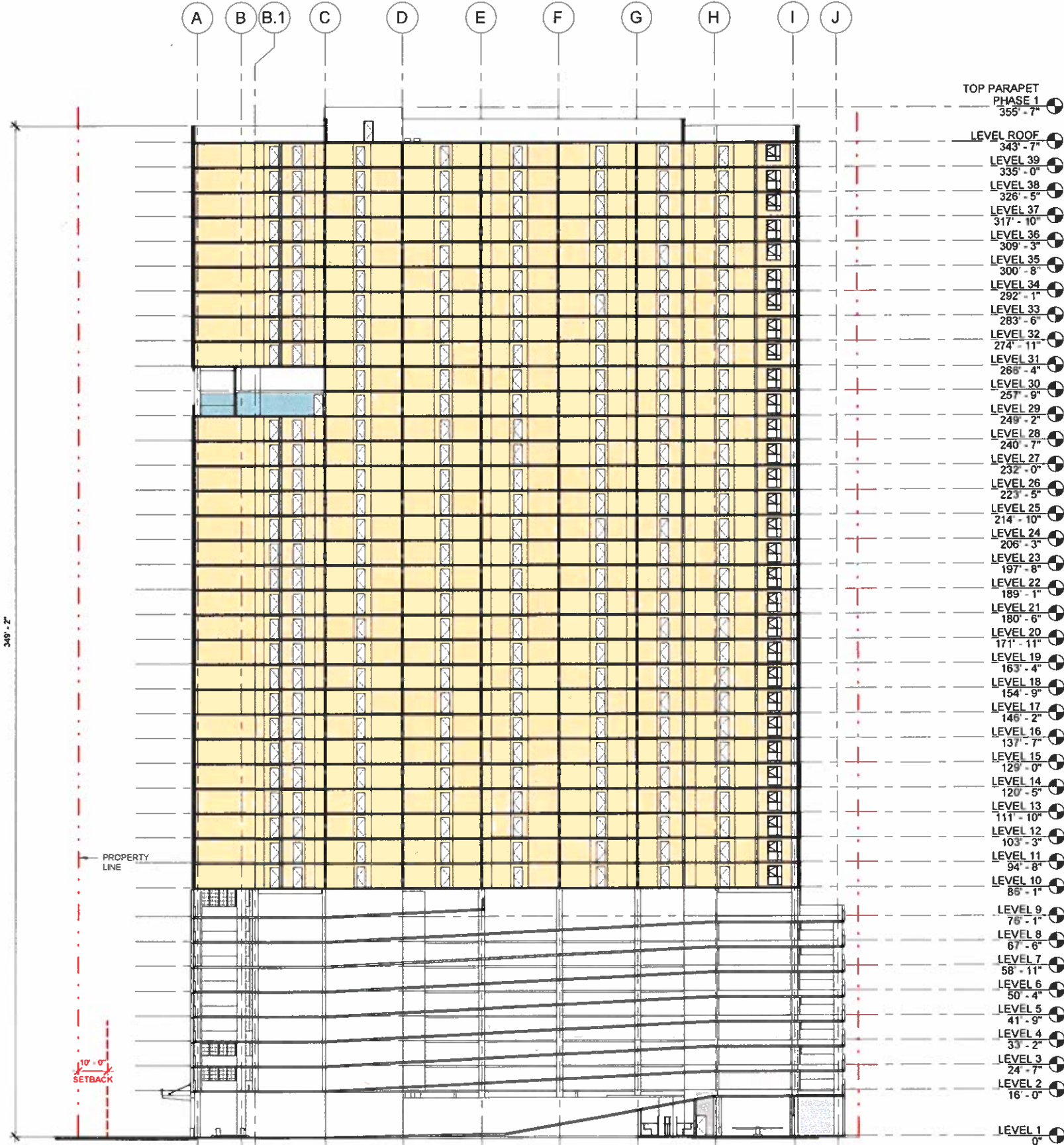
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**SECTION COLOR LEGEND**

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



KEY PLAN



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

690 POHUKAINA STREET, HONOLULU, HAWAII

PROJECT NO: 2022-4017  
DATE ISSUED: 3/28/2022  
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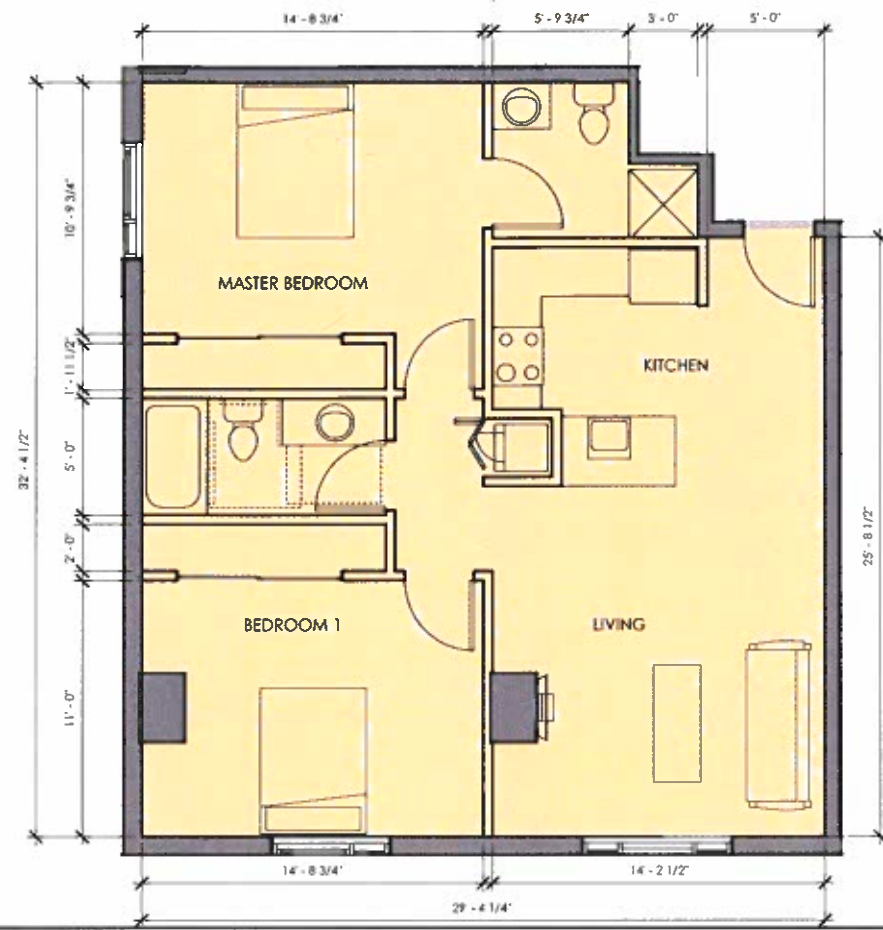


**SVA**  
**ARCHITECTS**  
6 HUTTON CENTRE DR., SUITE 1150 SANTA ANA, CA 92705  
T 949 859 3380 WWW.SVA-ARCHITECTS.COM

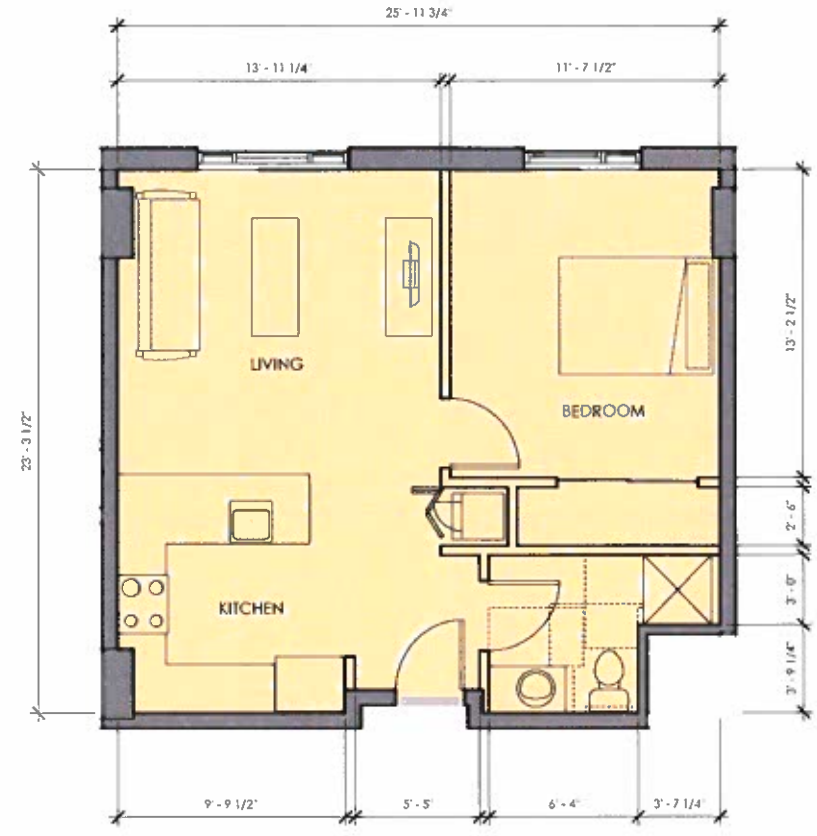
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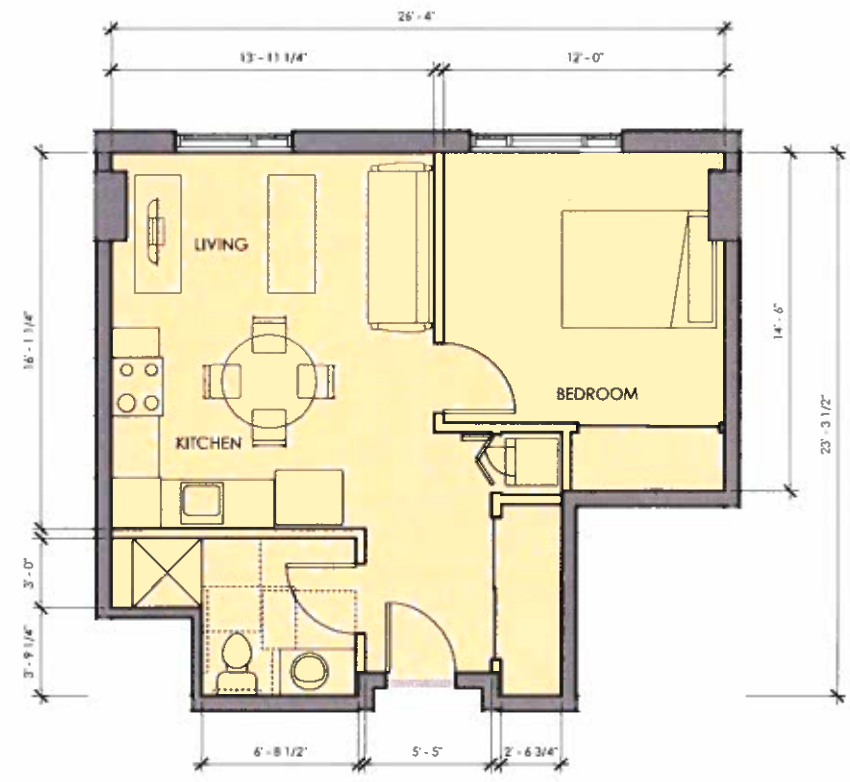




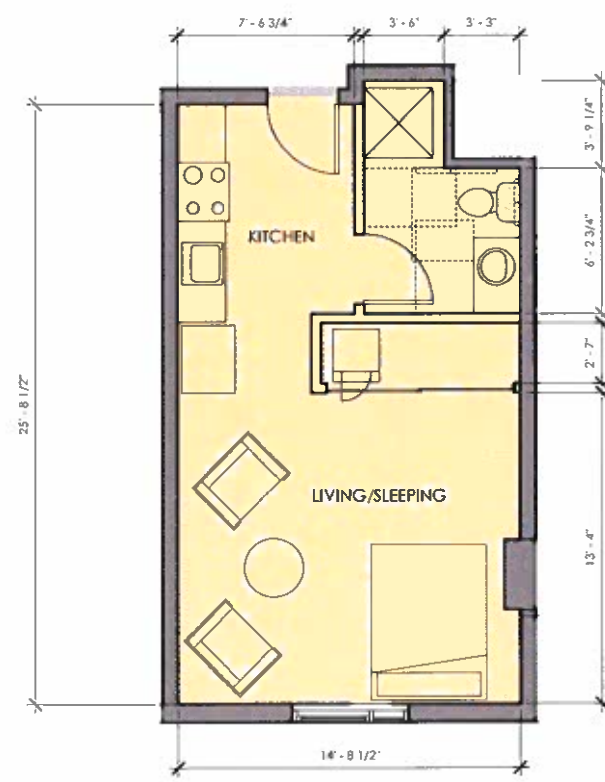
TWO BEDROOM UNIT PLAN B1 - PHASE ONE 1/8" = 1'-0" 5



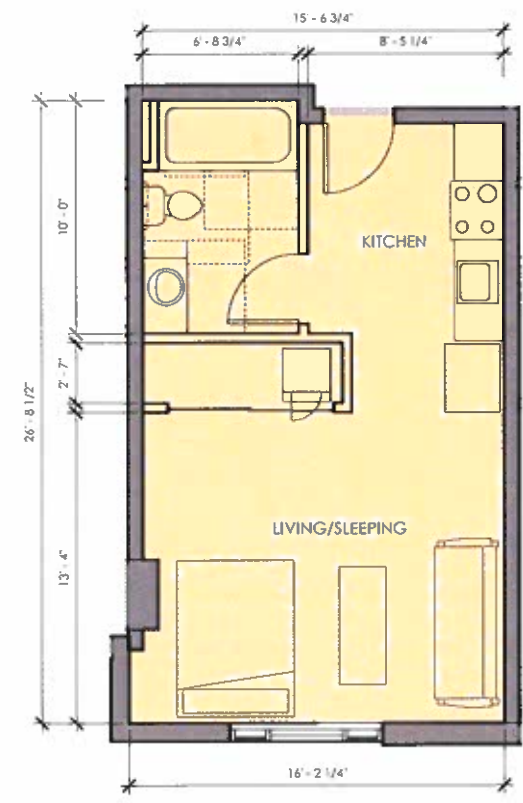
ONE BEDROOM UNIT PLAN A2 - PHASE ONE 1/4" = 1'-0" 4



ONE BEDROOM UNIT PLAN A1 - PHASE ONE 1/8" = 1'-0" 3



STUDIO UNIT PLAN S2 - PHASE ONE 1/8" = 1'-0" 2



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

# 690 POHUKAINA STREET AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

REVISIONS:

	DESCRIPTION	DATE

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## A40.1 UNIT PLAN PHASE ONE



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690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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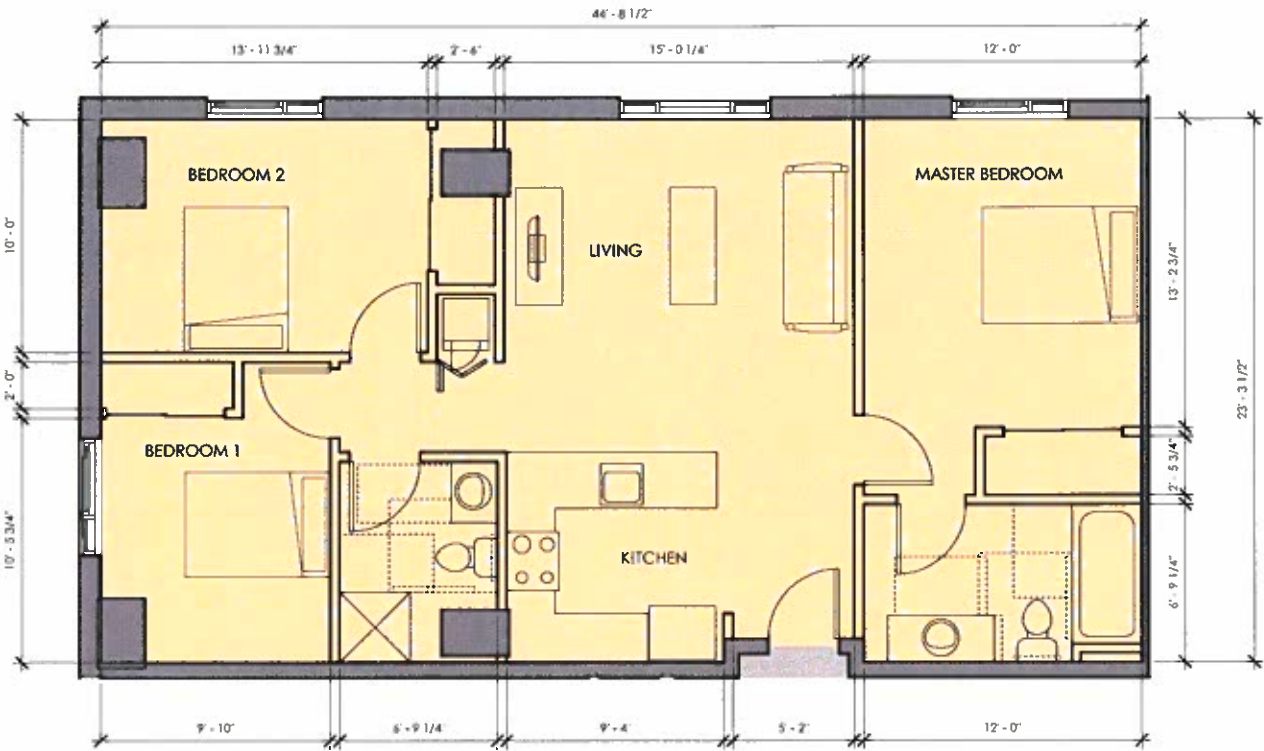
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PROJECT NO: 2022-40175  
DATE ISSUED: 3/28/23  
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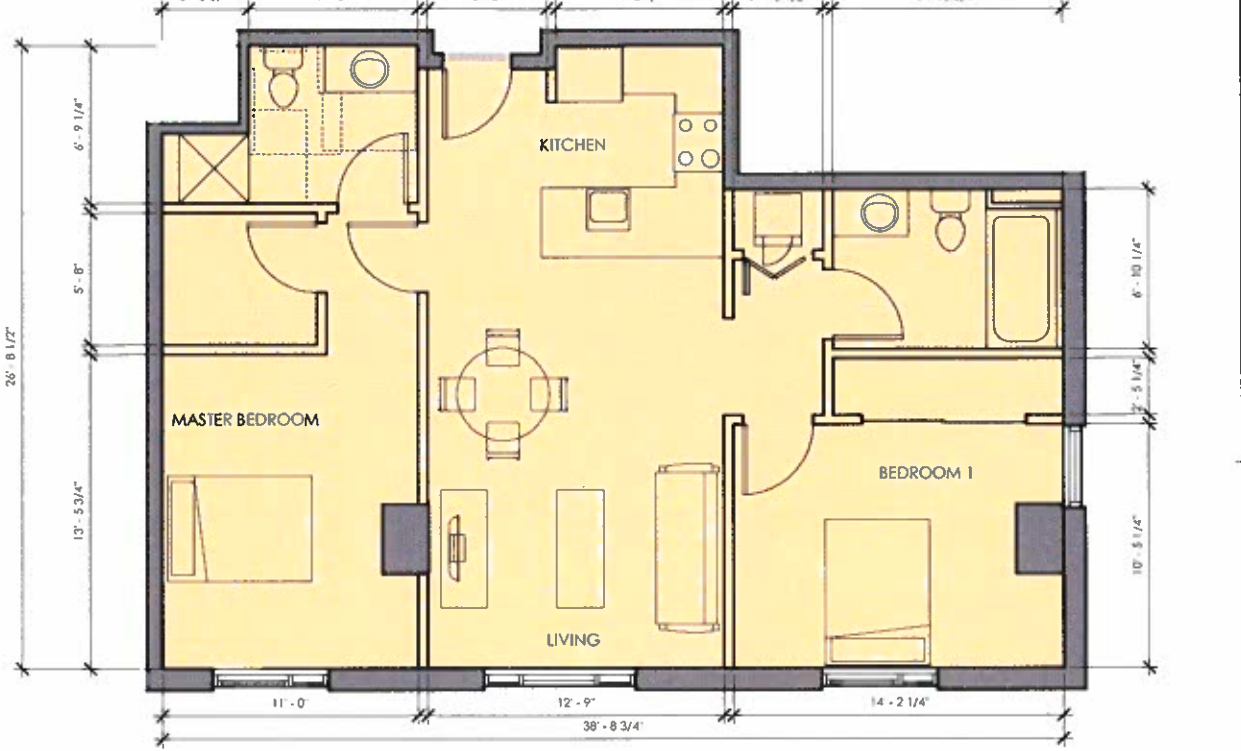
A40.2  
UNIT PLAN  
PHASE ONE



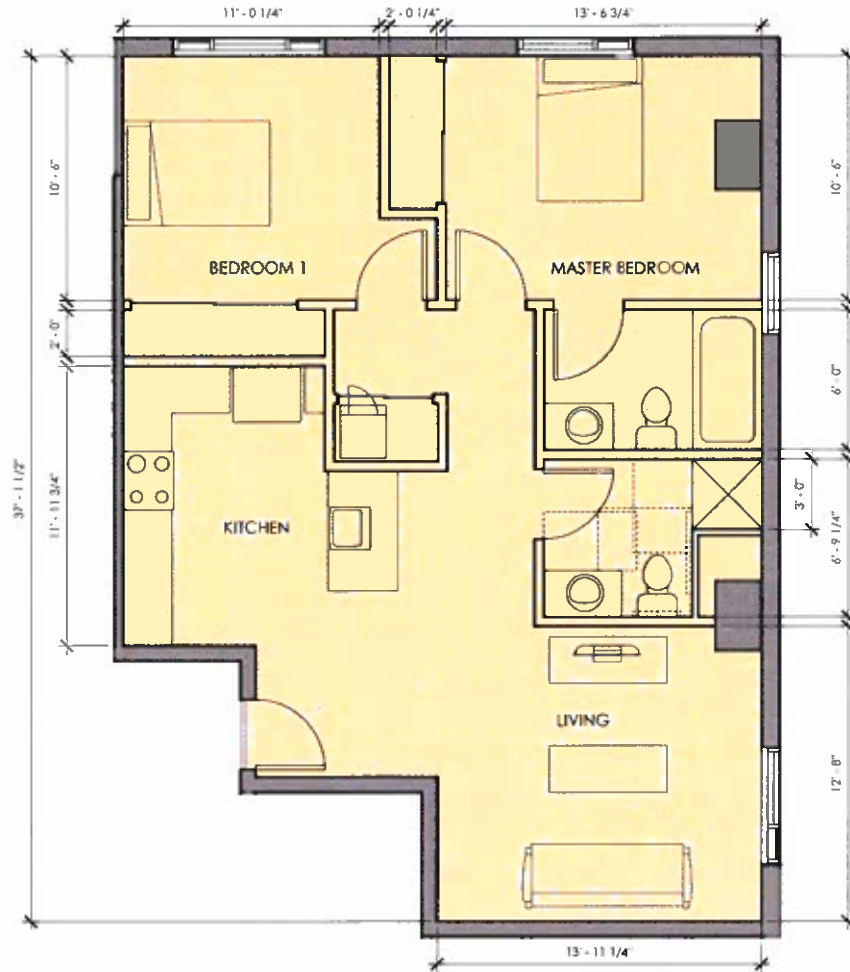
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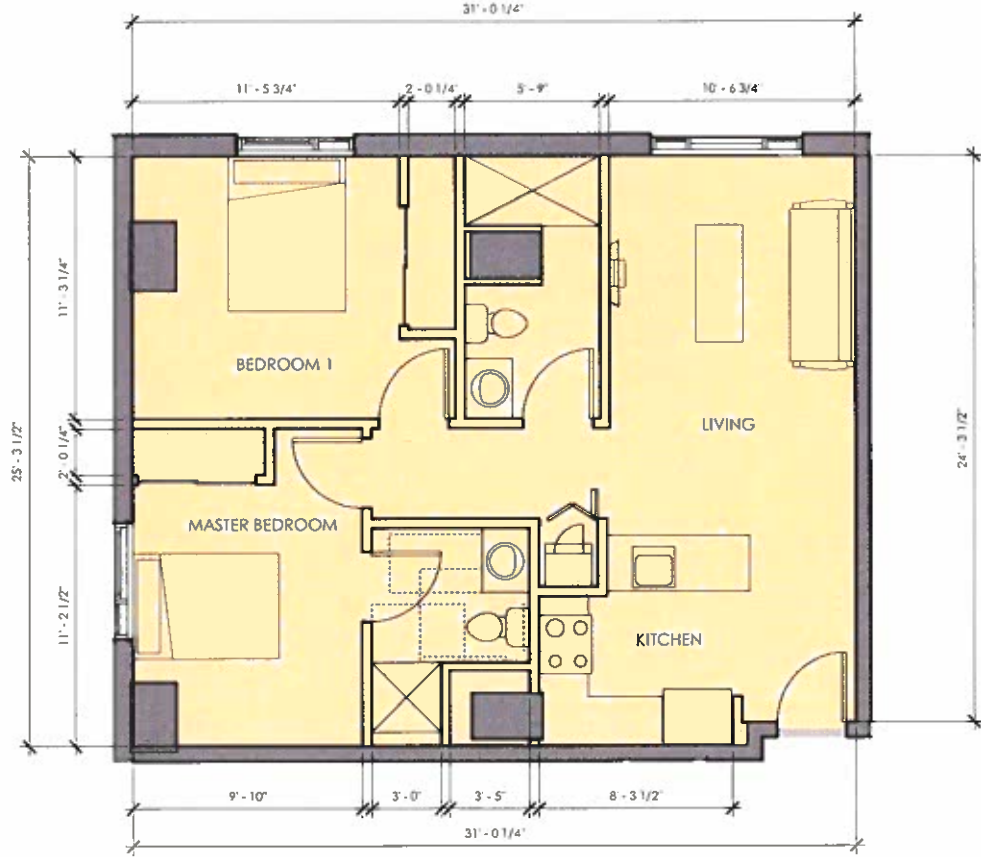
THREE BEDROOM UNIT PLAN C1 - PHASE ONE 1/4" = 1'-0" 4



TWO BEDROOM UNIT PLAN B4 - PHASE ONE 1/4" = 1'-0" 3



TWO BEDROOM UNIT PLAN B3 - PHASE ONE 1/4" = 1'-0" 2

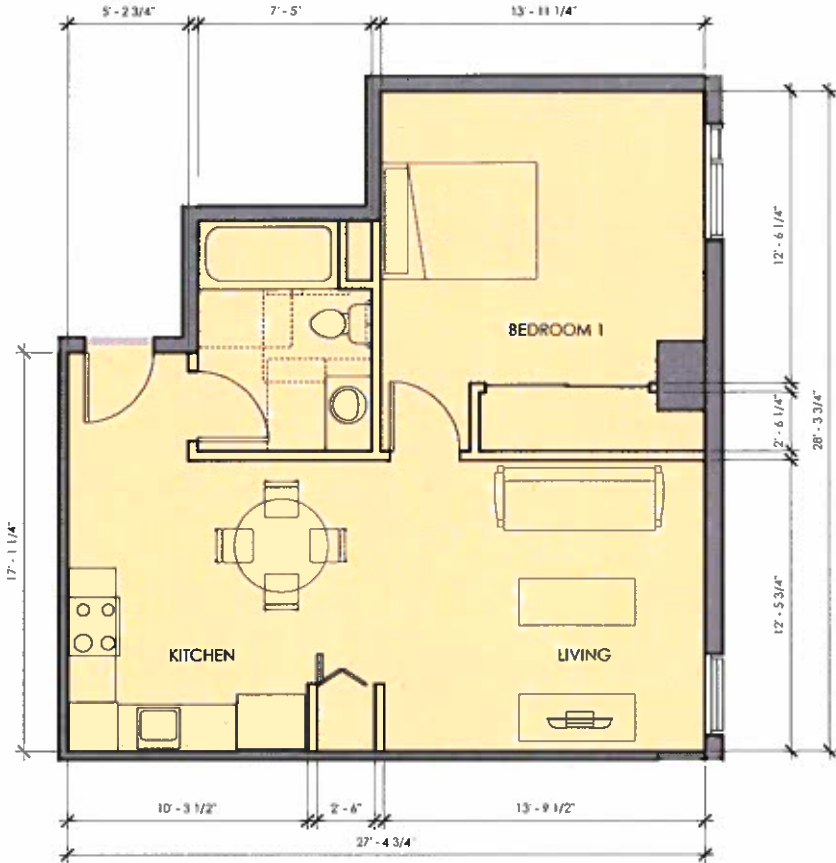


TWO BEDROOM UNIT PLAN B2 - PHASE ONE 1/4" = 1'-0" 1

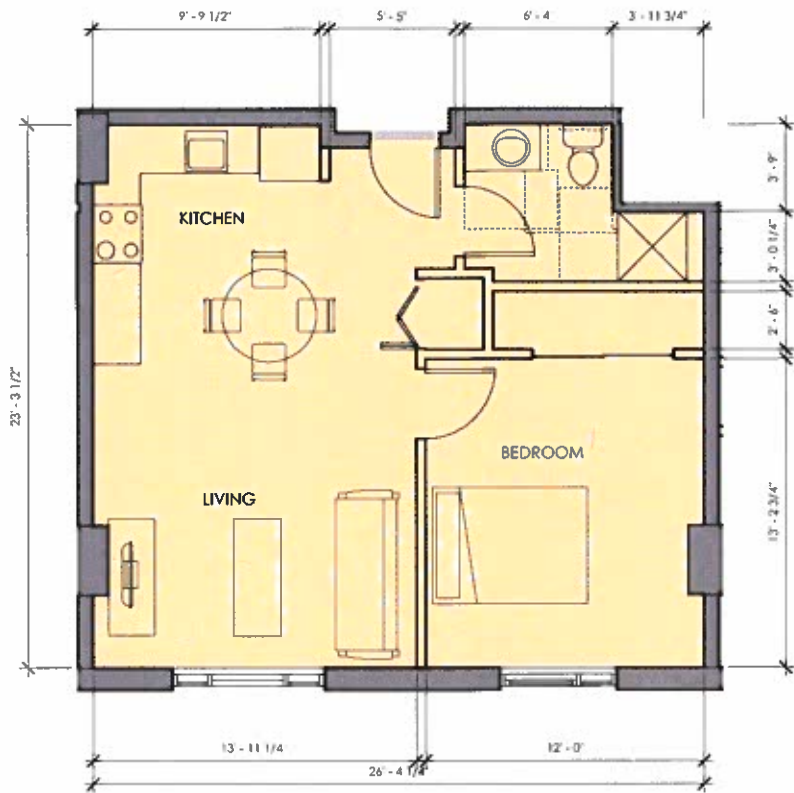


690 POHUKAINA STREET  
AFFORDABLE HOUSING

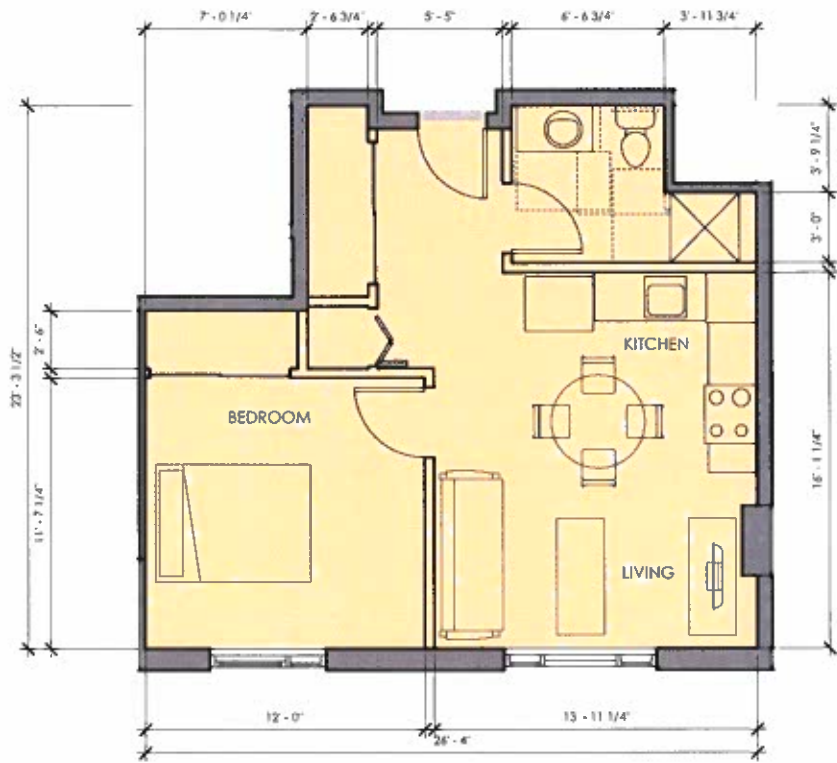
690 POHUKAINA STREET, HONOLULU, HAWAII



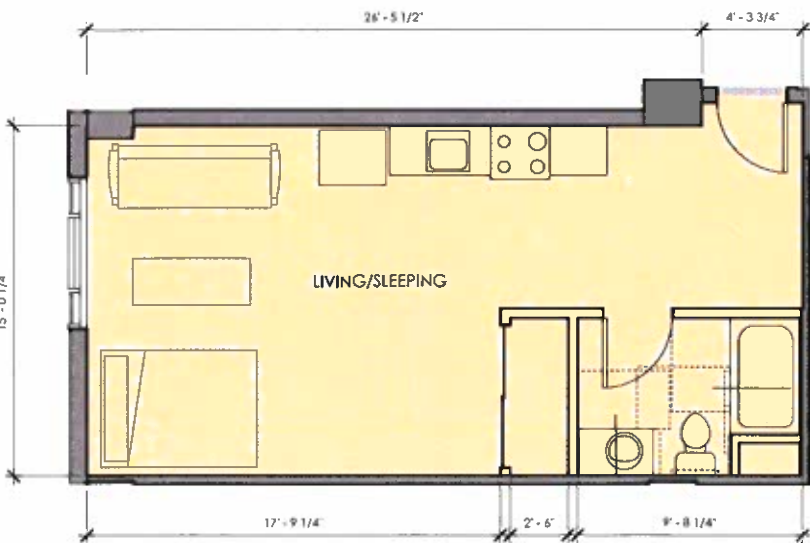
ONE BEDROOM UNIT PLAN A3 - PHASE TWO 1/4" = 1'-0" 6



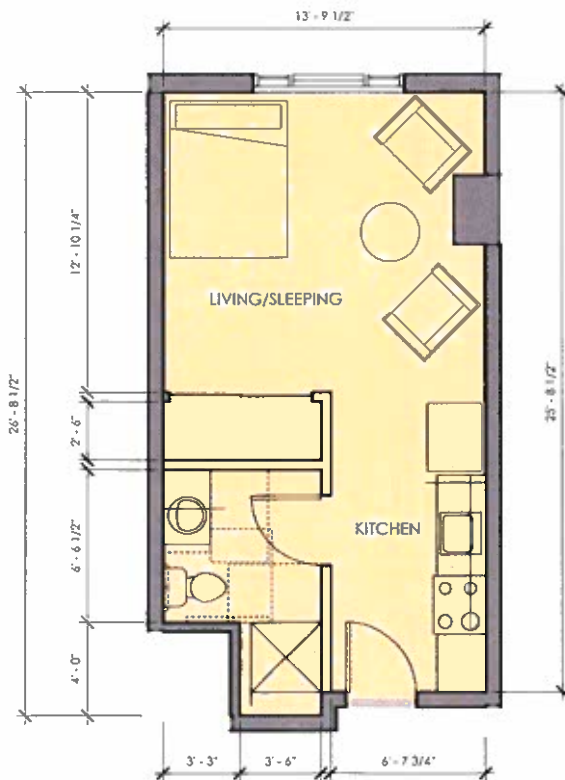
ONE BEDROOM UNIT PLAN A2 - PHASE TWO 1/4" = 1'-0" 5



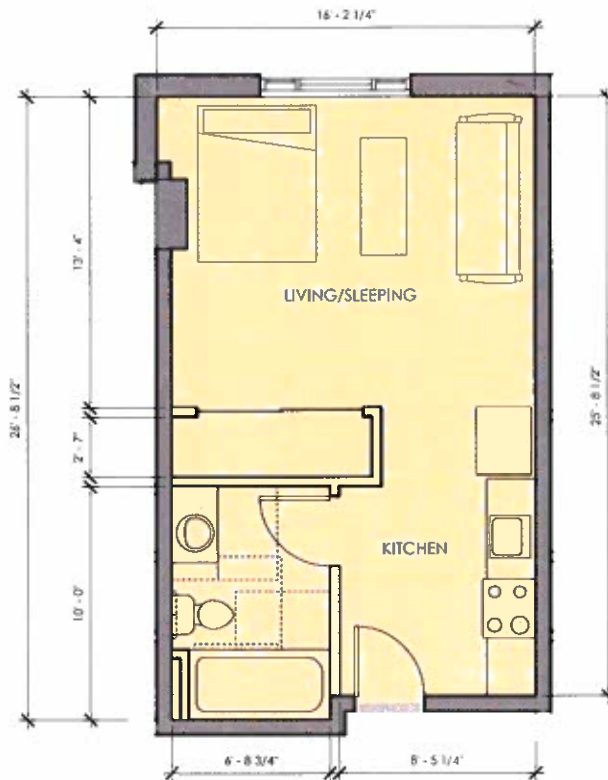
ONE BEDROOM UNIT PLAN A1 - PHASE TWO 1/4" = 1'-0" 4



STUDIO UNIT PLAN S3 - PHASE TWO 1/4" = 1'-0" 3



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



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

REVISIONS:

DESCRIPTION	DATE

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A40.3

UNIT PLAN  
PHASE TWO



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690 POHUKAINA STREET  
AFFORDABLE HOUSING

690 POHUKAINA STREET, HONOLULU, HAWAII

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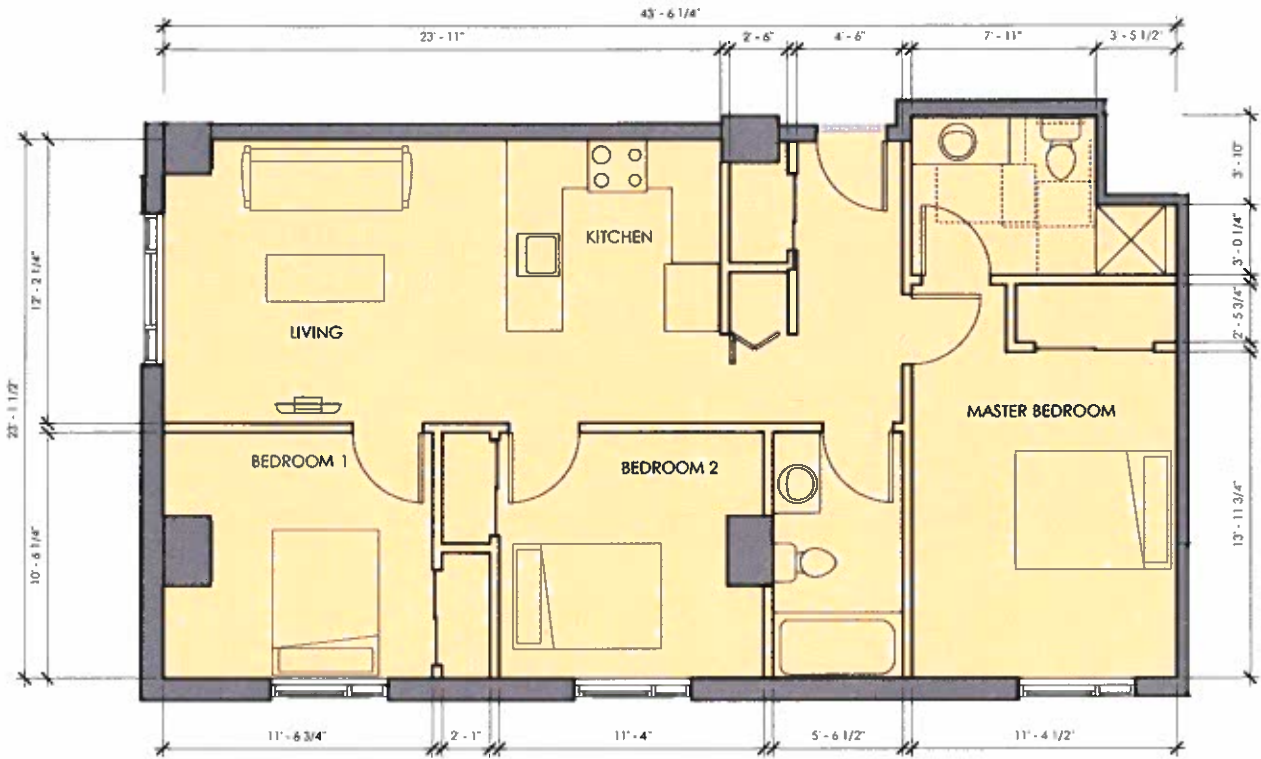
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A40.4

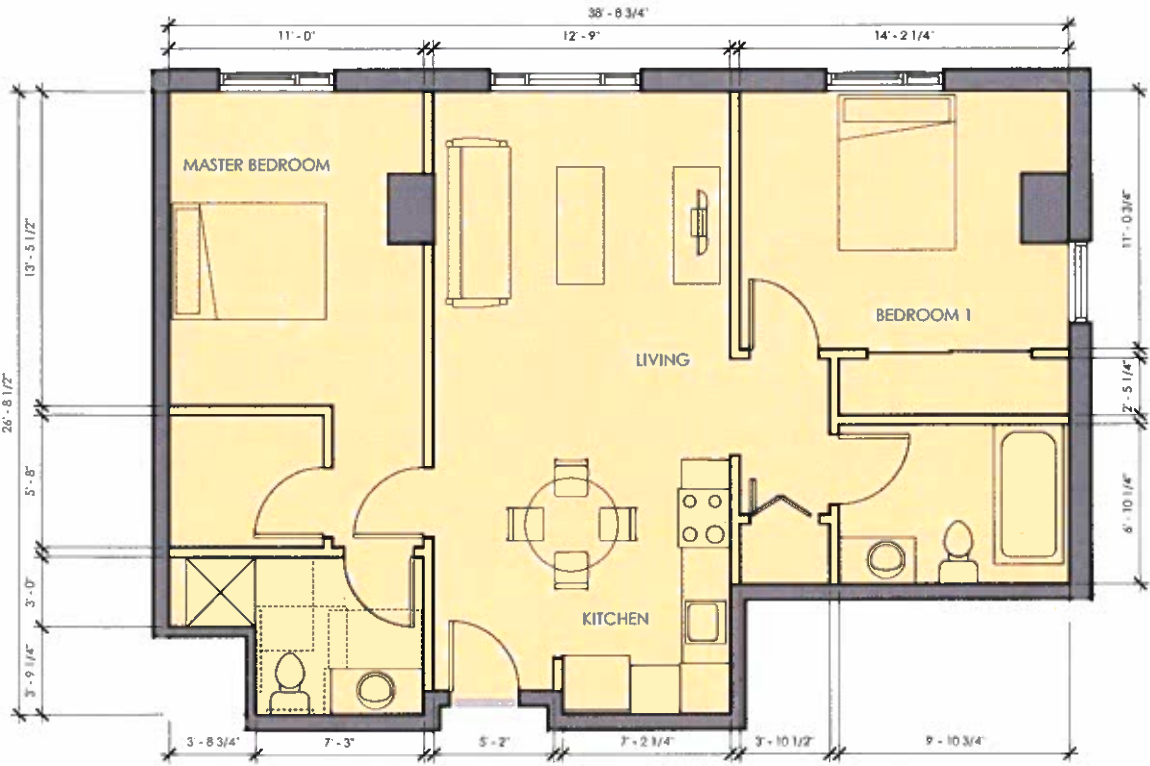
UNIT PLAN  
PHASE TWO



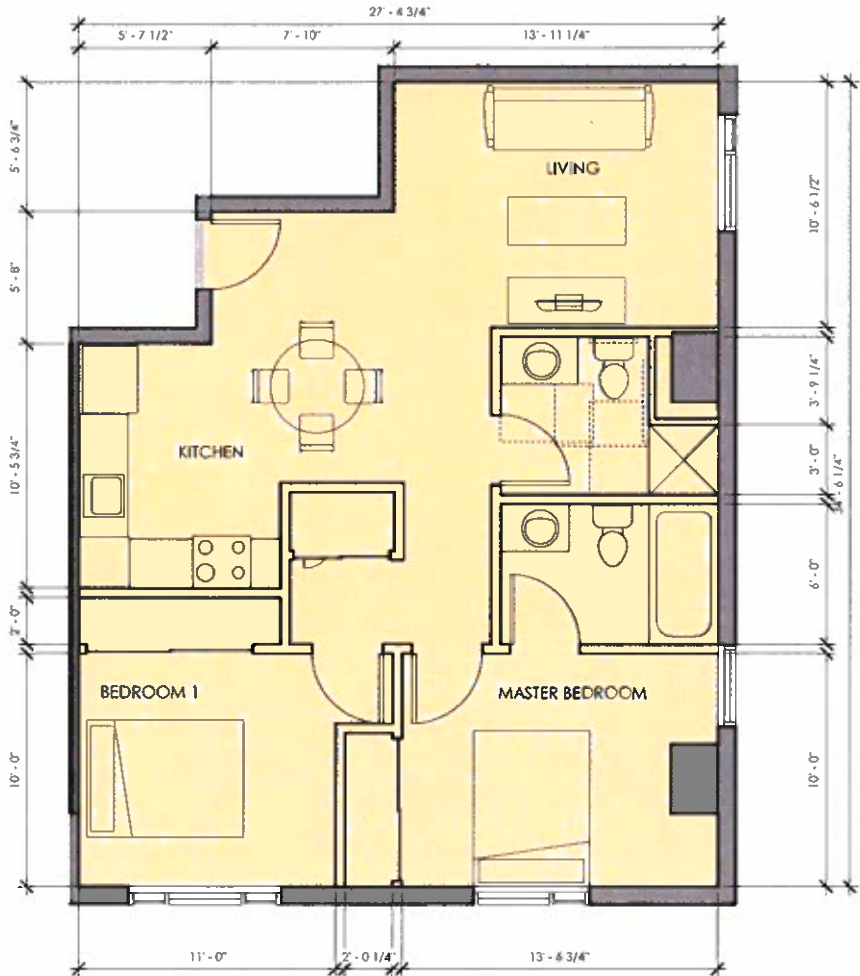
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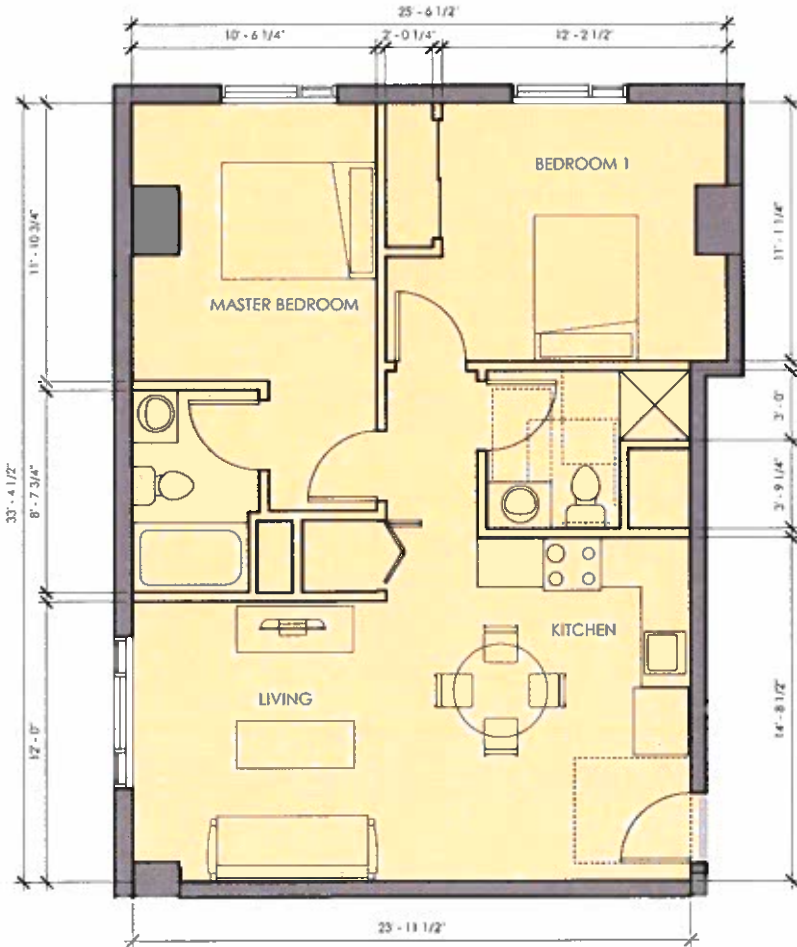
THREE BEDROOM UNIT PLAN C1 - PHASE TWO 1/4" = 1'-0" 4



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

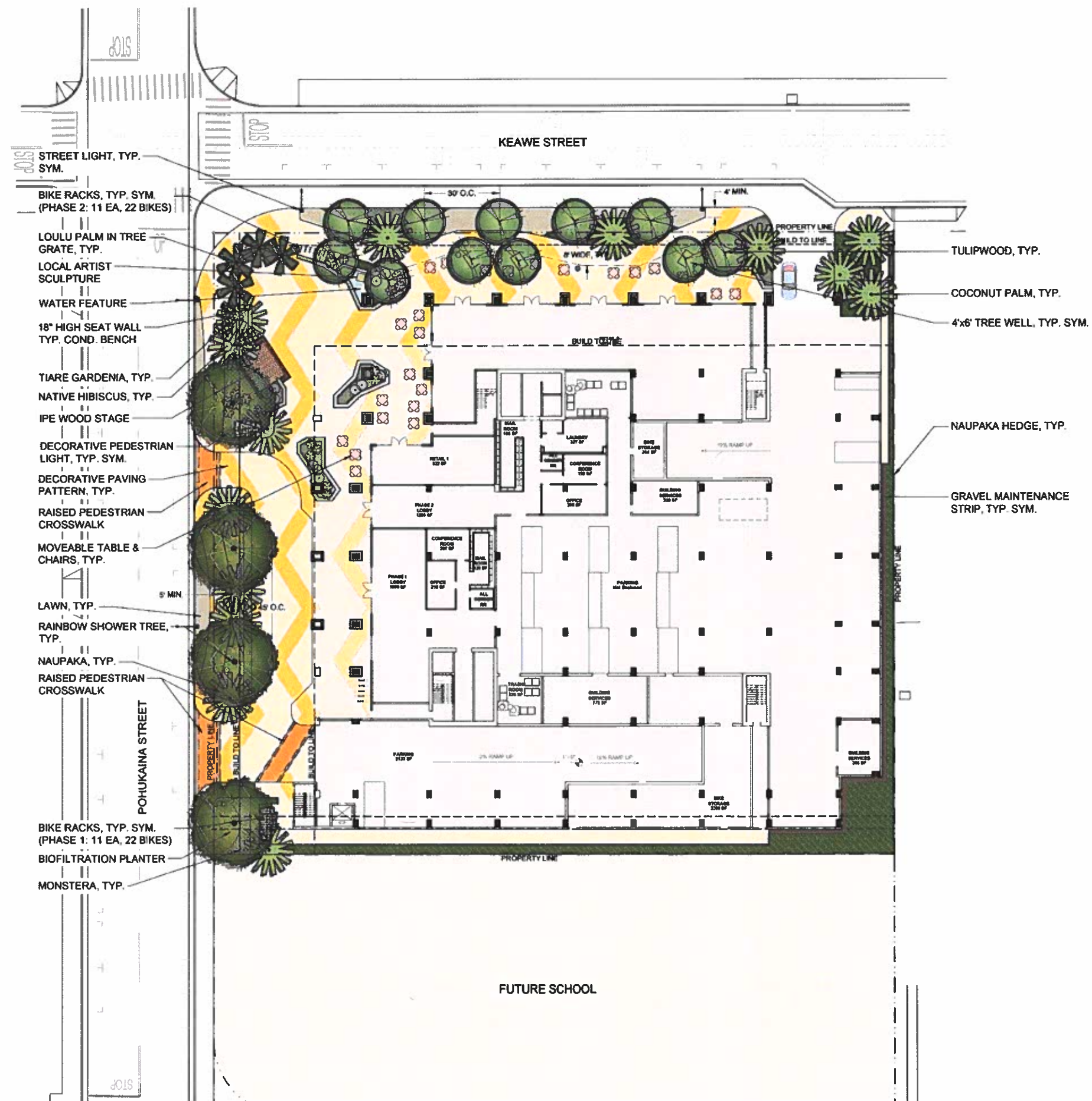


TWO BEDROOM UNIT PLAN B2 - PHASE TWO 1/4" = 1'-0" 2



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





690 Pohukaina  
GROUND LEVEL LANDSCAPE CONCEPT PLAN





FOR ACTION

I. REQUEST

Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: (1) the Certification of Highridge Costa Development Company, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (2) The Project Proposal; and (3) Execution of Development Documents for Approved Exemptions for the 690 Pohukaina Mixed-Use Project Located at 690 Pohukaina Street in Kakaako, Oahu, TMK No.: (1) 2-1-051: 041

II. FACTS

Project Name:	690 Pohukaina (aka Pohukaina Commons)		
Applicant Name:	Highridge Costa Development Company, LLC		
TMK and Location:	(1) 2-1-051: 041 690 Pohukaina St., Honolulu, Hawaii 96813		
HHFDC Involvement:	Lessor 201H Exemptions		
Landownership:	State of Hawaii (HHFDC controls via Executive Order)		
Type:	New construction; mixed-use, affordable rental housing plus commercial space		
Target Population:	Family		
Length of Affordability:	Duration of Lease(s) (75 years)		
No. of Units:	625 (previously approved: 631)		
Unit Type Mix (Previously Approved):	Units	Type	Sq. Ft. (approx. range)
	144	Studios	345-390
	239	1-Bed	525-616
	202	2-Bed	616-804
	46	3-Bed	1,033-1,071
	631	Total units	
Unit Type Mix (Revised):	Units	Type	Sq. Ft. (approx. range)
	173	Studios	319-633
	287	1-Bed	577-649
	144	2-Bed	963-987
	21	3-Bed	1,106
	625	Total units	



<b>Affordability Mix (Previously Approved):</b>	Units    Affordability 21    30% AMI and below 21    50% AMI and below 154    60% AMI and below 87    80% AMI 344    120% AMI 4    Manager's units 631    Total units
<b>Affordability Mix (Revised):</b>	Units    Affordability 21    30% AMI and below 21    50% AMI and below 151    60% AMI and below 86    80% AMI 342    120% AMI <sup>1</sup> 4    Manager's units 625    Total units
<b>Development Concept:</b>	Affordable rental housing in 2 phases, a 30-story tower and a 9-story tower on top of a connected 9-story parking garage (39 stories and 18 stories total), with approx. 5,027 GSF of commercial space on the ground floor, tenant amenities on the garage rooftop level, and a pedestrian plaza at the corner of Keawe Street and Pohukaina Street.
<b>Parking:</b>	870 parking stalls (previously approved: 890)
<b>Est. Completion:</b>	Phase 1: Q3 2027. Phase 2: Q2 2027.
<b>Developer:</b>	Highridge Costa Development Company, LLC Contact: Moe Mohanna 330 W. Victoria Street, Gardena, CA 90248 (424) 258-2906
<b>Co-Developer:</b>	Form Partners, LLC Contact: Chris Deuchar 900 Fort Street Mall, Suite 1140, Honolulu, HI 96813 (808) 330-5032
<b>Application Preparer:</b>	PBR Hawaii & Associates, Inc. Contact: Tom Schnell 1001 Bishop Street, Suite 650, Honolulu, HI 96813 (808) 521-5631

- A. The State of Hawaii owns a 94,423 square feet parcel of land at 690 Pohukaina Street in Kakaako, Oahu (Property) (See **Exhibit A** and **Exhibit B**). Pursuant to Executive Order 4533, the Property was set aside to the Hawaii Housing Finance and Development Corporation (HHFDC) for educational and affordable housing purposes.
- B. On November 17, 2021, HHFDC published Request For Proposals No. 21-005-DEV (the RFP) which contemplated reserving approximately 28,000 square feet of land for future educational use (the Educational Portion) and the development of affordable housing on the remainder of the Property (the Residential Portion), approximately 66,423 square feet. On March 15, 2022, Highridge Costa Development Company, LLC (the Applicant) submitted a proposal (Proposal) contemplating the development of the Residential Portion with 100% affordable

<sup>1</sup> The Project's RHRF Tier 2 award requires the Phase 1 units at 120% AMI to be further restricted to 100% AMI. The Project shall comply with the stricter of the two requirements provided the Project utilizes the RHRF funds.

rental housing, totaling 631 units including 4 manager’s units, parking, and commercial retail space on the ground floor (the Project, known as 690 Pohukaina aka Pohukaina Commons) (See **Exhibit C** and **Exhibit D**). On September 8, 2022, HHFDC approved the Applicant and its Proposal for the Project.

- C. On January 3, 2023, the Applicant submitted an application 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).

**III. DISCUSSION**

- A. The Applicant was previously approved as an Eligible Developer for the Project pursuant to Section 15-307-24, Hawaii Administrative Rules (HAR) at the Board’s September 8, 2022 meeting. There has been no change to the structure or qualifications of the Applicant since then.
- B. The Project will be developed in two phases. Phase 1 is on the South-East side of the site and consists of the 30-story tower and associated parking garage area. Phase 2 is on the North-West side of the site and consists of the 18-story tower and associated parking garage area. A single-purpose entity owned by AHED Foundation, a Hawaii-based 501(c)3 non-profit corporation, will be the lessee entity for Phase 1, with development services provided by the Applicant and the Applicant’s co-developer, Form Partners, LLC, through a to-be-formed joint development entity. A to-be-formed single-purpose tax credit partnership entity will be the lessee for Phase 2, which the Applicant shall control and have sole decision-making control in. The Applicant will enter into an agreement that it will provide all the financial guarantees required by the lenders.
- C. Following refinement of the Project’s design, the unit mix has been modified slightly. The proportional affordability mix by percentage of units remains unchanged. The unit mix and affordability mix by phase, and the changes from the September 8, 2022 For Action, are as follows:

Unit Type	Phase 1	Phase 2	Total	Change
0-Bed	106	67	173	+29
1-Bed	210	77	287	+48
2-Bed	102	42	144	-58
3-Bed	13	8	21	-25
Total	431	194	625	-6

- D. On November 10, 2022, HHFDC’s Board of Directors approved an award of a Rental Housing Revolving Fund (RHRF) Tier 2 loan for Phase 1 of the Project in the amount of \$67,500,291 for interim and permanent financing. The AMI levels required by the RHRF Tier 2 program and the AMI levels required by the 201H program shall each apply separately, and so the below table shows each of them separately. Phase 1 shall comply with the more stringent of the two AMI requirements provided that Phase 1 utilizes the RHRF Tier 2 financing.



AMI Mix	Phase 1		Phase 2	Total	
	201H Reqmt	RHRF Reqmt		201H Reqmt	Most Stringent
30%	0	0	21	21	21
50%	0	0	21	21	21
60%	0	0	151	151	151
80%	86	86	0	86	86
100%	0	342	0	0	342
120%	342	0	0	342	0
Mgr	3	3	1	4	4
Total	431	431	194	625	625

E. The proposed Budget (Use of Funds) for Phase 1, and the changes from the September 8, 2022 For Action, are as follows:

Budget Item - Phase 1	9/8/22 For Action	Current	Difference
Acquisition	-	-	-
Construction - Sitework	17,535,816	1,556,534	(15,979,282)
Construction - Vertical	125,372,817	143,248,442	17,875,625
Construction - OH, P, & GR <sup>2</sup>	19,150,794	18,816,464	(334,330)
Interim & Soft Costs	7,575,000	21,441,613	13,866,613
Financing & Syndication Costs	13,804,890	985,146	(12,819,744)
Developer Fee & Overhead	21,095,023	21,095,023	-
Project Reserves	-	-	-
Contingency	15,031,612	15,281,612	250,000
<b>Total Budget</b>	<b>219,565,952</b>	<b>222,424,834</b>	<b>2,858,882</b>

F. The proposed Budget (Use of Funds) for Phase 2, and the changes from the September 8, 2022 For Action, are as follows:

Budget Item - Phase 2	9/8/22 For Action	Current	Difference
Acquisition	-	-	-
Construction - Sitework	7,097,513	7,097,513	-
Construction - Vertical	56,781,092	56,781,092	-
Construction - OH, P, & GR	8,943,004	8,943,004	-
Interim & Soft Costs	4,743,000	9,141,286	4,398,286
Financing & Syndication Costs	5,261,287	613,001	(4,648,286)
Developer Fee & Overhead	6,600,000	6,600,000	-
Project Reserves	775,573	775,573	-
Contingency	7,071,132	7,321,132	250,000
<b>Total Budget</b>	<b>97,272,601</b>	<b>97,272,601</b>	<b>-</b>

<sup>2</sup> Contractor overhead, profit, & general requirements.

- G. The proposed Budget (Use of Funds) for the combined Project, and the changes from the September 8, 2022 For Action, are as follows:

<b>Budget Item - Phases 1 &amp; 2</b>	<b>9/8/22 For Action</b>	<b>Current</b>	<b>Difference</b>
Acquisition	-	-	-
Construction - Sitework	24,633,329	8,654,047	(15,979,282)
Construction - Vertical	182,153,909	200,029,534	17,875,625
Construction - OH, P, & GR	28,093,798	27,759,468	(334,330)
Interim & Soft Costs	12,318,000	30,582,899	18,264,899
Financing & Syndication Costs	19,066,177	1,598,147	(17,468,030)
Developer Fee & Overhead	27,695,023	27,695,023	-
Project Reserves	775,573	775,573	-
Contingency	22,102,744	22,602,744	500,000
<b>Total Budget</b>	<b>316,838,553</b>	<b>319,697,435</b>	<b>2,858,882</b>

- H. The proposed Financing Structure (Source of Funds) for Phase 1 is as follows:

<b>Source - Phase 1</b>	<b>Interim</b>	<b>Permanent</b>
DOE Parking Reimbursement	5,774,234	5,774,234
501(c)(3) Bond- Tranche A	108,606,467	116,517,550
RHRF (Tier 2)	67,500,291	67,500,291
501(c)(3) Bond- Tranche B	19,448,819	19,448,819
501(c)(3) Bond- Tranche C	-	-
Income During Lease-Up	-	2,636,429
Deferred Developer Fee	21,095,023	10,547,511
Deferred Developer Overhead / Other	-	-
<b>Total</b>	<b>222,424,834</b>	<b>222,424,834</b>

- Phase 1 proposes an innovative financing approach utilizing 501(c)(3) bond financing which is not part of the State of Hawaii's bond cap. The issuer of the tax-exempt bonds is the Public Finance Authority, a governmental entity established in the State of Wisconsin. The underwriters are Citicorp USA, Inc. and Align Finance Partners who have provided letters of commitment to finance the Tranche A and Tranche B bonds, respectively.
- On November 10, 2022, HHFDC's Board of Directors approved an award of a Rental Housing Revolving Fund (RHRF) Tier 2 loan for the Project in the amount of \$67,500,291 for interim and permanent financing.

- I. The proposed Financing Structure (Source of Funds) for Phase 2 is as follows:

<b>Source - Phase 2</b>	<b>Interim</b>	<b>Permanent</b>
LIHTC Equity	11,847,234	45,103,245
HMMF Bond	52,390,627	23,031,561
RHRF	26,659,167	28,317,137
Deferred Developer Fee	5,600,000	820,658
Other Deferred Costs	775,573	-
<b>Total</b>	<b>97,272,601</b>	<b>97,272,601</b>



J. The proposed Financing Structure (Source of Funds) for the combined Project is as follows:

Source - Phases 1 & 2 Combined	Interim	Permanent
LIHTC Equity	11,847,234	45,103,245
DOE Parking Reimbursement	5,774,234	5,774,234
HMMF Bond	52,390,627	23,031,561
501(c)(3) Bond- Tranche A	108,606,467	116,517,550
RHRF	94,159,458	95,817,428
501(c)(3) Bond- Tranche B	19,448,819	19,448,819
501(c)(3) Bond- Tranche C	-	-
Income During Lease-Up	-	2,636,429
Deferred Developer Fee	26,695,023	11,368,169
Deferred Developer Overhead / Other	-	-
Other Deferred Costs	775,573	-
<b>Total</b>	<b>319,697,435</b>	<b>319,697,435</b>

1. The Applicant will be utilizing the \$2,000,000 Dwelling Unit Revolving Fund (DURF) loan contemplated in the RFP for pre-development costs. The DURF loan is expected to be repaid in full at the time of the construction loan closing and so is not shown as an interim or permanent source in the Project financing structure(s) shown above. Remaining pre-development costs will be funded by the Applicant.

K. The estimated schedule for the Project is as follows:

Board Approval of 201H Exemptions	Apr 2023
SHPD Approval	Feb 2024
Building Permit	Feb 2025
Construction Financing Closing	Mar 2025
Construction Start Date	Mar 2025
Occupancy Permit Date	Ph 1: Aug 2027 / Ph 2: Apr 2027
Placed in Service Date	Ph 1: Aug 2027 / Ph 2: Apr 2027
100% Occupancy	Ph 1: Dec 2028 / Ph 2: Jan 2028
95% Stabilized Occupancy	Ph 1: Dec 2028 / Ph 2: Jan 2028

1. The primary contingencies to timely completion are the award of financing for the Project and discretionary and ministerial reviews such as building permits, State Historic Preservation Division review, Condominium Property Regime creation, and the approval, disapproval, or approval with modifications of 201H exemptions by the City Council.

L. Proposed members of the Developer's team include:

1. Applicant / Developer – Highridge Costa Development Company, LLC
2. Co-Developer – Form Partners, LLC
3. Consultant – PBR HAWAII & Associates, Inc.
4. Architect – SVA Architects
5. General Contractor – Hawaiian Dredging Construction Company, Inc.
6. Property Manager – The Michaels Organization

M. The Project site is currently improved with one existing building which is occupied by Fisher Hawaii, Inc., under revocable permit from HHFDC. Other portions of the site are currently occupied by Hawaiian Dredging Construction

Company, inc., under revocable permit from HHFDC. The existing building will be demolished as part of the Project. The current revocable permit tenants have been aware of the pending redevelopment of the Property for several years.

1. A Phase 1 Environmental Site Assessment dated October 31, 2022, did not find any Recognized Environmental Conditions and did not recommend any further investigation. Due to the age of the existing building, there is a potential that asbestos-containing material and/or lead-based paint may be present, and the Applicant will need to plan accordingly during demolition.
- N. On December 1, 2022, the Applicant requested that HHFDC provide a determination that the Project is exempt from the preparation of an Environmental Assessment or Environmental Impact Statement pursuant to Chapter 11-200.1, Hawaii Administrative Rules (HAR). An exemption noticed is scheduled to be published in the April 8, 2023 edition of The Environmental Notice.
- O. By letter dated November 15, 2022, the City and County of Honolulu's (City's) Department of Planning and Permitting confirmed that the Application was ineligible for processing by the City.
- P. By letter dated February 15, 2023, HHFDC accepted the Application for processing pursuant to Section 201H-38, Hawaii Revised Statutes (HRS), and requested that the Applicant forward its exemption request to the agencies listed on the attached **Exhibit E** for review and comment. On February 16, 2023, the Applicant sent the Project materials to the review agencies which were given four weeks to provide comments.
- Q. On November 22, 2022, the Applicant presented the Project to the Ala Moana-Kakaako Neighborhood Board No. 11. On February 15, 2023, the Applicant held a public town hall meeting for the Project.
- R. This For Action seeks the HHFDC Board of Directors' approval of the exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, HRS, for the Project. The exemptions requested are listed in **Exhibit F**. A summary of agency comments received is listed in **Exhibit G**. Some of the comments are discussed below:
1. The Hawaii Department of Transportation (HDOT) commented regarding the Project's proximity to Daniel K. Inouye International Airport. The Project will comply with applicable HDOT and Federal Aviation Administration (FAA) rules and regulations pertaining to projects near airports, including but not limited to any required mitigation. The Applicant submitted form 7460 to the FAA and has received in response Determinations of No Hazard to Air Navigation for the Project. Some marking lights will be required.
  2. The Hawaii Community Development Authority (HCDA)
    - a. HCDA provided a comment letter dated March 15, 2023. Their comments included requests to remove the curb cuts along Pohukaina Street, remove the porte-cochere along Pohukaina Street, pull the first floor façade closer to the street along Pohukaina and Keawe streets, address the treatment of the side of the building which will face the future DOE educational component, provide street trees as outlined in the Mauka Area Rules (MAR), and utilize permeable paving in yard areas. The



Applicant has made some changes to the Project's ground floor design to address these comments. The curb cuts proposed along Pohukaina Street have been reduced from what was originally shown in the Applicant's RFP Proposal. Per consultation with the Applicant's consultants, it would not be feasible to eliminate the curb cut for the garage entry along Pohukaina Street, as the size of the Project calls for a 2<sup>nd</sup> entry/exit from the parking garage, and also because each phase of the Project is designed to be constructible physically independent of the other phase. Upon request from HHFDC staff, the Applicant explored the possibility of removing the Porte-Cochere along Pohukaina Street, but determined that doing so would cause backup of pick-up and drop-off traffic on Pohukaina Street, which in addition to being problematic would not satisfy DPP's (defined below) comments on the Project. The Applicant has changed the ground floor façade to pull it closer to the street along both Pohukaina and Keawe streets, and has added some articulation to the façade massing. The Applicant is planning on commissioning artistic screening for the side of the garage facing the future DOE educational component (will be visible from Mother Waldron Park prior to construction of the DOE educational component). A street tree plan is being developed in consultation with HCDA. The Applicant is requesting an exemption from the MAR requirement for permeable pavement in yard areas, but notes that a certain percentage of the plaza is landscaping planters which will drain to the ground, and that the Project will comply with all State and City stormwater requirements. The Applicant is also requesting an exemption from the MAR requirement for parking stalls to have a minimum width of 8'-6". The Applicant is proposing to comply with the City's Land Use Ordinance (LUO) which requires a minimum width of 8'-3" and allows the protrusion of columns into the parking stall width. HCDA commented that in this case parking stalls should have a clear width (exclusive of any protrusions) of at least 8'-3"; the Applicant shall comply with this request to the extent feasible.

- b. HCDA provided a second letter dated March 31, 2023, acknowledging that the Applicant has addressed some of HCDA's concerns, stating HCDA's support for the Project, and referencing HCDA's outstanding comments.
3. The Office of Planning and Sustainable Development (OPSD) stated their support for the Project's 201H application, request for HRS 343 exemption, and Floor Area Ratio (FAR) exemption. OPSD requested clarification on the AMI levels as there was some inconsistency between different parts of the Application regarding the units at 120% AMI or 100% AMI. Phase 1 of the Project shall comply with the more stringent of the AMI requirements approved herein under the 201H program for these units (120% AMI) or those of the RHRF Tier 2 program (100% AMI) provided that Phase 1 utilizes the RHRF Tier 2 funding. OPSD requests that the Project take into consideration ride sharing services and promoting bicycle usage. Regarding sustainability, OPSD commented that they would prefer permeable pavement be used, that the Applicant prepare a consolidated list of green building and sustainability features, and relocation on-site of mature trees which are removed. The Applicant is seeking an exemption from the MAR requirement for permeable pavement in yard areas, but notes that a certain percentage of the plaza is landscaping planters which will drain to the ground, and that the Project

will comply with all State and City stormwater requirements. The Applicant's landscape architect or an arborist will evaluate the mature trees on the Project site and make appropriate recommendations to relocate or transplant these trees either on site or off site to the extent possible. Native and/or indigenous plant species will be used for landscaping when feasible.

4. The Honolulu Department of Planning and Permitting (DPP) stated no objection to the requested fee exemptions and stated that the existing wastewater system is adequate to serve the Project. DPP requested that the Applicant make multiple submissions to DPP before and after construction, detailed further in **Exhibit G**, relating to construction timeline, traffic management plan, traffic impact assessment report, and pedestrian assessment report. DPP also requested that the length of the porte-cochere be designed to prevent overflow of vehicles onto Pohukaina Street, and that it be wide enough to allow moving vehicles to pass stationary ones; the design of the porte-cochere will take these comments into consideration.
5. Staff received a draft (unsigned) comment letter from The Honolulu Department of Transportation Services (DTS) on March 30, 2023 (after the deadline). A formal comment letter has not been received as of the date of the drafting of this For Action. DTS' draft letter contained numerous comments pertaining to items falling under DTS' purview. The Applicant is not seeking any exemptions from DTS regulations.
6. The Honolulu Board of Water Supply (BWS) noted that the existing water system is currently adequate to accommodate the proposed Project, but advised the Applicant about reduced capacity due to the shutdown of the Halawa Shaft pumping station. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval. The Project will comply with BWS' requested voluntary 10% water reduction from baseline for all new developments, and will comply with other requirements of BWS including use of water hammer arrester or expansion tank if booster pumps are required, separate domestic water meters and laterals serving residential and non-residential spaces, and submission of construction drawings and a water conservation and on-site reuse report to BWS for approval.
7. Senator Sharon Moriwaki provided a letter supporting the Project but listing some concerns. The Senator questioned the basis for the set-aside of 110 parking stalls for DOE, and that the number of parking stalls provided for the current Project (residential portion) does not encourage tenants to use public transportation or other alternatives. Staff notes that the number of parking stalls set aside to DOE is as requested by DOE. HHFDC supports the use of public and alternative transportation, and in the future the Project will benefit from the nearby rail station, however the rail station is not anticipated to be operational until well after the Project's completion. The Senator asked if the AMI levels could be lowered to provide more units in the 30% to 50% AMI range. Staff notes that projects making use of HHFDC's Low-Income Housing Tax Credit (LIHTC) program (the majority of HHFDC projects), including Phase 2 of this Project, service residents in said AMI range, and that Phase 1 of this



Project will provide needed units at “missing middle” AMI levels of 80% - 120% AMI in accordance with the RHRF Tier 2 award.

- S. Affordable rental units shall be subject to HHFDC restrictions for affordability, including the requirement that such rental units shall remain affordable for the duration of the lease(s). Land use restrictions as required by HHFDC shall be placed on the Project to ensure that the units remain affordable for the required affordability period (Restrictions). The Applicant has indicated that they intend to submit for General Excise Tax (GET) exemption for the eligible portions of the Project. Should the Restrictions be prematurely terminated for any reason prior to the end of the affordability period and should HHFDC approve any GET exemptions for development of the Project, HHFDC reserves the right to recapture from the Applicant and/or the Project a prorated portion of any exemptions from GET approved by HHFDC for the development of the Project.
- T. The Developer has provided a letter from Aon Risk Management Services, Inc, of Hawaii dated September 22, 2022, stating that Liberty Mutual Insurance Company (Liberty Mutual) and Zurich American Insurance Company (Zurich American) will entertain issuing Performance and Labor and Material Payment Bonds in the amount of 100% of the contract sum. Issuance of said bonds will be subject to the sureties’ usual underwriting criteria prior to construction.
- U. A market overview assessment dated July 2022 was provided, covering Phase 1. The assessment estimates an 18-month lease-up period.
- V. Under Section 201H-38 HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules, 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:
  - 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.
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.

W. 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.

X. HHFDC finds the following:

1. That the Project primarily includes housing units affordable to households with incomes at or below 140% of the area median family income;
2. That the Applicant, or other newly formed, sole purpose entity or affiliate of Applicant, is an Eligible Developer pursuant to Section 15-307-24, HAR; and
3. That the proposal and Application for exemptions from statutes, ordinances, and rules meets 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.

#### IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following:

- A. Applicant, or other successor entity approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, HAR;
- B. Development of the Project with the proposed exemptions from statutes, ordinances, and rules as recommended for approval herein, pursuant to Section 201H-38, HRS;
- C. Execution of any Development Agreement and Restrictions for such exemptions as required by the Executive Director;
- D. Authorize the Executive Director to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following:

- E. Approval with or without modification by the Honolulu City Council pursuant to Section 201H-38, HRS;
- F. Exemptions from BWS' Rules and Regulations are subject to the approval of BWS;
- G. Execution of a Development Agreement and Restrictions within two (2) months from the date of this approval, unless otherwise extended at the sole discretion of the Executive Director. The Development Agreement will include deadlines for commencement and completion of construction;
- H. Approval as to form of the applicable development documents and Restrictions by the Department of the Attorney General and execution by the Executive Director;
- I. The Project shall not be sold, transferred, or otherwise used to satisfy the reserved housing or affordable housing requirement for any other project at any other location;
- J. Compliance with all applicable laws, rules, regulations, and such other terms and conditions as may be required by the Executive Director.

Attachments: Exhibit A – Location Map  
Exhibit B – C.S.F. No. 25,233  
Exhibit C – 3-D Renderings  
Exhibit D – Selected Preliminary Drawings  
Exhibit E – List of Review Agencies  
Exhibit F – List of Requested Exemptions  
Exhibit G – Summary of Agency Comments  
Exhibit H – September 8, 2022 For Action

Prepared by: Albert Palmer, Housing Development Specialist

Reviewed by: Randy Chu, Interim Development Branch Chief

on April 13, 2023

For Action – April 13, 2023

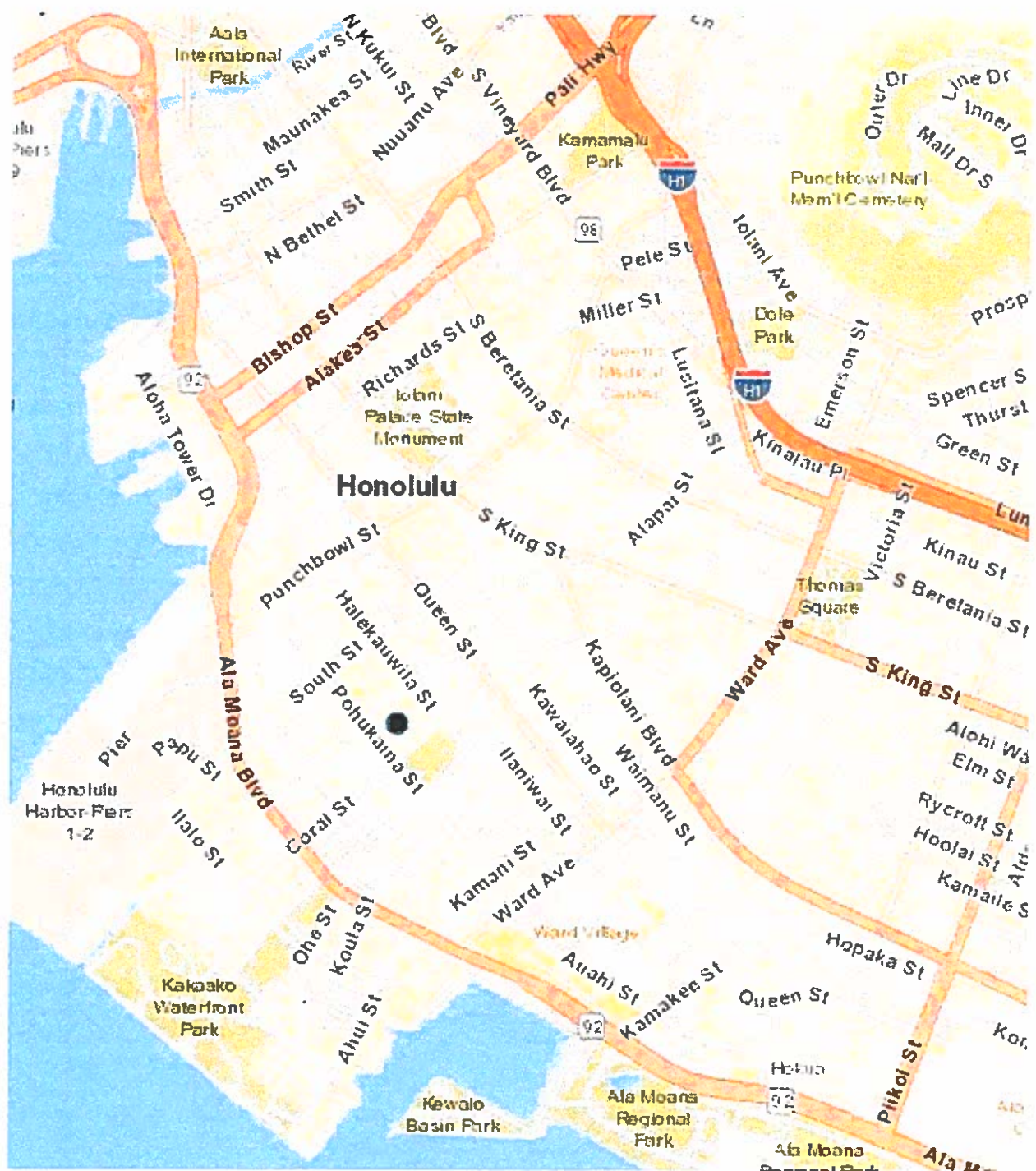
Development Branch

Please take necessary action.

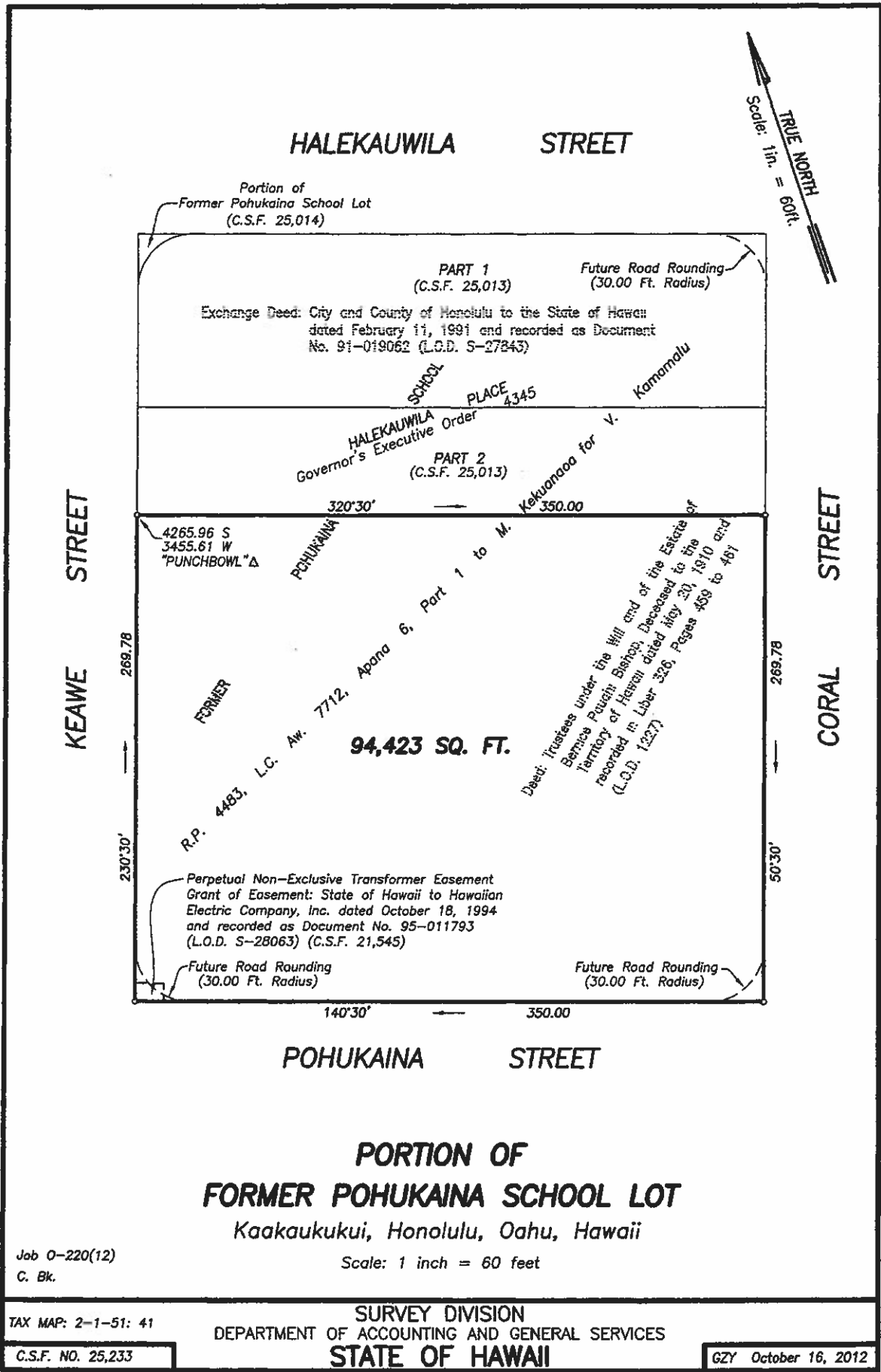
*Don C. Miller*



## LOCATION MAP



## EXHIBIT A



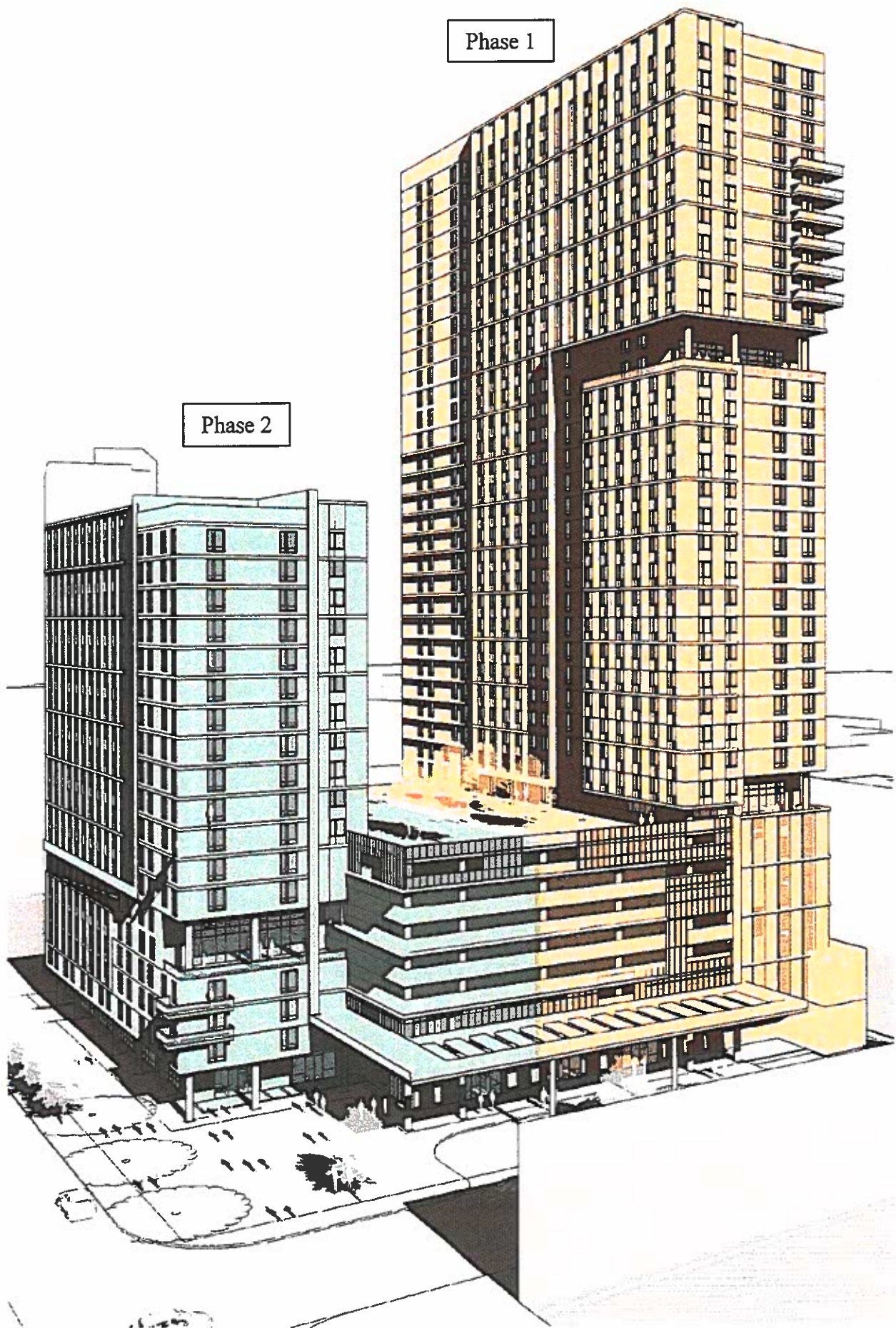


### 3-D RENDERING



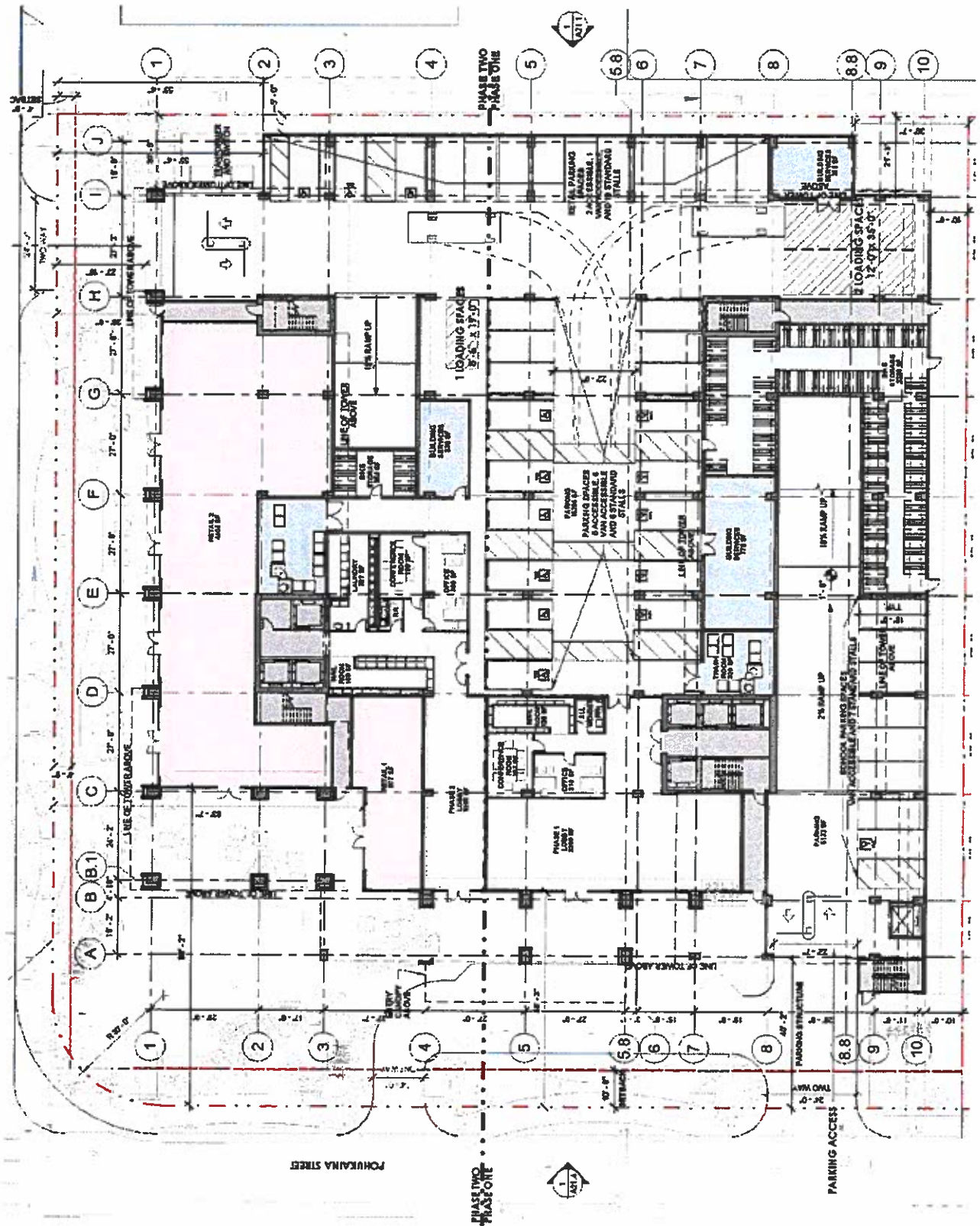


### 3-D RENDERING

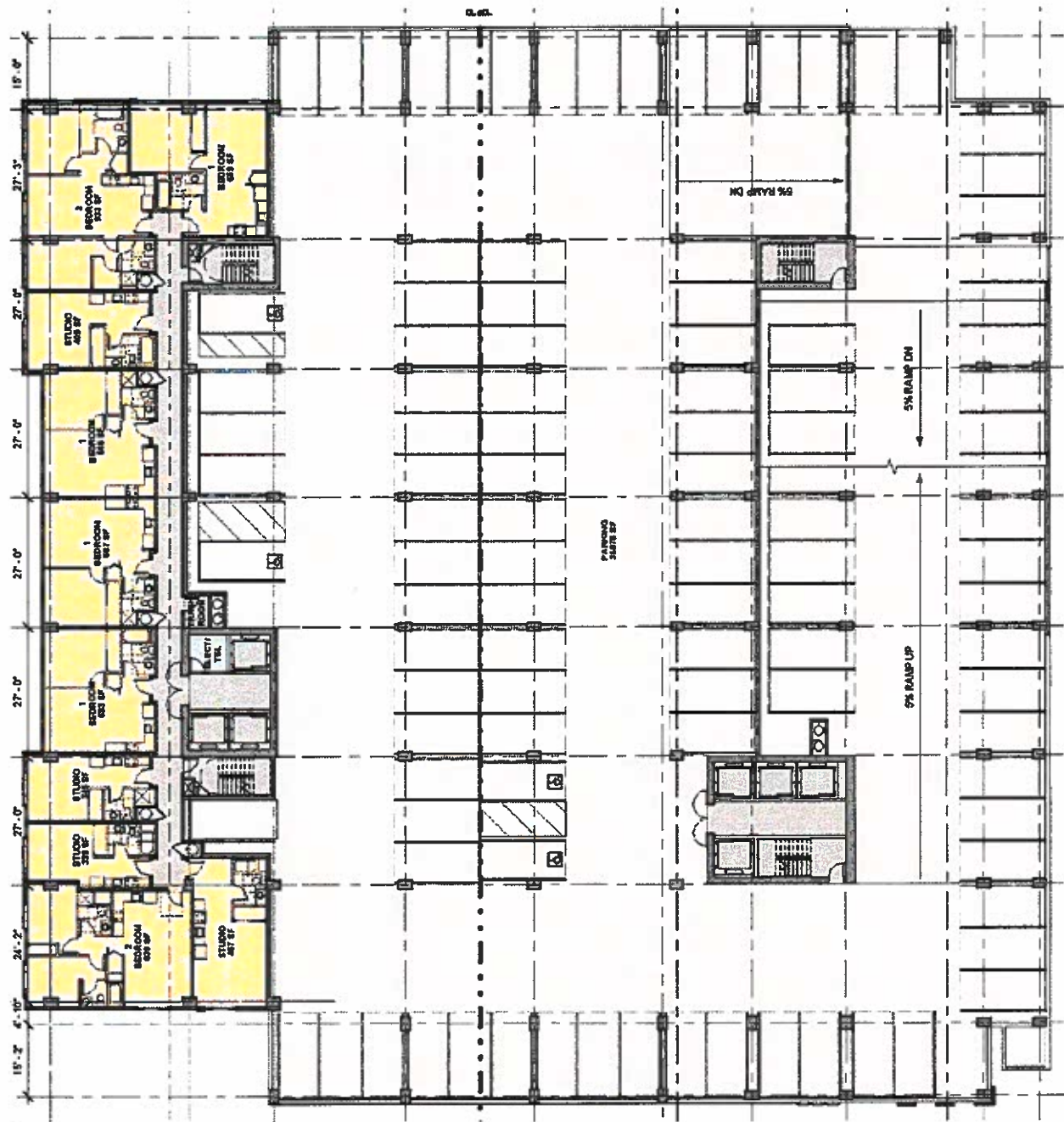




SELECTED PRELIMINARY DRAWINGS  
FIRST FLOOR PLAN



SELECTED PRELIMINARY DRAWINGS  
TYPICAL PARKING GARAGE FLOOR PLAN





SELECTED PRELIMINARY DRAWINGS  
10TH FLOOR PLAN



SELECTED PRELIMINARY DRAWINGS  
TYPICAL TOWER FLOOR PLAN



## LIST OF REVIEW AGENCIES

### Federal Government

- Federal Aviation Administration

### State of Hawaii

- Superintendent, Department of Education
- Department of Health
- Department of Transportation \*
- Hawaii Community Development Authority \*
- Office of Planning and Sustainable Development \*
- Department of Land and Natural Resources \*

### City & County of Honolulu

- Fire Department \*
- Police Department \*
- Department of Planning and Permitting \*
- Department of Parks & Recreation
- Department of Environmental Services
- Department of Community Services \*
- Department of Design and Construction \*
- Department of Facility Maintenance \*
- Department of Transportation Services \*\*
- Office of Housing
- Department of Land Management
- Board of Water Supply \*
- Honolulu Authority for Rapid Transportation

### Elected Officials

- Area Senator – District 12, Sharon Y. Moriwaki \*
- Area Representative – District 25, Scott K. Saiki
- Area Councilmember – District 6, Tyler Dos Santos-Tam

\* = Received Comments

\*\* = Received draft comments (formal letter not received as of the date of drafting of this For Action)



## LIST OF REQUESTED EXEMPTIONS

HAWAII COMMUNITY DEVELOPMENT AUTHORITY		
MAUKA AREA RULES 15-217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)
<b>§15-217-6, Compliance with Other Regulations</b>	(b) The following provisions of the subtitle 4, title 15 apply within the mauka area and may be referenced herein: (1) HCDA's rules of practice and procedure; and (2) Chapter 218 (Kakaako reserved housing rules).	<b>Requested Exemption #1:</b> 201H Exemption requested to process the proposed Project under HHFDC and Chapter 201H, HRS instead of HCDA, HAR §15-217-6(b)(2) (Compliance with Other Regulations), and HAR §15-218 (Reserved Housing Rules).
<b>§15-217-23(a)(6), Pauahi Zone</b>  <b>Figure NZ.6, Pauahi PA) Zone</b>	The regulating plan is divided into neighborhood zones corresponding to the mauka area plan. These neighborhood zones and their corresponding development and use rules and guidelines are as follows:  6. Pauahi zone (see Figure NZ.6 (Pauahi)). The Pauahi zone will transition into a mixed-use urban village of significantly increased building heights and density. The Pauahi neighborhood will also continue to provide important link from the makai area of Kakaako's waterfront up toward mauka. Walkability will be improved through the insertion of new thoroughfares or passageways.	Complies with Figure NZ.6 Pauahi Zone and Figure 1.3 Development Standards Summary, except for 3.5 FAR.  <b>Requested Exemption #2:</b> 201H Exemption requested to increase the FAR of the Project Site from 3.5 to 8.  TMK Parcel Area: 94,423 SF DOE site: (28,000) Project Site: 66,423  Allowable area per permitted FAR: 66,423 SF x 3.5 = 232,481 SF Proposed area per proposed FAR: 66,423 SF x 8 = 531,384 SF
<b>§15-217-24 Building types</b>  <b>Figure 1.8 Maximum Height Plan</b>  <b>Figure BT.10, Podium High Rise</b>	C. Parking Design and Location  1. Parking shall be located in the Allowed Parking Zone (Figure 1.10-B) for the first two stories.  2. Parking access shall be as per Section 15-217-63, Parking and Loading.  3. For above-ground garages, parking shall be concealed from view at street frontages through a liner of habitable space on at least three sides of the building; service streets and alleys excluded. Where exposed to the street, above-ground garages shall be screened from view at the street frontage by landscaping, green screens, or cladding; service streets and alleys excluded.  4. Parking podium may be detached from the Podium High Rise building.  E. Landscape  1. When front yards have a 20' build to Line, a minimum of one field stock canopy tree shall be planted per 40 lineal feet of frontage line or fraction thereof.	Complies with Figure BT.10 Podium High Rise.  Parking is located in the Allowed Parking Zone (Figure 1.10-B) for the first two stories, set back at least 40 feet from the parcel line.  See Section 15-217-63, Parking and Loading, below.  <b>Requested Exemption #3:</b> 201H Exemption requested to conceal parking areas from view at street frontages with non-habitable space on less than three sides of the building.          Complies with Figure BT.10 Podium High Rise.  <b>Requested Exemption #4:</b> 201H Exemption requested to have no trees in the side yard.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY		
MAUKA AREA RULES 15-217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)
	<p>2. Front yard trees shall be a single species to match the species of street trees in the furnishing zone.</p> <p>3. When side yards are present, one 25-gallon minimum size canopy tree per 30 lineal feet to protect privacy of neighbors.</p> <p>4. Six five-gallon size shrubs, 10 one-gallon size shrubs and turf or acceptable native or dry climate ground cover is required for every required tree.</p>	
<p><b>§15-217-53</b> <b>Building placement</b>  <b>Figure 1.13,</b> <b>Building Placement and Encroachments</b>  <b>Figure NZ.6,</b> <b>Pauahi (PA) Zone</b></p>	<p>(b) Wherever a build to line is equal to or greater than fifteen feet, a terrace front frontage type (see Figure FT.8 (terrace front)) shall be used.</p>	<p>b) <b>Requested Exemption #5:</b> 201H Exemption requested to use Gallery frontage type and Arcade frontage type in lieu of Terrace Front frontage type.</p>
<p><b>§15-217-54</b> <b>Building form</b> <b>Figure 1.12,</b> <b>Building Form</b>  <b>Figure NZ.6,</b> <b>Pauahi (PA) Zone</b>  <b>Figure 1.3,</b> <b>Development Standards Summary</b>  <b>Figure 1.8,</b> <b>Maximum Height Plan</b></p>	<p>(c) Where the floor plate ratio identified in Figures BT.1 to BT.10 indicate a value of less than one hundred per cent, the remainder value of setback area is considered the building void (see Figure 1.12-C (illustrative building void and floor plate diagrams). At least twenty-five per cent of the building void shall be located along the facade and have a minimum depth of ten feet, as measured from the facade toward the rear lot line; provided, however, that this minimum depth from the facade shall be increased by three feet for every ten feet of building height.</p> <p>(f) All new principal buildings shall be designed with a street front element conforming to Figure 1.3-D (development standards summary-building form). See Figure 1.12-A (illustrative building form diagram) and attached at the end of this chapter, for an illustrative example of a street front element.</p>	<p>(c) <b>Requested Exemption #6:</b> 201H Exemption requested to increase floor plate to 11,908 SF for Phase 1 tower and 10,403 SF for Phase 2 tower in lieu of BT.10 allowable 10,000 SF. Project lot area is 66,423 SF.</p> <p>(f) <b>Requested Exemption #7:</b> 201H Exemption requested to increase street front element height to 86'-1" in lieu of 65' noted in Figure 1.3.</p>
<p><b>§15-217-55,</b> <b>Architectural Design.</b>  <b>Figure 1.6A,</b> <b>View Corridors</b></p>	<p>(k) Windows:</p> <p>(3) For floors one through ten, all principal building windows shall be operable;</p>	<p>(3) <b>Requested Exemption #8:</b> 201H Exemption requested for windows on the ground level (lobby and retail spaces) to be inoperable. The ground floor lobby and retail spaces will have glazing and doors but not operable windows.</p>

HAWAII COMMUNITY DEVELOPMENT AUTHORITY		
MAUKA AREA RULES 15-217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)
<p><b>Figure 1.6B, View Preservation</b></p> <p><b>Figure 1.13, Building Placement and Encroachments</b></p>	<p>(l) View preservation:</p> <p>(4) A proposed tower shall be located a minimum of three hundred feet from an existing tower, when any portion of the proposed tower falls within the existing tower's mauka-makai zone (see definitions section and Figure 1.6B (view preservation);</p> <p>(5) No tower shall be less than eighty feet from another tower; and</p> <p>(m) Storefronts and windows for retail:</p> <p>(3) Street front elements shall have a depth of forty to eighty feet of usable commercial space with potential for dividing walls at least every thirty feet;</p>	<p>(4) <b>Requested Exemption #9:</b> 201H Exemption requested to be no less than 40 feet from the nearest tower.</p> <p>(5) <b>Requested Exemption #10:</b> 201H Exemption requested to be no less than 40 feet from the nearest tower.</p> <p>(3) <b>Requested Exemption #11:</b> 201H Exemption requested to reduce retail depth to 20' in lieu of 40'-to 80'. The retail space along Keawe street will have multiple entrances and ranges from approximately 21' to 41' deep.</p>
<p><b>§15-217-56 Landscape and Recreation Space</b></p>	<p>(a) All yards shall be landscaped with native or adapted plant species and/or hardscaped with permeable material.</p> <p>(d) Residential projects requiring a development permit shall provide fifty-five square feet of recreation space per dwelling unit. The required onsite recreation space, if provided outdoors, may be used to satisfy the open space requirement</p>	<p>(a) <b>Requested Exemption #12:</b> 201H Exemption requested for use of non-permeable pavement in lieu of permeable pavement. The Project will comply with all State and City stormwater requirements.</p> <p>(d) <u>Required:</u> 34,595 SF (630 units x 55 SF per unit = 34,650 SF) <u>Provided:</u> 22,289 SF</p> <p><b>Requested Exemption #13:</b> 201H Exemption requested to provide less than the required amount of recreation space.</p>
<p><b>§15-217-59, Green Building</b></p>	<p>(c) Green building standards:</p> <p>(1) A project shall qualify for the applicable base LEED rating system at the appropriate certification level (e.g., new construction projects shall qualify for LEED for new construction) ;</p> <p>(2) The applicable base rating system shall be chosen by the applicant based on the construction type, size, and use of the proposed project;</p> <p>(3) The project shall document the achievement of at least one LEED point in either sustainable sites, stormwater design, quantity control; or stormwater design, quality control;</p> <p>(4) The project shall document the achievement of at least one LEED point in either sustainable sites, heat island effect, nonroof, or roof;</p> <p>(5) The project must document the achievement of at least one point</p>	<p>(c) <b>Requested Exemption #14:</b> 201H Exemption requested. The Project will be designed to meet LEED Certified criteria for multifamily housing to the extent possible; however, at this stage in the design process, it is not known which specific LEED criteria will be achieved.</p>



HAWAII COMMUNITY DEVELOPMENT AUTHORITY		
MAUKA AREA RULES 15-217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)
	<p>in water efficiency, (WE) credit I: water efficient landscaping;</p> <p>(6) The applicant shall submit documentation and sustainability calculations showing that the proposed development meets the applicable base LEED rating system at the appropriate certification level. Based on these materials, the authority shall determine compliance with this section in conjunction with the accompanying development approval;</p> <p>(7) If the U.S. Green Building Council changes the LEED rating system, the executive director shall identify the new points and rating systems that are relevant to this section; and</p> <p>(8) Applicant may use a green building evaluation system, other than the LEED rating system, as appropriate and as approved by the executive Director.</p>	
<p><b>§15-217-63 Parking and Loading,</b></p> <p><b>Figure 1.10, Parking</b></p>	<p>(c) Curb cuts</p> <p>(1) The number of curb cuts shall be minimized, especially along alternative parking access streets, to the maximum practicable extent. Shared alleys, access drives and parking arrangements are encouraged to reduce the need for new curb cuts;</p> <p>(2) Maximum width of new curb cuts shall be twenty-five feet for a two-way driveway and twelve feet for a one-way driveway, except that driveways for front yard houses and all other detached dwellings shall be no more than ten feet in width; and</p> <p>(3) Curb cuts shall be setback a minimum of twenty-two feet from adjacent properties. Lots with less than one hundred linear feet of frontage are exempt from this provision.</p>	<p>(c)(1) <b>Requested Exemption #15:</b> To the maximum extent practicable, curb cuts are minimized. Two curb cuts are located on Pohukaina Street (Alternative Parking Access Street), both of which are necessary to facilitate a convenient drop off area for residents and their guests. There are currently four existing curb cuts on Pohukaina Street providing access to the property; thus, the project will reduce the number of curb cuts on Pohukaina Street. A new curb cut is located on Keawe Street.</p> <p>(c)(2) <b>Requested Exemption #16:</b> 201H Exemption requested for curb cuts to comply with City and County Standard driveways for two-way driveways (24 feet) and one-way driveways 14 feet).</p> <p>(c)(3) <b>Requested Exemption #17:</b> 201h Exemption requested for curb cuts to be located within 22 feet of adjacent properties.</p>
	<p>(d) Placement</p> <p>(1) Parking shall be a minimum of forty feet behind any lot line, unless indicated otherwise in Figure 1.10 (parking) ;</p> <p>(2) Parking lots and structures shall not front a civic space; and</p>	<p>(d) <b>Requested Exemption #18:</b> 201H Exemption requested for parking located within 40 feet of a lot line. Parking is not located within the front yard setback area.</p>

HAWAII COMMUNITY DEVELOPMENT AUTHORITY		
MAUKA AREA RULES 15-217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)
	<p>(3) Parking is prohibited within any building front setback or front yard, except in the CK neighborhood zone.</p> <p>(h) Aisle and space dimensions:</p> <p>(1) Each standard parking space shall be no less than 8.5 feet wide and eighteen feet long;</p> <p>(2) Each compact parking space shall be no less than 7.5 feet wide and sixteen feet long and shall be marked as a compact space; and</p> <p>(3) Ingress and egress aisles shall be provided to a thoroughfare and between parking bays. Minimum aisle widths for parking bays shall be:</p> <p>(A) Parking at 0 - 44 degrees: 12 feet;</p> <p>(B) Parking at 45 - 59 degrees: 13.5 feet;</p> <p>(C) Parking at 60 - 69 degrees: 18.5 feet;</p> <p>(D) Parking at 70 - 79 degrees: 19.5 feet;</p> <p>(E) Parking at 80 - 89 degrees: 21 feet; and</p> <p>(F) Parking at 90 degrees: 22 feet; Notwithstanding the foregoing, for a parking angle of ninety degrees, the minimum aisle width may be reduced by one foot for every six inches of additional parking space width above the minimum width, to a minimum aisle width of nineteen feet.</p>	<p>(h) <b>Requested Exemption #19:</b> 201H Exemption requested for standard parking spaces to have a minimum width of 8'-3" in lieu of the 8'-6" standard parking space width required under §15-217-63(h)((1), HAR. Parking space minimum width will be as allowed under Section 21-6.50(a), Revised Ordinances of Honolulu. To the extent possible, parking spaces shall have a clear with of at least 8'-3".</p>
<b>§15-217-65 Public Facilities Dedication Fee</b>	<p>(b) Dedication requirement. As a condition precedent to the issuance of an improvement permit or development permit, the developer shall dedicate land for public facilities. The dedication of land for public facilities shall be subject to the maximum ceiling in land or money in lieu thereof calculated in accordance with the formula designated in subsections (d) to (f) herein.</p>	<p>(d) <b>Requested Exemption #20:</b> 201H Exemption requested to exempt the project from public facilities dedication land and fee requirements.</p> <p>If required, the Project would be required to dedicate 164 SF in public facilities (5,455 SF of commercial floor area x 3.0% = 164 SF).</p>

HAWAII COMMUNITY DEVELOPMENT AUTHORITY		
MAUKA AREA RULES 15-217, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)
<b>§15-217-80 Improvement and Development Permits</b>	<p>(a) Applicability. All new improvement projects and developments shall require a permit unless waived in accordance with section 15-217-90 (minor changes) or eligible for a rules clearance under section 15-217-79.</p> <p>(b) Initiation. A developer may apply for an improvement permit or development permit by filing an application with the executive director.</p> <p>(c) Types. There shall be two types of permits - improvement and development. Each type shall be subject to the decision-maker review and action pursuant to Figure 1.1 (approval requirements matrix):</p> <p>(1) Improvement permits shall apply to improvement projects and are subject to executive director review and action; and;</p> <p>(2) Development permits shall apply to developments and are subject to authority review and action.</p>	<b>Requested Exemption #21:</b> 201H Exemption requested to process the proposed Project through HHFDC and under Chapter 201H, HRS instead of HCDA and HAR §15-217-80 (Improvement and Development Permits).
Kakaako Reserved Housing Rules 15-218, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED (690 Pohukaina)
<b>§15-218-1 through §15-218-55</b>		<b>Requested Exemption #22:</b> 201H Exemption requested to process the proposed Project through HHFDC and under Chapter 201H, HRS instead of HCDA and HAR §15-218 (Reserved Housing Rules).

CITY AND COUNTY OF HONOLULU	
ITEM/ROH REF.	EXEMPTION REQUEST
<b>Application Fees and Infrastructure and Public Works Fees and Charges</b>	
<b>Purpose:</b> Exemptions from application fees and infrastructure and public works fees and charges are requested to provide affordable homes to households within the target AMI ranges and make the Pohukaina Commons Affordable Housing Project financially viable.	
Building Plan Review Fees Section 18-6.1	<b>Requested Exemption #23:</b> Exemption from Revised Ordinances of Honolulu (ROH) Section 18-6.1 to allow an exemption from payment of plan review fees, estimated at \$25,000.
Building Permit Fees Section 18-6.2	<b>Requested Exemption 24:</b> Exemption from ROH Section 18-6.2 to allow an exemption from payment of building permit fees, estimated at \$1,084,300.
Grading and Grubbing Permit Fees Section 18A-2.4	<b>Requested Exemption #25:</b> Exemption from ROH Section 18A-2.4 to allow an exemption from grading and grubbing permit fees, estimated at \$1,165 and \$890, respectively.
Wastewater System Facility Charges Sections 43.10.1, 43-10.2, and 43-10.3	<b>Requested Exemption #26:</b> Exemption from ROH Sections 43-10.1, 43-10.2, and 43-10.3 to allow an exemption from payment of wastewater system facility charges, estimated at \$2,917,656.
<b>Fire Department Fire Plans Review Fee</b>	



<b>Purpose:</b> An exemption from the from Honolulu Fire Department Fire Plans Review Fee is requested to provide affordable homes to households within the target AMI ranges and make the Pohukaina Commons Affordable Housing Project financially viable.	
Fire Plans Review Fee Section 20-1.1	<b>Requested Exemption #27:</b> Exemption from ROH Section 20-1.1 to allow an exemption from Honolulu Fire Department Fire Plans Review Fee, estimated at \$108,430.
<b>Board of Water Supply (BWS) Rules and Regulations</b>	
<b>Purpose:</b> Exemptions from the from the BWS Rules and Regulations to exempt payment of water system facility charges, installation charges, and the water system facilities charge are requested to provide affordable homes to households within the target AMI ranges and make the Pohukaina Commons Affordable Housing Project financially viable.	
Board of Water System Facility Charges Sections 1-102, 2-202(2), and 2-202(3)	<b>Requested Exemption #28:</b> Deferral from Sections 1-102, 2-202(2), and 2-202(3) of the BWS Rules and Regulations to exempt payment of water system facility charges, installation charges, and the water system facilities charge attributable to the affordable dwelling units, estimated at \$3,265,920.
<b>CITY AND COUNTY OF HONOLULU'S AFFORDALBE HOUSING REQUIREMENTS</b>	
<b>Purpose:</b> An exemption from the City and County of Honolulu's affordable housing requirements is requested to provide affordable homes in accordance the Hawaii Housing Finance & Development Corporation's (HHFDC) affordable housing requirements.	
City Affordable Housing Requirements Sections 201H-47, 201H-49, and 201H-50	<b>Requested Exemption #29:</b> Exemption from ROH Chapter 29, relating the City and County of Honolulu's affordable housing requirements, to allow the Project to be developed, marketed, and rented or sold in accordance all HHFDC affordable housing requirements, including all provisions under Sections 201H-47, 201H-49, and 201H-50, HRS.

## SUMMARY OF AGENCY COMMENTS

### HAWAII DEPARTMENT OF TRANSPORTATION (HDOT)

Response letter dated March 13, 2023

#### Consolidated Comments (their letter did not break down their comments by division)

- The proposed project is approximately three miles from the property boundary of Daniel K. Inouye International Airport (HNL). All projects within five miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: [http://files.hawaii.gov/dbedt/op/docs/TAM-FAADOT-Airports\\_08-01-2016.pdf](http://files.hawaii.gov/dbedt/op/docs/TAM-FAADOT-Airports_08-01-2016.pdf).
- The project site is approximately 17,429 feet from the end of Runway 26L at HNL. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, 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. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Due to the proximity to HNL, the applicant and future residents and/or tenants should be aware of potential single event noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project. These incidences may increase or decrease over time and are dependent on airport operations.
- The project site is within the 60-65 DNL (Day Night Level) noise contours on the HNL 2008 Noise Exposure Map (attached). The HDOT recommends that noise reduction measures be incorporated into the building's design to achieve interior noise levels of 45 DNL or less.
- The proposed development shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports for guidance. If the development's landscaping creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or FAA.
- HDOT supports affordable housing projects, reduced parking space requirements, and other features like secure bike storage that encourages the use of alternative modes of transportation.
- No direct impacts to State highways are anticipated to result from the project.

### HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA)

1<sup>st</sup> response letter dated March 15, 2023

- Curb-cuts – The Project should remove the curb-cuts along Pohukaina Street, in order to facilitate pedestrian and bicycle movements along this designated Promenade street. As proposed, there are two curb-cuts along Pohukaina Street. The Diamond Head curb-cut is designed as a two-way entrance and exit to the parking structure as well as the entrance to the porte-cochere. The Ewa curb-cut is designed as a one-way exit from the porte-cochere. Both curb-cuts should be removed. Without any major design alteration to the

proposed design, cars could enter and exit the parking structure off Keawe Street. The removal of these two curb-cuts would make Pohukaina Street more pedestrian friendly and ensure that Pohukaina Street becomes a promenade street, as outlined in the MAR. Per the MAR and Mauka area Plan, promenade streets are intended to create continuous pathways, and curb-cuts for vehicular driveways would be allowed only when there is no alternative access to the lot. The Project can access the lot off Keawe Street.

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

- **Enhancement of Makai Edge of Project** – Per the MAR and the Mauka Area Plan, Pohukaina Street is planned as a tree-lined promenade street and has a particular importance as a public space. Pohukaina Street is planned to have wide sidewalks with ample canopies of street trees and other pedestrian amenities. Therefore, the Project should remove the sweeping porte-cochere along Pohukaina Street that occupies most of the frontage. The current proposal makes Pohukaina Street a pedestrian intolerant environment and does not have any of the qualities that support a promenade street. Shifting the building to the Ewa/Makai corner and placing all vehicular access off of Keawe Street should provide enough space for a drop-off area along the Mauka edge of the property. Lobby access could still be provided off of Pohukaina Street.
- **Building Form** – The MAR has building form requirements with the intention of creating outstanding pedestrian realms and active uses at the street level. These provisions not only promote active uses and pedestrian-scaled buildings at the street level but allow for a seamless transition between the building towers and the street. The MAR and Mauka Area Plan have building form requirements ranging from street front elements to street frontages to create a consistent street wall that defines the street as a public space. These requirements not only help in creating outstanding streetscapes but also help in creating a sense of place.

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

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



preservation concerns associated with the Project's adjacency to the Mother Waldron Park, which is listed on the National Register of Historic Places.

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

The Project is requesting to reduce the width of the standard parking stall to 8'-3" from the required 8'-6" and allow structural columns to encroach into a stall. Having parking stalls with a width less than 8.5 feet with structural columns encroaching into a portion of a stall will essentially render the stall usable only by compact cars. Over the years, the HCDA staff has noted that residential developments that have allowed structural columns to encroach into a parking stall have rendered the stall unusable by tenants and has become a matter of litigation. The Project should follow HCDA's MAR requirement for parking dimension. At a minimum, if a structural column encroaches into a parking stall, the stall should have a clearance (width) of 8'-3" as measured from the interior edge/face of the column to the interior line of the stall.

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

- **Trees** – The Project should provide street trees, as required by the MAR, and follow the spacing as outlined in the MAR -- especially along Pohukaina Street. Having trees with the proper canopy and spacing will not only "cool" the environment but will also create a pedestrian-friendly environment.
- **Phasing** – If Phase 2 of the Project is not to be built concurrently with Phase 1, please indicate any plans for the interim site condition. Tree protection or other mitigation measures should be indicated. Consideration should also be given to developing the side of the building closest to Keawe Street as Phase 1, in order to realize the Project's benefits on the urban pedestrian realm.

2<sup>nd</sup> Response letter dated March 31, 2023

- On March 30, 2023, HCDA received additional details about your revised proposal for the development of the Project. Thank you for addressing some of our concerns that were detailed in our March 15, 2023 letter to PBR Hawaii & Associates (PBR) and HHFDC.
- PBR has since updated the requested exemptions from the MAR, which is permitted under 201H-38, HRS.
- HCDA supports this Project, since it will provide needed affordable housing within the Kakaako Community Development District. We still stand on our prior comments to PBR and HHFDC, however, and request their consideration as the design details of the Project evolve. PBR shall update HCDA as the Project progresses and allow time for HCDA review and comment on substantial design changes.

**OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT (OPSD)**

Response letter dated March 22, 2023

**EXHIBIT G**

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- Based on its review of the 201H Application, OPSD supports the project's Chapter 201H application, which will provide long-term affordable rental housing for households earning from 30 to 120% of AMI. OPSD limits its comments on the Application and exemption requests to the following items.
  - Clarification of the highest AMI targeted population. Exhibit C, Operating Income, of the 201H Application estimates operating income for all Phase 1 units based on units with rental rates affordable to households earning no more than 80 and 100% AMI. However, the Application states in the Summary Table and elsewhere that Phase 1 units will include units targeted for those earning no more than 120% AMI. This apparent discrepancy should be explained or the Application corrected to align the Operating Income table with the project rental rate mix.
  - Exemption from preparation of an Environmental Assessment under Chapter 343, HRS. OPSD supports this exemption request as discussed in a separate response to HHFDC's request for comments on this request, dated February 17, 2023.
  - Exemption from permitted floor area ratio (FAR). OPSD supports the applicant's request to raise the project FAR from the permitted 3.5 FAR to 8 FAR. This permits much higher density and the production of more affordable housing units consistent with TOD objectives.
  - Features that promote multi-modal transportation alternatives, enhanced connectivity, and pedestrian orientation. Retail space at the ground level along the Keawe Street frontage, the planned public plaza, and reduced curb cuts will activate the streetscape and enhance the user experience for those traveling to and from the planned Ka 'ākaukukui rail station on the adjacent block.

OPSD supports reduced parking for projects in proximity to transit stations and parking structure design that permits the repurposing of parking structures for other uses over time. Should space constraints limit the use of flat plates for the parking structure, OPSD recommends a parking management plan be utilized to use parking stalls for public parking for transit users, car share, and rideshare services to promote transit ridership and facilitate travel mode shift to transit.

Planned bicycle storage and assurance of ready access from bike storage areas to travel lanes will facilitate bike usage. Consideration should be given to incorporating carshare and other mobility services for residents in the project as is provided in other development projects in the vicinity. According to the application, Pohukaina Street is designated as a pedestrian promenade street in HCDA's Mauka A rea Plan and also as a Priority 2 bicycle facility in the 2019 Oahu Bike Plan. Therefore, consideration should be given to design and material treatment for the building pullout and parking access that would improve safety for pedestrian, bicycle, and micromobility users along the Pohukaina Street frontage.

- Exemption from non-permeable pavement. OPSD would prefer that non-permeable pavement be minimized to enhance planned onsite stormwater retention features.
- Exemption from Green Building Standards. The Requested Exemption notes the project will be designed to meet LEED Certified criteria for multi-family housing to the extent possible, but that it is not known which criteria will be achieved until later. Furthermore, the application is not internally consistent with respect to the sustainability features that will be incorporated in the project. OPSD recommends that a consolidated list of green building and sustainability features, including

renewable energy systems, be adopted that could be used to evaluate project performance in attaining sustainability objectives. OPSD also notes there is a growing awareness of the contribution that gas appliances and heating make to greenhouse gas emissions and indoor air quality. If gas is being proposed for project appliances, consideration should be given to mitigation of future costs of retrofitting gas appliances with electrical appliances or substitution of electric appliances.

- Removal of mature trees and drought tolerant plantings. The application states that mature trees will need to be removed for project development. OPSD recommends that arrangements be made to relocate or transplant these trees either onsite or offsite to the extent possible. Specifications for native or indigenous plant species should also prioritize drought tolerant species.
- Income-segregated towers and project amenities. OPSD would prefer the provision of mixed-income units within each tower, although we recognize that the financing packages for the two phases complicate this type of integrated project. OPSD suggests consideration be given to promoting community and resident well-being by: (1) providing broadband and computers in a common room in Phase 2 to provide access to essential online health, employment, and educational services residents might not otherwise have access to; and (2) creating a common residential lobby for the two towers.
- OPSD Approval of TOD Conceptual Development Plans. HRS § 225M-2(b)(10) designates OPSD as the lead agency for coordinating and advancing State smart growth and TOD planning statewide. Under HRS § 225M(b)(10)(H), OPSD is responsible for approving State agency development plans (conceptual land use plans) for parcels along the Honolulu rail corridor. Pursuant to its TOD lead agency responsibilities, by this memorandum, OPSD supports the project's 201H Application and the specific exemptions discussed above, conditioned by developer/project adherence to applicable code requirements and use of best practices and proposed mitigation measures in final project design and construction as suggested or represented in the 201H Application and subsequent performance standards adopted for the project.

#### **DEPARTMENT OF LAND AND NATURAL RESOURCES (DLNR)**

Response letter dated March 23, 2023

- At this time, the DLNR, including its Engineering Division (response enclosed), has no comments to offer on the above subject matter.

#### **HONOLULU FIRE DEPARTMENT (HFD)**

Response letter dated March 6, 2023

- The Honolulu Fire Department (HFD) reviewed the submitted information and requires that the following be complied with:
  - Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2018 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1, as amended.)

A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 2018 Edition, Section 18.2.3.2.1.)

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- The fire department access roads shall be in accordance with NFPA 1; 2018 Edition, Section 18.2.3.
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1; 2018 Edition, Sections 18.3 and 18.4.
- Submit civil drawings to the City and County of Honolulu's Department of Planning and Permitting and route them to the HFD for review and approval.
- The abovementioned provisions are required by the HFD. This project may necessitate that additional requirements be met as determined by other agencies.

#### **HONOLULU POLICE DEPARTMENT (HPD)**

Response letter dated March 17, 2023

- The HPD recommends that all necessary signs, lights, barricades, and other safety equipment be installed and maintained by the contractor during the construction phase of the project. The impact of the ingress and egress of construction vehicles, equipment, and deliveries should be evaluated to ensure the traffic flow is not adversely affected.
- The HPD also recommends that the developer work with the Neighborhood Board, as it is envisioned to accommodate up to 625 rental units and 870 parking spaces when completed. Due to this project adding to the growing area of Kakaako, there may be an increase in calls for services.

#### **HONOLULU DEPARTMENT OF PLANANING AND PERMITTING (DPP)**

Response letter dated March 17, 2023

- We have no objections to the requested exemption from plan review fees and building permit fees.
- We have no objections to the requested exemption from grading and grubbing permit fees. Please be aware that the project should comply with the prevailing soil erosion and storm water quality rules and drainage standards. The project's compliance with these rules and standards will be verified at the time that the grading and construction plans are submitted to the DPP for review and approval.
- We have no objections to the proposed exemption from the Wastewater System Facility Charge (WSFC). A request to waive the WSFC for affordable housing should be submitted to the Department of Environmental Services for approval.

The existing wastewater system is adequate to serve the project. On September 9, 2022, the OPP approved a Sewer Connection Application (2022/SCA-1153) for 631 multi-family dwelling units on the site.

- We recommend that HHFDC require the applicant to submit for review and approval an overall timeline or phasing plan, construction management plan, and traffic management plan. Additionally, HHFDC should ensure that the final site plans show the driveways are designed appropriately to prevent overflow onto public streets, that bicycle parking is provided in safe and convenient places, and pedestrian walkways are designed to meet the area demand. Given this, OPP recommends the following Conditions of approval be adopted:

- An overall timeline or phasing plan should be provided for the proposed phases of the development. This overall timeline should include the components of each phase. Each of the phases should have its own time line or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy, should be prepared by the applicant in a format acceptable to the Department. The time line should identify when the construction management plan (CMP), the traffic management plan (TMP), updates and/or validation to the findings of the initial traffic impact analysis report (TIAR) and off-site roadway work will be submitted for review and approval in relation to when approvals for construction plans, building and occupancy permits will be necessary. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) certificate of occupancy (CO). A new TIAR may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.
- The CMP should identify the type, frequency and routing of heavy trucks and construction related vehicles. Every effort should be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The applicant should document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.
- A TMP should include traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities by residents and employees. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other similar TDM measures. A pedestrian and bicycle circulation plan should also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to complete streets initiatives. A post TMP will be required after the near term build-out, and after full build-out, to validate the relative effectiveness of the various TDM strategies identified in the initial report.
- Updates to the TIAR will be required approximately one year after the issuance of the CO for the project, to validate the traffic projections, trip reduction rates, distribution and assignment contained in the initial TIAR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the applicant will be required to implement these measures.
- Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required. All vehicular access points should be constructed as standard City dropped driveways. Adequate vehicular sight distance should be provided and maintained at all driveways to pedestrians and other vehicles.
- Driveway grades should not exceed five percent (5%) for a minimum distance of 25-feet from the back of the designated pedestrian walkway. Any entry gates or guard shack, if used, should be recessed as far into the driveway as necessary to

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avoid any queuing onto public streets. All loading and parking areas should be designed such that vehicles enter and exit, front first.

- The length of the porte-cochere should be designed to prevent any overflow of vehicles onto Pohukaina Street and should be wide enough to allow a moving vehicle to safely pass a stationary parked vehicle. A minimum width of 20-feet is typically acceptable for this maneuver, including provisions for vehicles turning into and out of the porte-cochere. Vehicle turning templates, and a queuing layout, should be used to demonstrate that these can be adequately achieved using the anticipated type of vehicles. The TMP should address minimizing the average dwell time for users of the porte-cochere, to assure vehicles do not queue onto Pohukaina Street.
- Bicycle parking or bike racks should be provided within this project and should be located in a safe and convenient location.
- A 30-foot property line radii with a 28-foot curb radii should be provided at the Coral St./Pohukaina St. and Keawe St./Halekauwila St. corners. The right-of-way width for Pohukaina Street should be 60 feet.
- A pedestrian assessment report should be provided to the OPP to determine the sidewalk widths needed to accommodate the increased pedestrian activity around the project site. This should be done prior to final design so wider sidewalks, if needed, can be incorporated into the design.
- Pedestrian walkways should lead to pedestrian crossings or bus stops locations.

**HONOLULU DEPARTMENT OF COMMUNITY SERVICES (DCS)**

Response letter dated February 27, 2023

- The Department of Community Services (DCS) notes no objection to the requested exemption from City affordable housing requirements (Revised Ordinances of Honolulu Chapter 29), with the understanding that the project will remain responsible for compliance with affordable housing requirements administered by the State's Hawaii Housing Finance and Development Corporation. Regarding other requested exemptions pertaining to the City, DCS defers to more relevant entities representing City interests, including but not limited to the Department of Planning and Permitting, Honolulu Fire Department, and Board of Water Supply.
- Additionally, our review indicates that the proposed project is located approximately three blocks from a property on Quinn Lane that DCS leases out for the provision of special needs housing. We ask that this project take into consideration the health, safety, accessibility, and long-term wellbeing of people living nearby and/or involved with activities in the surrounding neighborhood.

**HONOLULU DEPARTMENT OF DESIGN AND CONSTRUCTION (DDC)**

Response letter dated March 3, 2023

- The Department of Design and Construction has no comments to offer at this time.

**HONOLULU DEPARTMENT OF FACILITY MAINTENANCE (DFM)**

Response letter dated March 21, 2023

- We have no objections at this time to the subject application as we have no facilities or easements on the subject property. During construction and upon completion of the project: any damages/ deficiencies along the sidewalks and/or roadways on Pohukaina



Street and Keawe Street shall be repaired to City Standards and accepted by the city at no cost to the City.

**HONOLULU DEPARTMENT OF TRANSPORTATION SERVICES (DTS) \***

\* Draft (unsigned) comment letter received on March 30, 2023 (after deadline). Formal (signed) comment letter has not been received as of the date of drafting of this For Action.

- Traffic Impact Analysis Report (TIAR).
  - The applicant shall specify the multi-modal (i.e., estimated transit trips, bicycle trips, etc.) in the peak hour trip generation.
  - The applicant shall submit all native files (e.g., Synchro, Excel, etc.) for the raw multi-modal counts (in the format specified at <https://geocounts.com/api/format/> and the example file at <https://bit.ly/DTS-count-sample>) and accompanying analyses to the Department of Transportation Services Regional Planning Branch (RPB) at [dtsplanningdiv@honolulu.gov](mailto:dtsplanningdiv@honolulu.gov). Please refer to the Department of Transportation Services (DTS) Transportation Impact Assessment (TIA) Guide for multimodal assessment tools and recommended analyses. The TIA Guide can be found at <http://www4.honolulu.gov/docushare/dsweb/View/Collection-7723>.
- Transportation Demand Management (TDM) Strategies. The applicant must develop and submit a TDM Strategy to DTS, incorporating the following elements:
  - Page 19 of the City's TIA Guide requires sponsors of projects that generate 100 or more net new a.m. or p.m. peak period vehicle trips and contain ongoing operational strategies to submit an annual TDM compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City and County of Honolulu. The annual report should document the status and effectiveness of the transportation improvements including the actual vehicle trip reduction.
  - Pages 20-22 of the City's TIA Guide describes recommended TDM strategies, including, but not limited to: providing subsidized transit passes to residents and employees; informing residents, staff, and visitors of vanpool and car share programs to promote alternate modes of transportation; unbundled parking; and parking cash out.
- Pedestrian Improvements.
  - Kaakaukui Civic Center Rail Station (rail station). The forthcoming rail station will be located within 200 feet of the Project site and will be a terminal station with numerous multi-modal connections. As such, the applicant must construct sidewalk and pedestrian crossing improvements allowing for better and safer pedestrian access to/from the forthcoming rail station.
  - Sidewalks. All internal Project sidewalks/pedestrian paths and those fronting the Project site shall have a minimum of 5-foot, 8-foot preferred, pedestrian clear zone separate from the furniture and utility zone. Sidewalks shall incorporate the standards of the Honolulu Complete Streets Design Manual, including the placement of street furniture such as landscaping, signage, and lighting, which is intended to provide added protection for pedestrians. New sidewalks, curb ramps, curbs, and gutters must meet current Americans with Disabilities Act standards.
  - Installation of lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape consistent with the Complete Streets furniture zone; and trash

receptacles per the Honolulu Complete Streets Design Manual, Oahu Pedestrian Plan, and any applicable streetscape plan.

- The developer may construct Complete Streets improvements as recommended by the TIAR or make a financial contribution equal to the cost of construction in lieu of such.
- Bicycle Improvements.
  - Refer to the Right-of-Way Widths for Planned Street Improvements Plan and map for data on street types including future bicycle, pedestrian, and transit priority configurations at: <https://www.honolulu.gov/completestreets/guidance.html>.
  - Pohukaina Street fronting the project site is classified as a “Street” planned to have sidewalks, bike lanes, two travel lanes, and metered on-street parking. The typical future street cross section will resemble in concept the second design on Page 77 of the City’s Complete Streets Design Manual. Additionally, a Priority 2 Bike Lane project (Project ID 2-153 in the 2019 Oahu Bike Plan) is located on Pohukaina Street fronting the project site, which is to be installed with an upcoming rehabilitation of streets project. Any driveways or improvements shall be designed to minimize the number and size of potential conflict areas between bicyclists and turning vehicles.
  - Keawe Street fronting the project site is classified as a “Main Street” planned to have sidewalks, bike route, two travel lanes, and on-street parking. The typical future street cross section will resemble in concept the third design on Page 76 of the City’s Complete Streets Design Manual. Additionally, a Priority 1 Bike Route proposed project (Project ID 1-89 in the 2019 Oahu Bike Plan) is located on Keawe Street fronting the project site. The project should consider conversion of the unmanaged parking to provide Bike Lanes along the project frontage. Any driveways or improvements 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 parking demand shall be added to this application.
  - Keawe Street fronting the Project site has unmanaged and ineffective on-street parking. As such, the applicant shall coordinate with DTS to either convert the on-street parking stalls to paid parking, or remove for other uses such as bike lanes, loading zones, or another priority transportation purpose.
  - The DTS does not support the proposed 870 parking stalls. Per Ordinance 20-41, Bill 2 (2020), CD1, FD1, of the Revised Ordinances of Honolulu, Section 21-6.20(a), no off-street parking is required in any zoning district within one-half mile of an existing or future Honolulu rail transit station. As such, applicant should consider that the Institute of Transportation Engineers’ Parking Generation Manual, 5th Edition, calculates an approximate average parking demand of 291 spaces for the multifamily housing high-rise and commercial space. Additionally, the project should consider Transit Oriented Development (TOD) core principals. The January 2017 report, Trip and Parking Generation at Transit-Oriented Developments Number NITC-RR-767, concludes that less parking is required than suggested in the Institute of Transportation Engineers (ITE) Parking Generation Manual for sites that are dense, mixed use, with low stress pedestrian environments, and adjacent to a high quality transit stop. We recommend the

applicant minimize the parking ratio, given that the Project falls within a TOD area and is in close proximity to the future rail station.

- The DTS requires a Shared Parking Analysis, based on the Urban Land Institute Shared Parking model, and a shared parking strategy. The analysis should include a qualitative description of how the applicant will monitor and manage opportunities for shared parking between the various users (residents, visitors, and employees) of the parking structure.
- Page 27 of the City's TIA Guide requires that when proposed parking for the project exceeds the trip generation estimate, the parking generation estimate should be used after adjusting for the time of day distribution for parking demand. This conclusion is supported by research (Millard-Ball A, West J, Rezaei N, Desai G. What do residential lotteries show us about transportation choices? Urban Studies. March 2021. doi:10.1177/0042098021995139), which concludes that parking supply is positively correlated with car ownership and negatively correlated with transit usage.
- Street Usage Permit. A street usage permit from the DTS should be 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 board, as well as the area guests, businesses, emergency personnel (fire, ambulance, and police), Oahu Transit Services, Inc. (TheBus and TheHandi-Van), etc., should be kept apprised of the details and status throughout the project and the impacts that the project may have on the adjoining local street area network.
- Disability and Communication Access Board (DCAB). Project plans (vehicular and pedestrian circulation, sidewalks, parking and pedestrian pathways, vehicular ingress/egress, etc.) should be reviewed and approved by DCAB to ensure full compliance with Americans with Disabilities Act requirements.

#### **HONOLULU BOARD OF WATER SUPPLY (BWS)**

Response letter dated March 10, 2023

- The existing water system is currently adequate to accommodate the proposed mixed-use development. However, please be advised that the existing Honolulu water system capacity has been reduced due to the shut-down of the Halawa Shaft pumping station as a proactive measure to prevent fuel contamination from the Navy's Red Hill Bulk Storage Tank fuel releases. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval, pending evaluation of the water system conditions at that time on a first-come, first-served basis. The Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application.
- We continue to request 10% voluntary water conservation of all customers until new sources are completed and require water conservation measures in all new developments. If water consumption significantly increases, progressively restrictive conservation measures may be required to avoid low water pressures and disruptions of water service.
- Presently, there is no moratorium on the issuance of new and additional water services. Water distributed via the BWS water systems remains safe for consumption. The BWS is closely monitoring water usage and will keep the public informed with the latest findings. Please visit our website at <http://www.boardofwatersupply.com> and <http://www.protectoahuwater.org> for the latest updates and water conservation tips.

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- When water is made available, the applicant will be required to pay our Water System Facilities Charges (WSFC) for resource development, transmission, and daily storage.
- Water conservation measures are required for all proposed developments. These measures include utilization of non-potable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets. Prior to BWS approval of water availability, the developer is required to submit a Water Conservation and on-site Reuse Report for BWS review and approval.
- High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in our water system.
- Proposed mixed-use developments are required to install separate domestic water meters and laterals serving the residential and non-residential spaces.
- The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.
- The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
- The BWS may waive the WSFC and new meter cost for qualified on-site affordable and homeless dwelling units, up to 500 dwelling units per year. The waivers will be evaluated when the building permit is submitted for approval. 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. This waiver provision shall expire on June 30, 2023.

#### **SENATOR SHARON MORIWAKI**

Response letter dated March 14, 2023

- As a long-time advocate of affordable rental housing, I welcome the addition of 625 affordable rental units to our housing inventory in Kaka‘ako Mauka for individuals and families earning 30% to 120% of the Area Median Income (AMI) for the full term of the 75-year ground lease.
- I do have some concerns about Pohukaina Commons (Project).
- The 2022 Hawai‘i Housing Profile by the National Low Income Housing Coalition reported that 37,911 renter households are in the extremely low-income category, which is at or below 30% AMI. It also reported a shortage of 23,492 rental homes that are affordable and available for those in this AMI category. This Project allocates only 21 rental units in the 30% AMI category and 21 rental units in the 50% AMI category. Could more units be made available in these very low-income groups?
- I am also supportive of the Project ‘s plans to provide accessible and adaptable units for those in need of special accommodations.
- As originally envisioned, this Project included an educational component. I understand it has since changed with a Memorandum of Agreement between the Hawai‘i Housing

#### **EXHIBIT G**

Finance and Development Corporation (HHFDC) and the Department of Education (DOE), making DOE responsible for financing and building the educational facility. While no longer a part of the Project, a DOE school on the adjacent lot will be a beneficial asset in the community—much needed by the children in the district.

- I understand that parking for the DOE facility will still be built at the Project site, with DOE providing a grant of \$5,774,234 to build 110 parking spaces. Will you be involved in the buildout of the parking spaces? Will the additional stalls unduly burden the design or integrity of the Project? The additional 697 tenant stalls provided by the project appears to promote continued use of private vehicles instead of encouraging tenants to use public transit, bike, walk, carpool, car share, and employ other “green” transportation modes. Why are so many stalls being offered when the Project is located in Honolulu’s urban core, near transportation hubs?
- Assuming that there are valid reasons for having so many parking stalls, I question whether setting aside only 5% of the stalls for electric vehicle charging is sufficient.
- I applaud the Project offering open space with picnic areas, playground, pool, lounge area, trellis-covered seating areas, community gardens, landscaped areas, and other amenities. It adds to the inventory of parks at Mother Waldron Neighborhood Park, Kaka’ako Waterfront Park, and Ala Moana Regional Park. Any and all public, open space is always much-needed and welcomed.
- I recognize the many challenges of our extensive regulatory framework and requirements. It can be an expensive, arduous, and time-consuming endeavor. Pohukaina Commons is the kind of project that other developers should emulate to provide much needed affordable housing in Kaka’ako through careful use of State lands and thoughtful requests for exemptions from HCDA Mauka Area Rules, Kaka’ako Reserved Housing Rules, and City fees, and providing long-term relationships with tenants at affordable cost to tenants.
- Notwithstanding the concerns and questions raised, I support the Pohukaina Commons Project and its application for exemptions under Chapter 201H, HRS.

FOR ACTION

I. REQUEST

Approve: (1) Highridge Costa Development Company, LLC (Highridge), or Other Successor Entity Approved by the Executive Director, as the Successful Offeror of the Request For Proposals No. 21-005-DEV for the 690 Pohukaina Mixed-Use Project Located at 690 Pohukaina Street in Kakaako, Oahu, TMK No.: (1) 2-1-051: 041; (2) Certification of Highridge as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (3) Negotiation and Execution of a Development Agreement, Right of Entry, Leases, Regulatory Agreements, Mortgage Consents, and Other Related Transaction Documents, and to Undertake any Actions Related Thereto; (4) Creation of a Condominium Property Regime to Separate the Residential and Educational Portions of the Site; (5) Conveyance by Lease of the Residential Portion of the Site to the Successful Offeror and the Educational Portion of the Site to the Department of Education; and (6) Grant and Approval of Such Easements as May be Necessary

II. FACTS

Project Name:	690 Pohukaina		
Applicant Name:	Highridge Costa Development Company, LLC		
TMK and Location:	(1) 2-1-051: 041 690 Pohukaina St., Honolulu, Hawaii 96813		
HHFDC Involvement:	Lessor		
Landownership:	Fee owner - State of Hawaii HHFDC controls the property by Executive Order, set aside for affordable housing and educational purposes. The property is not ceded land.		
Type:	Mixed-used project – affordable housing with commercial space, and an educational component		
Target Population:	100% affordable rental housing at 30% to 140% AMI <sup>1</sup>		
No. of Units:	631 units		
Length of Affordability:	Duration of Lease (75 years) <sup>2</sup>		
Unit Type Mix:	Units	Type	Sq. Ft. (approx. range)
	144	0-Bed (studios)	345-390
	239	1-Bed	525-616
	202	2-Bed	616-804
	46	3-Bed	1,033-1,071
	631	Total	

<sup>1</sup> AMI = Area Median Income

<sup>2</sup> It's anticipated that a lease of a to-be-determined duration will be issued prior to the creation of the condominium property regime which will be cancelled and replaced with the 75-year lease(s) for the condominium unit(s).



<i>Affordability Mix:</i>	<div>Units    Affordability</div> <div>21    30% AMI</div> <div>21    50% AMI</div> <div>154   60% AMI</div> <div>87    80% AMI</div> <div>344   120% AMI</div> <div>4    Manager's Units (2BR)</div> <hr/> <div>631   Total</div>
<i>Development Concept:</i>	Affordable rental housing in 2 phases, a 29-story tower and an 11-story tower, on top of a connected 9-story parking garage (38 stories total), with 4,500 GSF of commercial space on the ground floor, tenant amenities on the garage rooftop level, and a pedestrian plaza at the corner of Keawe Street and Pohukaina Street. Reservation of 28,000 GSF of land area for DOE's school.
<i>Parking:</i>	890 stalls including 110 for DOE
<i>Est. Completion:</i>	Phase I - 2026; Phase II - 2027
<i>Developer:</i>	Highridge Costa Development Company, LLC Contact: Mohannad H. Mohanna 330 W Victoria St., Gardena, CA 90248 (424) 258-2906

- A. The State of Hawaii owns a 93,423 square feet parcel of land at 690 Pohukaina Street in Kakaako, Oahu (Property) (See **Exhibit A** – Location Map). Pursuant to Executive Order 4533, the Property was set aside to the Hawaii Housing Finance and Development Corporation (HHFDC) for educational and affordable housing purposes.
- B. In January 2013, Forest City Hawaii, LLC (Forest City) was initially selected by the Hawaii Community Development Authority (HCDA) through a Request For Proposals (RFP) to develop the 690 Pohukaina project (Project), a mixed-use market and affordable residential apartment project, at the Property. To enable a 75-year leasehold development, HCDA and Forest City collaborated with HHFDC for a public-private partnership for the leasehold development which would incorporate residential units, a parking garage, and an educational complex to be developed by HHFDC with the Department of Education (DOE) in a 2<sup>nd</sup> phase under a Condominium Property Regime (CPR).
- C. Subsequently, HCDA's Board deferred an action to approve Term Sheets between HCDA and Forest City and on October 13, 2016, the HHFDC Board discussed HHFDC's consideration, in the event of a termination of the HCDA RFP, to negotiate a development agreement with Forest City. HHFDC's Board approved successor entity Alakai Development LLC at its November 10, 2016 meeting.
- D. On February 17, 2017, HCDA cancelled the award for its RFP and the Board of Land and Natural Resources (BLNR) approved the set aside of the Property to HHFDC for educational and affordable housing purposes; authorized HHFDC to create a CPR for the Project; authorized the method of payment for compensation for the use of the Property; and rescinded the prior BLNR action of August 24, 2012, which had approved in concept the conveyance of the Property to HCDA in fee simple for a proposed mixed-use project to be developed under HCDA's RFP.
- E. Due to funding issues primarily related to the inclusion of the educational component, the Project was not able to move forward and negotiations with Alakai were halted. At its October 14, 2021 Meeting, the HHFDC Board

approved staff's request to issue a new RFP for master site planning and development of the residential and parking portions of the Project, with the educational component to be developed in the future by DOE, and also approved a budget of up to \$2 million from the Dwelling Unit Revolving Fund (DURF) for development costs and an interim loan.

- F. A new Memorandum of Agreement between HHFDC and DOE was also executed on April 4, 2022, with DOE's major responsibilities being to participate in the master site planning process (subsequent to selection of the Successful Offeror), and to be responsible for securing all funds required for the development and construction of the educational component. DOE has confirmed that the cost of DOE's respective parking spaces is allocated within their Capital Improvement Project budget.
- G. The RFP was published on November 17, 2021. Two addendums to the RFP were issued on December 15, 2021 and February 22, 2022, respectively.
- H. On March 15, 2022, five (5) proposals were received in response to the RFP. All proposals met the minimum submittal requirements.
- I. In accordance with the RFP, a Selection Committee comprised of staff from HHFDC, DOE, and HCDA, held interviews with the top three (3) Offerors (the Priority-Listed Offerors) between June 20 and 24, 2022. The proposals were scored in accordance with the evaluation criteria specified in the RFP, as follows:

Criteria		Points
A.	Offeror Qualifications	20
B.	Project Design Concept and Strategy	20
C.	Ability to Meet Time and Budget Requirements	15
D.	Number of Affordable Units Proposed & Community Benefits	15
E.	Financial Proposal	15
F.	Management Proposal	15
TOTAL		100

- J. On August 12, 2022, the Selection Committee completed its evaluation of the Best and Final Offers (BAFOs) of the Priority-Listed Offerors and recommends the selection of Highridge as the Successful Offeror in accordance with the RFP.

III. DISCUSSION

A. Offerors Qualifications

Highridge has submitted a complete and thorough response, evidencing compliance with each of the offeror qualifications described in the RFP, and has demonstrated that they have the capability to undertake the Project including the design, financing, entitlement, construction, and property management.

Highridge is a privately owned and managed real estate development firm that focuses on affordable housing. Highridge is a recognized leader in the development of affordable housing and the syndication of Low-Income Housing Tax Credits (LIHTC), being involved in the development of over 30,000 affordable housing units since 1994. Highridge's recent involvement with HHFDC includes the Kapolei Mixed Use (Phases 1 & 2), Kokua Senior, and Liloa Hale projects.

Highridge's development team (subject to change) includes:

1. Co-Developer – Form Partners
2. Phase 1 Lessee Entity – AHED Foundation
3. General Contractor – Hawaiian Dredging Construction Company
4. Architect – SVA Architects, and RMA Group
5. Landscape Architect & Archeology Consultant – PBR Hawaii
6. Legal Counsel – Settle Meyer Law LLC
7. Property Management – Michaels Management

B. Project Design Concept and Strategy

Highridge's masterplan concept meets the project's objectives and requirements in the RFP. The proposed Project is a mixed-use affordable housing project consisting of two high-rise residential towers, being 29 stories and 11 stories respectively, above a 9-story parking structure (38 stories tall in total), with approximately 4,500 gross square feet (GSF) of commercial space on the ground floor. Both towers are oriented in the Mauka-Makai direction, minimizing the number of units which face into the existing adjacent Halekauwila Place tower. The parking garage contains two entrances, off of Keawe Street and Pohukaina Street. The tower massing has been crafted to break down the scale as it relates to the adjacent buildings. An outdoor terrace has been placed on level 5 fronting the corner plaza, and a resident recreation deck tops the parking garage at level 10.

The 28,000 GSF reservation of space for DOE's educational component is of a rectangular shape, located at the property edge along the Coral Street right-of-way. One hundred ten of the parking stalls will be provided to DOE. A CPR will be created with one unit for DOE's educational component and one or more units for the residential and parking components. The educational condominium unit will be conveyed to DOE by a 75-year lease, with the remaining condominium units conveyed by a 75-year lease to the Successful Offeror or special purposes affiliate entities thereof.

A setback of approximately 22 feet to the property line is provided at the ground floor along Keawe Street and contains landscaped sections (similar to the existing condition across the street at Keauhou Lane) which will preserve existing mature street trees. Along Pohukaina Street, a setback of approximately 40 feet to the property line provides space for a covered drop-off / pick-up loop. An approximately 6,300 GSF corner plaza will be created at the corner of Keawe Street and Pohukaina Street, lined with retail space which continues along Keawe Street. The corner plaza will bridge Keauhou Lane with the planned streetscape improvements along Cooke Street, and will be one of the largest publicly-accessible corner plazas in the neighborhood. Highridge intends to work with local artists on visual art to enhance the street experience, such as murals, fabricated screens, or sculptures. Moveable outdoor seating opportunities will be available both at the corner plaza and along Keawe Street. In all, the proposal preserves an impressive amount of open space at the ground floor level while also providing a large number of units. The concept is to maximize the space and provide as much affordable housing as possible within the proximity to mass transit, employment centers, and a wide variety of services that are within walking distance.

The Project will be developed in two phases. Phase 1 is on the Makai side of the site and consists of the 29-story tower above a portion of the 9-story parking garage. Phase 2 is on the Mauka side of the site and consists of the 11-story tower above a portion of the 9-story garage, with residential units on garage levels 2 through 9 and commercial space on the ground floor along Keawe Street. The taller Phase 1 tower has been placed further from Keawe Street to reduce the scale



of the development along the pedestrian edge along Keawe Street. The Phase 2 tower massing creates a relief at the intersection of Keawe Street and Pohukaina Street which forms the corner plaza. (See **Exhibit B – Design Concept**).

The proposed Project is 100% affordable rental housing for family households earning from 30% to 140% of the Area Median Income (AMI) for the full term of the 75-year ground lease. A breakdown of the unit mix and project phasing is as follows:

		Phase 1	Phase 2	Total
Unit Type Mix:	0-Bed	86	58	144
	1-Bed	174	65	239
	2-Bed	144	58	202
	3-Bed	29	17	46
	Total	433	198	631
AMI Mix:	30%	0	21	21
	50%	0	21	21
	60%	0	154	154
	80%	87	0	87
	120%	344	0	344
	Mgr	2	2	4
	Total	433	198	631
Parking Stalls: <sup>3</sup>		671	219	890
Total Bldg GSF:		568,468	245,962	814,430

Highridge intends to submit to HHFDC a request for exemption from preparation of an Environmental Assessment in accordance with Chapter 11-200.1, Hawaii Administrative Rules (HAR) as an affordable housing project with the sole trigger being the use of State lands or funds.<sup>4</sup> Such request will be processed after it is received and approval of this For Action does not obligate HHFDC to approve any such exemption(s).

A single-purpose entity owned by AHED Foundation, a Hawaii-based 501(c)3 non-profit corporation, will be the lessee entity for Phase 1, with development services provided by Highridge and Form Partners through a to-be-formed joint development entity. A to-be-formed single-purpose tax credit partnership entity will be the lessee for Phase 2, of which Highridge will be a partial owner of the managing general partner, Form Partners and AHED Foundation will be partial owners of the administrative general partner, and there will also be a limited partner tax credit investor entity. Highridge will enter into an agreement that it will provide all the financial guarantees required by the lenders.

As part of the RFP, the Successful Offeror will engage in a master site planning process with DOE and HHFDC following award of the RFP, and details of the Project’s design may change during this process. Changes to the Project’s design may result in changes to various numbers such as the exact unit count, unit mix, affordability mix, unit sizes, number of parking spaces, etc. This is an expected part of the process and was identified in the RFP.

<sup>3</sup> The cost of parking for Phase 1 is charged separately from tenant rent and is estimated at \$165/stall.  
<sup>4</sup> Additionally, the Project site was previously included in the 2015 Kakaako Community Development District TOD Overlay Plan Final Environmental Impact Statement published on July 8, 2015.

C. Ability to Meet Time and Budget Requirements

The Highridge team has demonstrated a history of accomplishment in completing projects of diverse scale and product types on time and within budget. In the highly complex housing tax credit industry, the Highridge team is one of the most knowledgeable and experienced in the nation. The company has extensive experience in federal Section 42 LIHTC, tax-exempt mortgage-backed revenue bonds, state and local housing finance programs, and grants.

Highridge will provide for liquidated damages in the event of delays and will commit to commencement and completion deadlines. The contingency amount of 7.1%<sup>5</sup> is the highest among the Priority-Listed Offerors and will provide cushion against unforeseen cost increases. As part of their BAFO, Highridge re-evaluated their financial proposal and updated their financial projections to take into account recent price increases.

D. Amenities and Community Benefits

One of the project amenities proposed is the corner plaza (approximately 6,300 GSF) which will be a place to socialize. There will be ample seating under the shade of canopies where the community can gather with friends and families. A small stage allows for entertainment programming from live music to storytelling. Art will also be integrated around the plaza for the enjoyment and enrichment of the public. The ground floor along Keawe Street and along the corner plaza will be lined with commercial retail. The amenity deck will be approximately 14,680 GSF in size and situated atop the parking podium on level 10. A community garden will allow residents to grow various vegetables, herbs, and flowers. A shaded play structure will allow young children to play as residents enjoy time together. Indoor amenity rooms will also be located at this level, providing space for a community meeting room with a kitchenette. Mid-level residential amenities will allow residents to enjoy views of the city, mountains, and Mother Waldron Park. Bicycle parking will be provided for residents and guests, and a new bike share station is proposed.

The Project's location allows it to meet some of the most important sustainability goals such as reuse of a brownfield parcel, in proximity to mass transit, employment, services, and promotion of alternative transportation methods such as bicycling and electric vehicles. The specific sustainability features of Highridge's proposal include, among others: (1) 5% of its parking stalls for electric vehicle charging; (2) the open space of the site will not be completely hardscaped; (3) the landscaping will include lower-maintenance plantings and Hawaiian plants; (4) water fixtures will provide for at least a 20% reduction from baseline usage and fixtures will be WaterSense labeled when possible; (5) enhanced commissioning will be done on mechanical, electrical, and plumbing systems; (6) the Project will utilize advanced energy metering; (7) the Project will include renewable energy systems such as a photovoltaic system to offset electricity usage; (8) low-VOC materials will be used; (9) thermal comfort for occupants will meet ASHRAE 55-2010; and (10) use of LED fixtures for interior lighting.

E. Financial Proposal

Highridge is proposing a hard lease rent payment in accordance with the minimum lease rent policy adopted by the Board at its November 18, 2021 meeting. Additionally, Highridge is proposing two soft lease payments to

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<sup>5</sup> This contingency amount is as listed in Highridge's BAFO and may be different at construction financing closing based on lender requirements and other factors.

HHFDC. Soft Lease Payment 1 will equal 5% of available cash flow from Phase 1, before payment of the Rental Housing Revolving Fund (RHRF) loan. Soft Lease Payment 2 will equal 25% of available cash flow from Phase 1, after payment of RHRF, prior to cash distributions to the owner(s). These lease payments combined over the term of the lease will have an estimated value of \$608 million (net present value of approximately \$47 million at a 5% discount rate)<sup>6</sup>. It is anticipated that the majority or all of the lease rent payments received by HHFDC for this Project will be remitted to the Department of Land and Natural Resources (DLNR), subject to discussions with DLNR subsequent to the approval of this For Action.

The cost per unit and cost per square foot were the lowest of the BAFOs received from the Priority-Listed Offerors and are detailed below.

The proposed Budget (Use of Funds) for Phase 1 is as follows:

Budget Item - Phase 1	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	0	0	0	0%
Construction – Sitework	17,535,816	30.84	40,498	7.99%
Construction – Vertical	125,372,817	220.48	289,545	57.10%
Construction – OH, P, & GR <sup>7</sup>	19,150,794	33.68	44,228	8.72%
Interim & Soft Costs	7,575,000	13.32	17,494	3.45%
Financing & Syndication	13,804,890	24.28	31,882	6.29%
Developer Fee & Overhead	21,095,023	37.10	48,718	9.61%
Project Reserves	0	0	0	0%
Contingency	15,031,612	26.43	34,715	6.85%
<b>Total Budget</b>	<b>219,565,952</b>	<b>386.12</b>	<b>507,081</b>	<b>100%</b>

*Phase 1 GSF = 568,641 including structured parking; Phase 1 Units = 433*

The proposed Budget (Use of Funds) for Phase 2 is as follows:

Budget Item - Phase 2	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	0	0	0	0%
Construction – Sitework	7,097,513	28.86	35,846	7.30%
Construction – Vertical	56,781,092	230.85	286,773	58.37%
Construction – OH, P, & GR	8,943,004	36.36	45,167	9.19%
Interim & Soft Costs	4,743,000	19.28	23,995	4.88%
Financing & Syndication	5,261,287	21.39	26,572	5.41%
Developer Fee & Overhead	6,600,000	26.83	33,333	6.79%
Project Reserves	775,573	3.15	3,917	0.80%
Contingency	7,071,132	28.75	35,713	7.27%
<b>Total Budget</b>	<b>97,272,601</b>	<b>395.48</b>	<b>491,276</b>	<b>100%</b>

*Phase 2 GSF = 245,962 including structured parking; Phase 2 Units = 198*

<sup>6</sup> As with all forward-looking projections, these estimates are subject to change and will be affected by factors like increases in development costs or operating expenses and varying inflation rates. These estimates are not guaranteed.

<sup>7</sup> Contractor overhead, profit, & general requirements



The proposed Budget (Use of Funds) for the combined Project is as follows:

Budget Item - Phases 1&2	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	0	0	0	0%
Construction – Sitework	24,633,329	30.24	39,039	7.77%
Construction – Vertical	182,153,909	223.61	288,675	57.49%
Construction – OH, P, & GR	28,093,798	34.49	44,523	8.87%
Interim & Soft Costs	12,318,000	15.12	19,521	3.89%
Financing & Syndication	19,066,177	23.41	30,216	6.02%
Developer Fee & Overhead	27,695,023	34.00	43,891	8.74%
Project Reserves	775,573	0.95	1,229	0.24%
Contingency	22,102,744	27.13	35,028	6.98%
<b>Total Budget</b>	<b>316,838,553</b>	<b>388.95</b>	<b>502,121</b>	<b>100%</b>

*Total GSF = 814,603 including structured parking; Total Units = 631*

The anticipated pre-development cost for the Project is approximately \$5 million. Highridge will be utilizing the DURF loan of up to \$2 million, as noted in section II.E. of this For Action, during the predevelopment phase. The DURF loan will be repaid in full at the time of the construction loan closing and so is not shown as an interim or permanent source in the Project budget below. The remaining \$3 million will be funded by Highridge.

The proposed Financing Structure (Source of Funds) for Phase 1 is as follows:

Source- Phase 1	Interim	Permanent
DOE Parking Reimbursement	5,774,234	5,774,234
501c3 Bond- Tranche A	120,447,876	123,637,185
RHRF	52,800,000	57,521,774
501c3 Bond- Tranche B	19,448,819	19,448,819
501c3 Bond- Tranche C	0	10,547,511
Income During Lease-Up	0	2,636,429
Deferred Developer Fee	10,547,512	0
Deferred Developer Overhead / Other	10,547,511	0
<b>Total</b>	<b>219,565,952</b>	<b>219,565,952</b>

Phase 1 proposes an innovative financing approach utilizing 501(c)(3) bond financing which is not part of the State of Hawaii’s bond cap. The issuer of the tax-exempt bonds is the Public Finance Authority, a governmental entity established in the State of Wisconsin. The underwriters are Citicorp USA, Inc. and Align Finance Partners who have provided letters of commitment to finance the Tranche A and Tranche B bonds, respectively. The only financing that will be coming from HHFDC for Phase 1 is the Tier 2 RHRF recently signed into law by the Governor in July 2022 (subject to application and award). DOE will fund the \$5.7 million cost for the 110 parking spaces to be allotted to DOE. Highridge’s original proposal (prior to their BAFO) did not include RHRF Tier 2 funding and requested an additional \$9 million DURF loan. If the Project does not receive an RHRF Tier 2 award, the financing for Phase 1 will be re-evaluated, and Highridge may submit a request for additional DURF funding.

The proposed Financing Structure (Source of Funds) for Phase 2 is as follows:

Source- Phase 2	Interim	Permanent
LIHTC Equity	11,847,234	45,103,245
HMMF Bond	52,390,627	23,031,561
RHRF	26,659,167	28,317,137
Deferred Developer Fee	5,600,000	820,658
Other Deferred Costs	775,573	0
<b>Total</b>	<b>97,272,601</b>	<b>97,272,601</b>

Phase 2 targets families with incomes that are at 60% AMI or below and will be applying to HHFDC for non-competitive 4% LIHTC, a Hula Mae Multi-Family (HMMF) bond, and an RHRF loan. Commitment letters have been obtained for the HMMF bond and the LIHTC equity.

The proposed Financing Structure (Source of Funds) for the combined Project is as follows:

Source - Phases 1 & 2	Interim	Permanent
LIHTC Equity	11,847,234	45,103,245
DOE Parking Reimbursement	5,774,234	5,774,234
HMMF Bond	52,390,627	23,031,561
501(c)(3) Bond- Tranche A	120,447,876	123,637,185
RHRF	79,459,167	85,838,911
501(c)(3) Bond- Tranche B	19,448,819	19,448,819
501(c)(3) Bond- Tranche C	0	10,547,511
Income During Lease-Up	0	2,636,429
Deferred Developer Fee	16,147,512	820,658
Deferred Developer Overhead / Other	10,547,511	0
Other Deferred Costs	775,573	0
<b>Total</b>	<b>316,838,553</b>	<b>316,838,553</b>

F. Management Proposal

As noted above regarding the entity organization, Highridge and Form Partners will provide development and construction management services to AHED Foundation (for Phase 1) and to the special-purpose entity established for the ownership of Phase 2. Construction of the Project will be undertaken by Hawaiian Dredging Construction Company (HDCC), a highly experienced builder that has worked on numerous HHFDC affordable housing projects. HDCC will provide estimation and consultation services throughout the duration of the drafting of the schematic design, design development, and contract document drawings.

Property and operations management will be conducted by Michaels Management, a highly experienced property manager with multiple affordable housing projects in Hawaii under management and extensive experience with HHFDC projects.

G. The proposed timetable for the Project is as follows:

Milestone	Phase 1	Phase 2
Award of project	Sep 2022	Sep 2022
RHRF Tier 2 award	Nov 2022	N/A
Execute HHFDC project documents	Feb 2023	Feb 2023
Approval of 201H Exemptions	May 2023	May 2023
LIHTC, HMMF, & RHRF Award	N/A	Aug 2024
Building permits received	Feb 2024	Apr 2025
Construction financing closing	Feb 2024	Apr 2025
Construction start date	Feb 2024	Apr 2025
Certificate of Occupancy	Jun 2026	Feb 2027
Achievement of stabilized occupancy	Jul 2027	Mar 2028

Highridge intends to submit an application to HHFDC for certain exemptions pursuant to Section 201H-38, Hawaii Revised Statutes. HHFDC will review the application after submission and is not seeking Board approval for the exemptions at this time. The Project has been designed to embrace the vision and spirit of the Kakaako Transit-Oriented Development Overlay Plan. The exact exemptions requested will be identified in Highridge's application but are expected to include exemptions such as floor area ratio, setbacks, transitional height setbacks, parking requirements, and various fees. Highridge will participate in a neighborhood board meeting prior to approval of the 201H exemptions.

The primary contingencies to timely completion are the award of financing for the Project and discretionary and ministerial reviews such as building permits, State Historic Preservation Division review, Condominium Property Regime creation, and the approval, disapproval, or approval with modifications of 201H exemptions by the City Council.

H. HHFDC finds the following:

1. That Highridge is an Eligible Developer pursuant to Section 15-307-24, HAR; and
2. That the Project proposal meets the minimum requirements of the RFP.

#### IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following:

- A. Proposal submitted by Highridge for the development of the Project;
- B. Highridge, or other successor entity approved by the Executive Director, as the Successful Offeror of to the RFP;
- C. Certification of Highridge, or other successor entity approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, HAR;
- D. Negotiation and execution of a development agreement, leases, regulatory agreements, mortgage consents, and other related transaction documents, and authorization for the Executive Director to undertake any actions related thereto;
- E. Grant of an immediate management right-of-entry to the Successful Offeror for planning and design;



- F. Creation of a Condominium Property Regime to separate the residential and educational portions of the Project site;
- G. Conveyance by lease of the Residential Portion of the site to the Successful Offeror and the Educational Portion of the site to DOE;
- H. Grant and approval of such easements as may be necessary; and
- I. Authorize the Executive Director to undertake all tasks necessary to effectuate the purposes of this For Action.

Subject to the following:

- J. Execution of a development agreement within six (6) months from the date of this approval, unless otherwise extended at the sole discretion of the Executive Director. The development agreement will include deadlines for commencement and completion of construction;
- K. Approval as to form of the development agreement, leases, regulatory agreements, mortgage consents, and other related transaction documents by the Department of the Attorney General and execution by the Executive Director. HHFDC reserves the right without liability to disqualify and/or cease negotiations with the Developer if HHFDC determines that, at its sole discretion, to be in the best interest of the State. The Successful Offeror assumes the sole risk and responsibility connected with the negotiation process;
- L. Approval of the Project proposal does not obligate HHFDC to make any award from any of its financing programs, such as HMMF Bonds, LIHTC, RHRF, or any additional DURF other than the approved \$2 million pre-development loan;
- M. Approval by the Board of Land and Natural Resources, if necessary; and
- N. Compliance by the Successful Offeror with all laws and rules, and such other terms and conditions as may be required by the Executive Director.

Attachments: Exhibit A – Location Map  
Exhibit B – Design Concept

Prepared by: Cheryl Kajitani, Housing Development Specialist

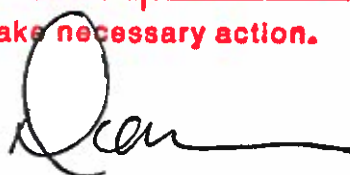
Albert Palmer, Housing Development Specialist

Reviewed by: Randy Chu, Development Section Chief

Dean Minakami, Development Branch Chief

CR  
AP  
RC  
pr.

Approved by The Board of Directors at its meeting  
on September 8, 2022  
Development Branch  
Please take necessary action.



EXECUTIVE DIRECTOR

# LOCATION MAP

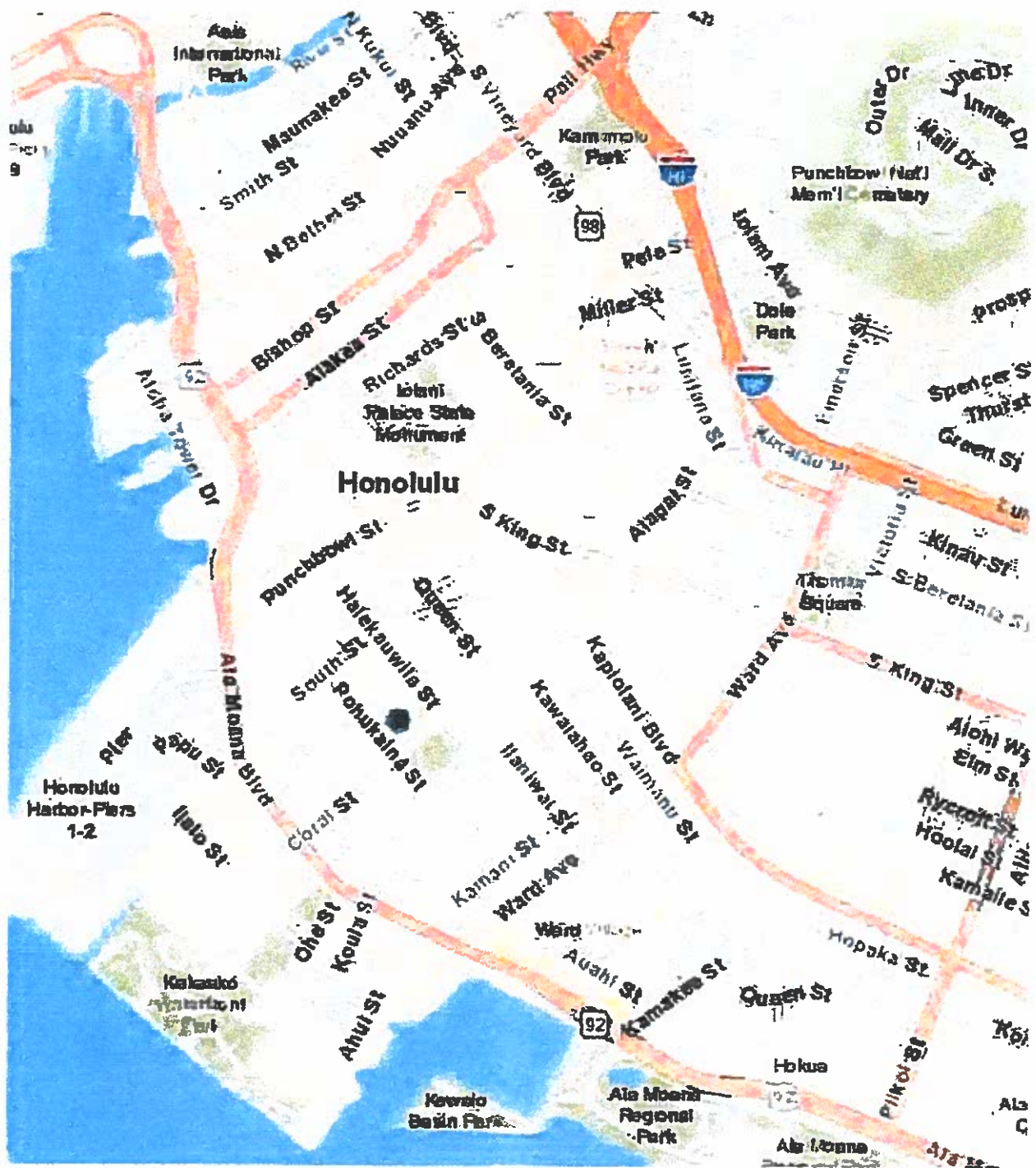


EXHIBIT A

EXHIBIT H



**DESIGN CONCEPT  
PERSPECTIVE 1**



**EXHIBIT B**

**EXHIBIT H**



**DESIGN CONCEPT  
PERSPECTIVE 2**

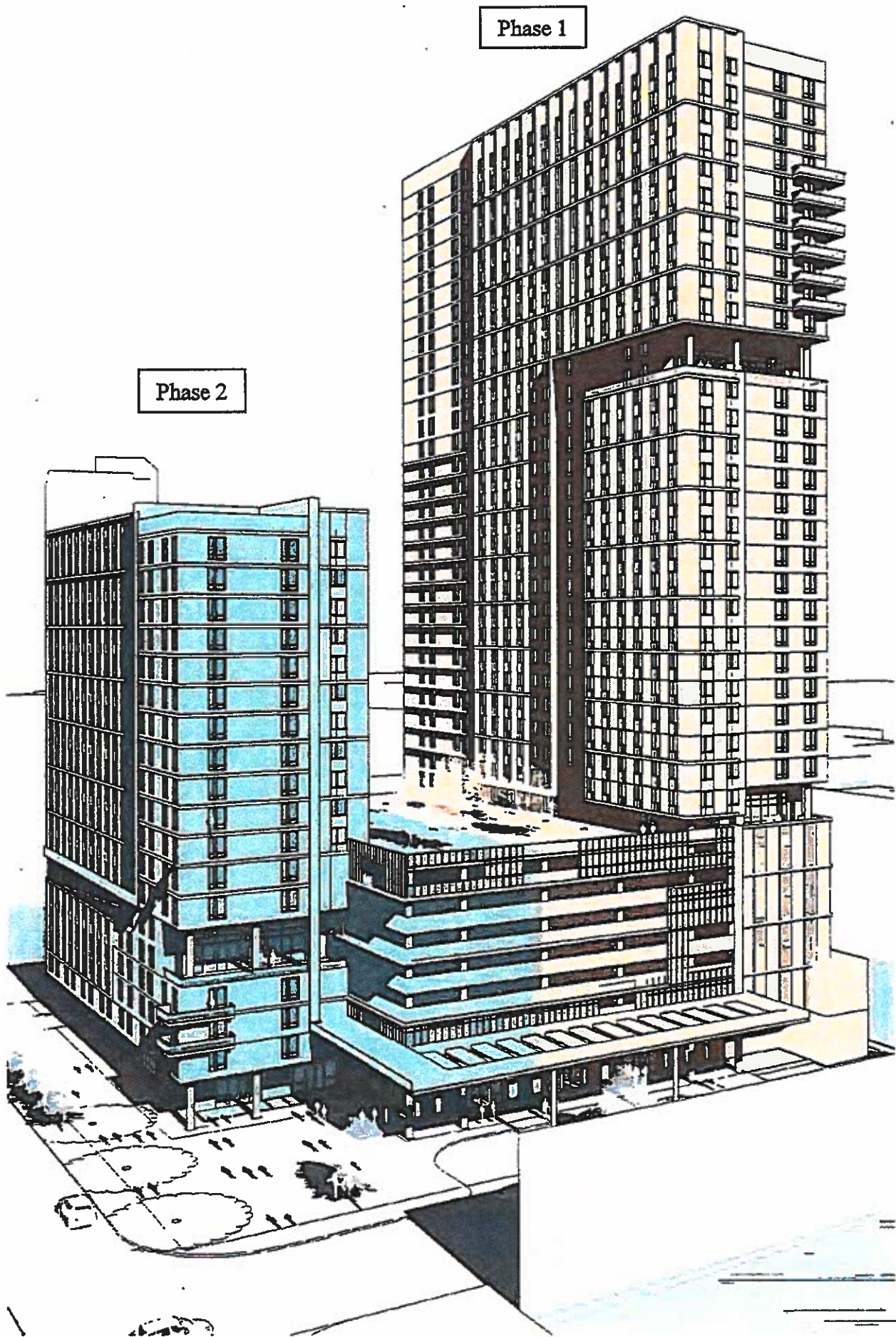


**EXHIBIT B**

**EXHIBIT H**



**DESIGN CONCEPT  
PHASING DIAGRAM**



**EXHIBIT B**

**EXHIBIT H**



DESIGN CONCEPT  
SITE PLAN

DEVELOPMENT PLAN ILLUSTRATIVE SITE PLAN



690 POHUKAINA STREET MULTI-FAMILY AFFORDABLE HOUSING  
HONOLULU, HAWAII

EXHIBIT B

EXHIBIT H



# DESIGN CONCEPT GROUND FLOOR PLAN

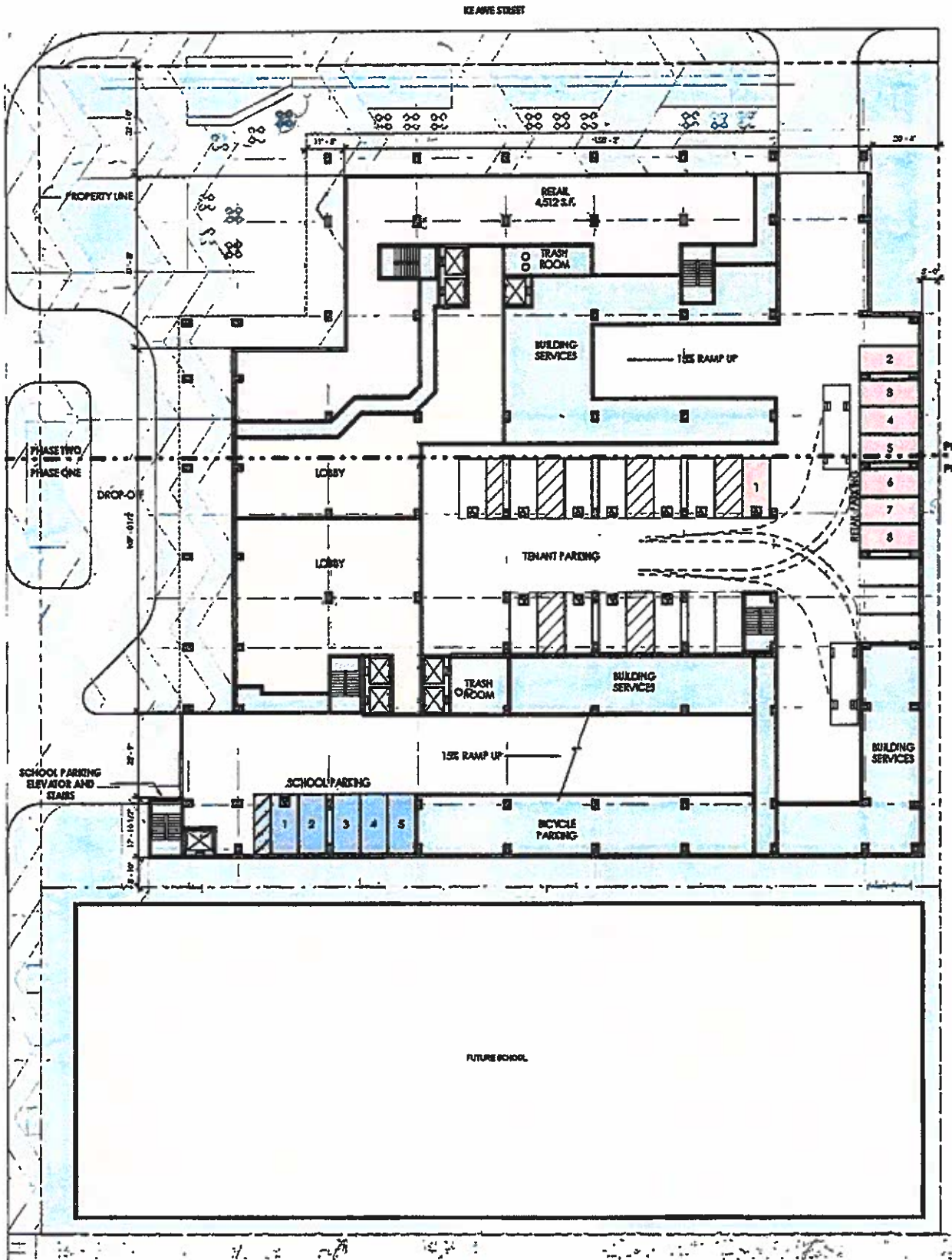
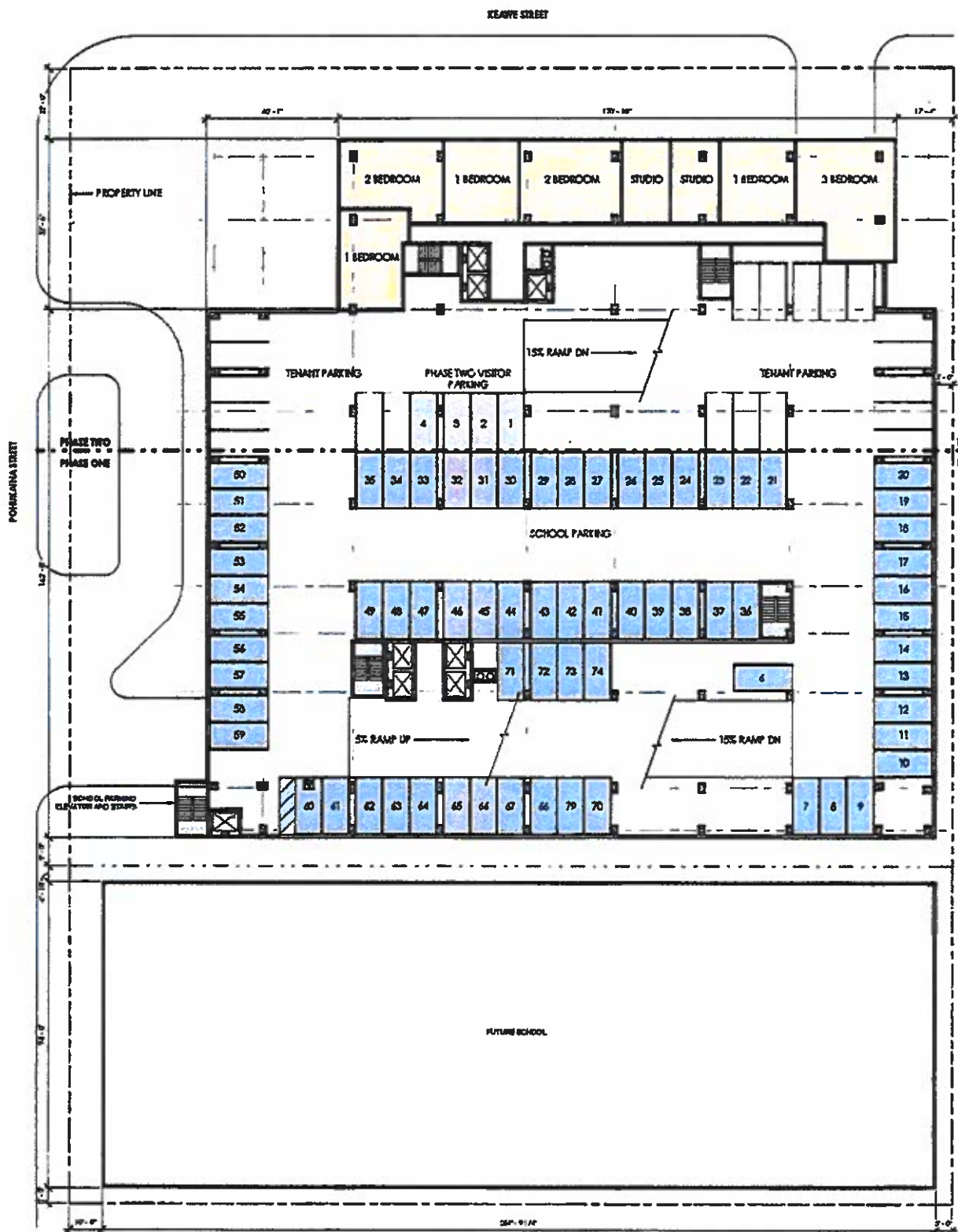


EXHIBIT B

EXHIBIT H

DESIGN CONCEPT  
2ND FLOOR PLAN



**LEVEL 2 FLOOR PLAN**  
NOT TO SCALE

EXHIBIT B

EXHIBIT H

DESIGN CONCEPT  
GARAGE ROOFTOP FLOOR PLAN

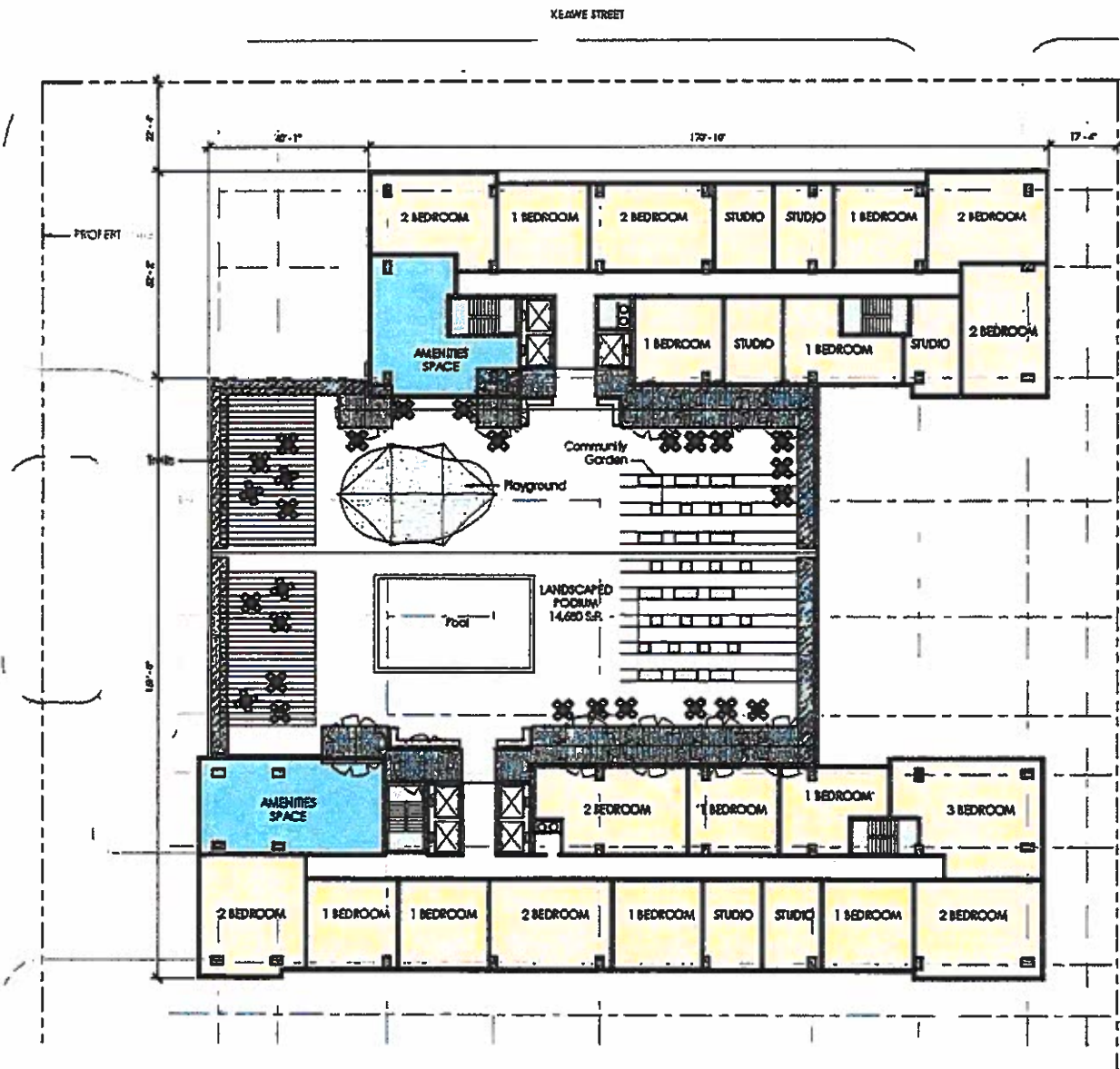


EXHIBIT B

EXHIBIT H



DESIGN CONCEPT  
TYPICAL TOWER FLOOR PLAN



**TYPICAL UPPER LEVEL**  
NOT TO SCALE

EXHIBIT B

EXHIBIT H





**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. \_\_\_\_\_

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## RESOLUTION

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AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE 690 POHUKAINA AFFORDABLE RENTAL AND MIXED-USE PROJECT LOCATED AT 690 POHUKAINA STREET, HONOLULU, HAWAII 96813, TAX MAP KEY: (1) 2-1-051: 041.

WHEREAS, Highridge Costa Development Company, LLC (the "Applicant"), with co-developer Form Partners, LLC, with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC"), proposes to develop 690 Pohukaina, a high-rise project on a 1.52-acre portion of a 2.17-acre site located at 690 Pohukaina Street in Kakaako, Honolulu, Oahu, identified as Tax Map Key (1) 2-1-051: 041 (the "Project"); and

WHEREAS, as proposed, the Project will contain 625 dwelling units (consisting of 173 studio units, 287 one-bedroom units, 144 two-bedroom units, and 21 three-bedroom units); and

WHEREAS, as proposed, all dwelling units (except for four manager's units) will be rented to households earning 120 percent and below of the area median income for Honolulu, as determined by the U.S. Department of Housing and Urban Development (the "AMI") (21 units at 30 percent or below the AMI, 21 units at 50 percent or below the AMI, 151 units at 60 percent or below the AMI, 86 units at 80 percent or below the AMI, 342 units at 120 percent or below the AMI, and 4 manager's units); and

WHEREAS, all units (except for four manager's units) will remain affordable for the duration of the 75-year ground lease from HHFDC; and

WHEREAS, the Project will also provide a parking structure accommodating approximately 870 parking spaces (of which 760 will be utilized by the Project and 110 will be retained by HHFDC for future use by the Department of Education or others), short-term and long-term bicycle parking spaces, recreational amenities for residents, commercial spaces on the ground floor, and common areas and circulation space; and

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

WHEREAS, on April 13, 2023, the HHFDC Board of Directors approved the Project with its proposed exemptions, including those certain exemptions from the Hawaii Community Development Authority's ("HCDA") Mauka Area Rules (Hawaii





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Administrative Rules 15-217) and the Kakaako Reserved Housing Rules (Hawaii Administrative Rules 15-218) (collectively, the "HCDA Rules") as listed therein; and

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

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated March 28, 2023, prepared by SVA Architects, Inc., and submitted to the Council by HHFDC on April 26, 2023; 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 and fees approved by the Public Utilities Commission or the Board of Water Supply; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes, but is not limited to, the exemptions from certain requirements for the Project, as follows:

Application Fees

1. Exemption from Revised Ordinances of Honolulu 2021 ("ROH") § 18-6.1, to allow an exemption from the payment of plan review fees, estimated at \$25,000;
2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$1,084,300;
3. Exemption from ROH § 18A-2.4 to allow an exemption from the payment of grading and grubbing permit fees, estimated at \$1,165 and \$890, respectively;



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### Infrastructure and Public Works Fees and Charges

4. Exemption from ROH § 43-10.1, § 43-10.2, and § 43-10.3, to allow an exemption from the payment of wastewater system facility charges, estimated at \$2,917,656;

### Fire Department Plan Review Fees

5. Exemption from ROH § 20-1.1, to allow an exemption from the payment of Honolulu Fire Department Plan Review Fees, estimated at \$108,430;

### Board of Water Supply Rules and Regulations

6. Exemption from § 1-102, § 2-202(2), and § 2-202(3) of the Board of Water Supply Rules and Regulations, to allow an exemption from the payment of BWS installation and water facilities charges, estimated at \$3,265,920;

### City and County of Honolulu's Affordable Housing Requirements

7. Exemption from ROH Chapter 32, to allow an exemption from City's affordable rental housing requirements. The Project will follow the affordable rental housing requirements of HHFDC for § 201H-38, HRS projects; and

BE IT FURTHER RESOLVED that as approved, the Project contains the exemptions from the HCDA Rules as listed in the For Action approved by HHFDC's Board of Directors on April 13, 2023; and

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 48 months after the effective date of this resolution; and

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



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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 or specifications of the building or landscaping may be approved by 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 its 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 Highridge Costa Development Company, LLC, 330 W. Victoria Street, Gardena, CA 90248.

INTRODUCED BY:

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DATE OF INTRODUCTION:

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Honolulu, Hawai'i

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Councilmembers