

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
September 25, 2024

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, which considered Resolution 24-228 entitled:

"RESOLUTION AUTHORIZING EXEMPTIONS FROM CERTAIN
REQUIREMENTS RELATING TO THE HALE MELIA AFFORDABLE RENTAL
HOUSING PROJECT LOCATED IN DOWNTOWN, O'AHU,"

transmitted by Departmental Communication 660 (2024), dated September 9, 2024, from
the Department of Planning and Permitting ("DPP"), and introduced on
September 12, 2024, reports as follows:

The purpose of the Resolution is to authorize, pursuant to § 201H-38, Hawaii
Revised Statutes ("HRS"), exemptions from certain City application fees, infrastructure or
public works fees and charges, and development standards for the Hale Melia affordable
rental housing project (the "Project").

The DPP processed the 201H application, and transmitted to the Council the
Project's requested exemptions by Departmental Communication 660 (2024), and the
Project's preliminary plans and specifications by Departmental
Communication 674 (2024).

PROJECT DESCRIPTION

Hale Melia, LLP (the "Applicant") proposes to develop the Project on approximately
31,977 square feet of land zoned BMX-3 Community Business District, located at

HONOLULU CITY COUNCIL

Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON

OCT 09 2024

COMMITTEE REPORT NO.

295

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1105 Pi'ikoi Street and 1216 Young Street in Honolulu, O'ahu, and identified as Tax Map Keys 2-4-004:046 and 078.

As proposed, the Project involves a 23-story residential tower and seven-story parking podium consisting of 246 affordable rental dwelling units (studio, one-bedroom, two-bedroom, and three-bedroom units) and one manager's unit (one-bedroom unit), 243 vehicle parking spaces, 153 long-term and short-term bicycle parking spaces, a mailroom, a community room, a fitness center, and a communal laundry room.

The 246 affordable dwelling units will be rented to households earning 60 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI") as follows: 13 units will be rented to households earning 30 percent or below of the AMI, and 233 units will be rented to households earning 31 percent up to 60 percent of the AMI. All 246 affordable rental units will remain affordable for a minimum period of 66 years.

REQUESTED EXEMPTIONS AND DEFERRALS

The Resolution authorizes exemptions from building permit plan review fees, building permit fees, grading and grubbing permit fees, trenching permit fees, storm drain connection fees, Honolulu Fire Department plan review fees, a portion of the wastewater system facility charges attributed to the 246 affordable units, and park dedication requirements.

The Resolution also authorizes deferrals of Board of Water Supply ("BWS") water system facility and installation charges (until the installation of a water meter), and a portion of the wastewater system facility charges attributed to one manager's unit (until the issuance of the Project's certificate of occupancy).

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The Resolution further authorizes exemptions from Land Use Ordinance ("LUO") development standards and requirements for the BMX-3 Community Business District relating to maximum density (floor area ratio), maximum building height, and height setbacks.

Finally, the Resolution authorizes an exemption from LUO requirements relating to joint development to allow the Project site to be treated as one zoning lot for development purposes without first obtaining a Conditional Use Permit.

The specific exemptions or deferrals from City application fees and infrastructure or public works fees and charges, and exemptions from LUO development standards and requirements are set forth in the Resolution.

TESTIMONY

At your Committee's meeting on September 25, 2024, the Applicant and the Applicant's Agent provided a brief presentation of the Project and responded to questions from Councilmembers.

A representative of the DPP testified in support of the Resolution.

CARES testified in support of the Resolution.

Your Committee received written testimony in support of the Resolution from CARES. One individuals submitted comments on the Resolution.

DISCUSSION OF EXEMPTIONS AND DEFERRALS

In the discussion of the requested exemptions and deferrals, representatives of the DPP and your Committee's members agreed that the Project would be an important step towards meeting Honolulu's affordable housing goals.

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COMMITTEE AMENDMENTS

Your Committee has prepared a CD1 version of the Resolution, which makes the following amendments:

- A. Amends the resolution title to read as follows:

"AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HALE MELIA AFFORDABLE RENTAL HOUSING PROJECT IN HONOLULU, O'AHU."
- B. In the first WHEREAS clause, references Exhibits A, B, and C-1 through C-12, which are attached to the resolution.
- C. In the second WHEREAS clause, clarifies that the Project involves a 23-story residential tower and seven-story parking podium.
- D. In the seventh WHEREAS clause, provides that the Project's preliminary plans and specifications (dated May 24, 2024 and July 8, 2024), were submitted by the DPP to the Council on September 17, 2024, by Departmental Communication 674 (2024).
- E. In the BE IT RESOLVED clause:
 - 1. Deletes former Exemption 5 and duplicate former Exemption 11, relating to a deferral of the payment of wastewater sewer service fees until the issuance of a certificate of occupancy for the Project (estimated at \$25,000 per month). The Department of Environmental Services ("ENV") has previously stated that the fees are necessary to provide sewer services and is a recurring monthly service fee. Renumbers subsequent exemptions.

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2. Amends renumbered Exemption 10, relating to maximum height, to reference ROH § 21-3.120-2(b) (in addition to Table 21-3.4 and the applicable zoning map).
3. Amends renumbered Exemption 11, relating to maximum floor area ratio, to reference ROH § 21-3.120-2(b) (in addition to Table 21-3.4).
4. Amends renumbered Exemption 12, relating to height setbacks, to allow the residential tower to encroach up to 16 feet into the building height setbacks along the Young Street, Pi'ikoi Street, and northeast property lines.
5. Amends renumbered Exemption 13, relating to joint developments, to reference ROH § 21-5.380 (in addition to Table 21-3), and to clarify that the exemption is to allow the Project site to be treated as one zoning lot for development purposes without first obtaining a Conditional Use Permit, as shown in the attached Exhibits.
6. Amends renumbered Exemption 14, relating to park dedication requirements, to provide that:
 - a. The exemption is from park dedication requirements attributed to 247 dwelling units, estimated at 20,536.4 square feet of park space, or the payment of an equivalent in-lieu fee estimated at \$4,290,000; and

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- b. The exemption from park dedication requirements attributed to the one manager's dwelling unit only applies if federal or State of Hawai'i funding for the Project, such as the use of low-income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period, including any extensions thereof.

F. In the first BE IT FURTHER RESOLVED clause:

1. In Condition B (relating to traffic conditions):

- a. In Condition B.1, provides that the overall timeline or phasing plan must be in a format acceptable to the DPP, and must identify when a construction management plan ("CMP"), traffic management plan ("TMP"), and an update and validation to the traffic impact report ("TIR"), dated March 2024 (prepared by the Wilson Okamoto Corporation) will be submitted to the DPP for its review and approval.
- b. In Condition B.2, specifies the information that must be included in the CMP, and incorporates the construction plan requirements in former Condition B.4.
- c. In Condition B.3:
 - i. Specifies the information that must be included in the TMP;
 - ii. Incorporates the turning template requirements in former Condition B.5;
 - iii. Incorporates the pedestrian circulation plan requirements in former Condition B.6; and

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- iv. Requires a post TMP approximately one year after the issuance of a certificate of occupancy for the Project to validate the relative effectiveness of the various traffic demand management ("TDM") strategies identified in the initial TMP.
- d. Combines Conditions D and E (captioned "Driveways and vehicle areas"), and separates Condition D into three parts:
 - i. Condition D.1, relating to vehicle access points, minimum driveway width, and vehicle sight distance;
 - ii. Condition D.2, relating to driveway grades and the recessing of entry gates or guard shack; and
 - iii. Condition D.3, relating to the design of loading, parking, and trash pickup areas so that vehicles enter and exit front first.

Realphabetizes subsequent conditions.

- G. Makes miscellaneous technical and nonsubstantive amendments.

COMMITTEE FINDINGS AND RECOMMENDATIONS

Your Committee finds that the housing benefits to be provided by the Project justify the exemptions and deferrals authorized by this Resolution, as amended in the foregoing CD1. Accordingly, your Committee recommends favorable Council action on this Resolution, as amended.

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Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-228, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-228, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say – 4; Noes: None; Absent: Weyer – 1.)

Respectfully submitted,

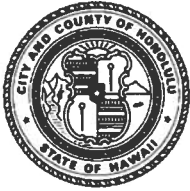


Committee Chair

HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 09 2024

COMMITTEE REPORT NO. 295



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
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No. 24-228, CD1

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HALE MELIA AFFORDABLE RENTAL HOUSING PROJECT IN HONOLULU, O'AHU.

WHEREAS, Hale Melia, LLP (the "Applicant") proposes to develop the Hale Melia affordable rental housing project on approximately 31,977 square feet of land zoned BMX-3 Community Business District, located at 1105 Pi'ikoi Street and 1216 Young Street in Honolulu, O'ahu, and identified as Tax Map Keys 2-4-004:046 and 078, as depicted in Exhibits A, B, and C-1 through C-12, attached hereto and made a part hereof (the "Project"); and

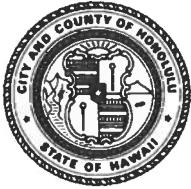
WHEREAS, as proposed, the Project involves a 23-story residential tower and seven-story parking podium consisting of 246 affordable rental dwelling units (studio, one-bedroom, two-bedroom, and three-bedroom units) and one manager's unit (one-bedroom), 243 vehicle parking spaces, 153 long-term and short-term bicycle parking spaces, a mailroom, a community room, a fitness center, and a communal laundry room; and

WHEREAS, the 246 affordable dwelling units will be rented to households earning 60 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI") as follows: 13 units will be rented to households earning 30 percent or below of the AMI, and 233 units will be rented to households earning 31 percent up to 60 percent of the AMI; and

WHEREAS, all 246 affordable rental units will remain affordable for a minimum period of 66 years; and

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

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



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WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project, dated May 24, 2024, and July 8, 2024, prepared by Alakea Design Group, LLC (the "Plans and Specifications"), and submitted to the Council by the Department of Planning and Permitting ("DPP") on September 17, 2024, by Departmental Communication 674 (2024); 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 Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; and

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

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

Application Fees:

1. Exemption from § 18-6.1, Revised Ordinances of Honolulu 2021 ("ROH"), 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 \$454,000.
3. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees, estimated at \$1,220.
4. Exemption from ROH § 14-2.1, to allow an exemption from the payment of trenching permit fees, estimated at \$400.



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Infrastructure and Public Works Fees and Charges:

5. 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 attributed to 246 affordable units rented to households earning 60 percent or below of the AMI, estimated at \$961,304.
6. Deferral from ROH §§ 43-10.1, 43-10.2 and 43-10.3, to allow the deferral until the issuance of a certificate of occupancy for the Project of the payment of wastewater system facility charges attributed to one manager's unit, estimated at \$6,616.
7. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of storm drain connection fees, estimated at \$200.

Fire Department Plan Review Fees:

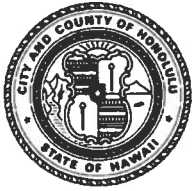
8. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at \$45,430.

Board of Water Supply Rules and Regulations:

9. Deferral from Sections 1-102 and 2-202 of the Board of Water Supply ("BWS") Rules and Regulations, to allow a deferral until the installation of the water meter for the Project of the payment of water system facility charges and installation of water service fees, estimated at \$572,200; provided that all BWS requirements are satisfied. The actual fees to be deferred will be determined by the BWS during review of the Project's building permit application.

ROH Chapter 21, the Land Use Ordinance:

10. Exemption from ROH § 21-3.120-2(b), Table 21-3.4, and the applicable zoning map, relating to maximum height, to allow for a maximum building height of 210 feet (instead of 150 feet). Rooftop structures must conform to ROH § 21-4.60(c).
11. Exemption from ROH § 21-3.120-2(b) and Table 21-3.4, relating to density, to allow for a maximum floor area ratio ("FAR") of 7.0 (instead of an FAR of 2.5).
12. Exemption from ROH § 21-3.120-2(c)(2), and Table 21-3.4, relating to height setbacks, to allow the residential tower to encroach up to 16 feet into the building



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height setbacks along the Young Street, Pi'ikoi Street, and northeast property lines.

13. Exemption from ROH § 21-5.380 and Table 21-3, relating to joint developments, to allow the Project site to be treated as one zoning lot for development purposes without first obtaining a Conditional Use Permit, as shown in the attached Exhibits.

Park Dedication Ordinance:

14. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 247 dwelling units, estimated at 20,536.4 square feet of park space, or the payment of an equivalent in-lieu fee estimated at \$4,290,000; provided that the park dedication requirement attributed to the one manager's dwelling unit is only exempt if federal or State of Hawai'i funding for the Project, such as the use of low-income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period, including any extensions thereof; and

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

- A. Development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A, B, and C-1 through C-12, attached hereto and incorporated by reference herein. Minor modifications to the Project may be approved by the DPP Director. Major modifications to the Project will require approval by the City Council.
- B. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the DPP for review and approval:
1. An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition and construction work, including the projected date of occupancy, in a format acceptable to the DPP. The timeline must identify when a construction management plan ("CMP"), traffic management plan ("TMP"), and an update and validation to the traffic impact report ("TIR"), dated March 2024 (prepared by the Wilson Okamoto Corporation), will be submitted to the DPP for its review and approval.

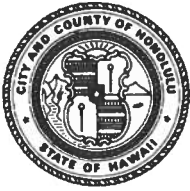


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2. A CMP that:
 - a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize impacts from construction vehicles and construction-related activities;
 - b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for onsite or offsite staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;
 - c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans during construction; and
 - d. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the existing roadway may be restored if its condition deteriorates as a result of the construction-related activities.
3. A TMP that:
 - a. Includes traffic demand management ("TDM") strategies to minimize the number of vehicular trips for daily activities of Project residents; TDM strategies may include carpooling, ride hailing, car sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;
 - b. Includes a pedestrian circulation plan that provides accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains a determination of effective sidewalk widths, taking into account the City's Complete Street initiatives;

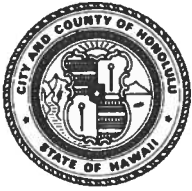


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- c. Turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to driveway operations; and
 - d. A post TMP will be required approximately one year after the issuance of the Project's certificate of occupancy to validate the relative effectiveness of the various TDM strategies identified in the initial TMP.
- C. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to the DPP for its review and approval a post TIR that updates the initial TIR, to validate traffic projections, distribution, and assignment contained in the initial TIR. If the updated TIR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributable to the Project, the Applicant shall implement the updated TIR recommendations. If the updated TIR is inconclusive, a second updated TIR may be required one year after the date of the updated TIR, as the DPP Director determines is necessary.
- D. Driveways and vehicle areas.
 - 1. All vehicular access points shall be constructed as standard City dropped driveways. The minimum driveway width for two-way traffic is 20 feet. Adequate vehicular sight distance to pedestrians and other vehicles must be provided and maintained at all driveways.
 - 2. Driveway grades shall not exceed five percent 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 avoid any queuing onto public streets.
 - 3. All loading, parking, and trash pickup areas must be designed so that vehicles enter and exit front first.
- E. Prior to the issuance of any building permit for the Project, the Applicant shall execute a 201H Agreement with the DPP Director that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's compliance with the requirements of HRS Chapter 201H and this resolution; and



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

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

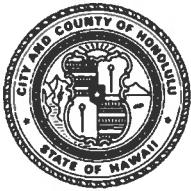
BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 60 months after the adoption of this resolution; and

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

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

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

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



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; Robert Q. Bruhl and Chris Fong, Tradewind Capital, Inc., 201 Merchant Street, Suite 2050, Honolulu, Hawai'i 96813; and Stanford Carr and Kaloa Robinson, Stanford Carr Development, 1100 Alakea Street, 27th Floor, Honolulu, Hawai'i 96813.

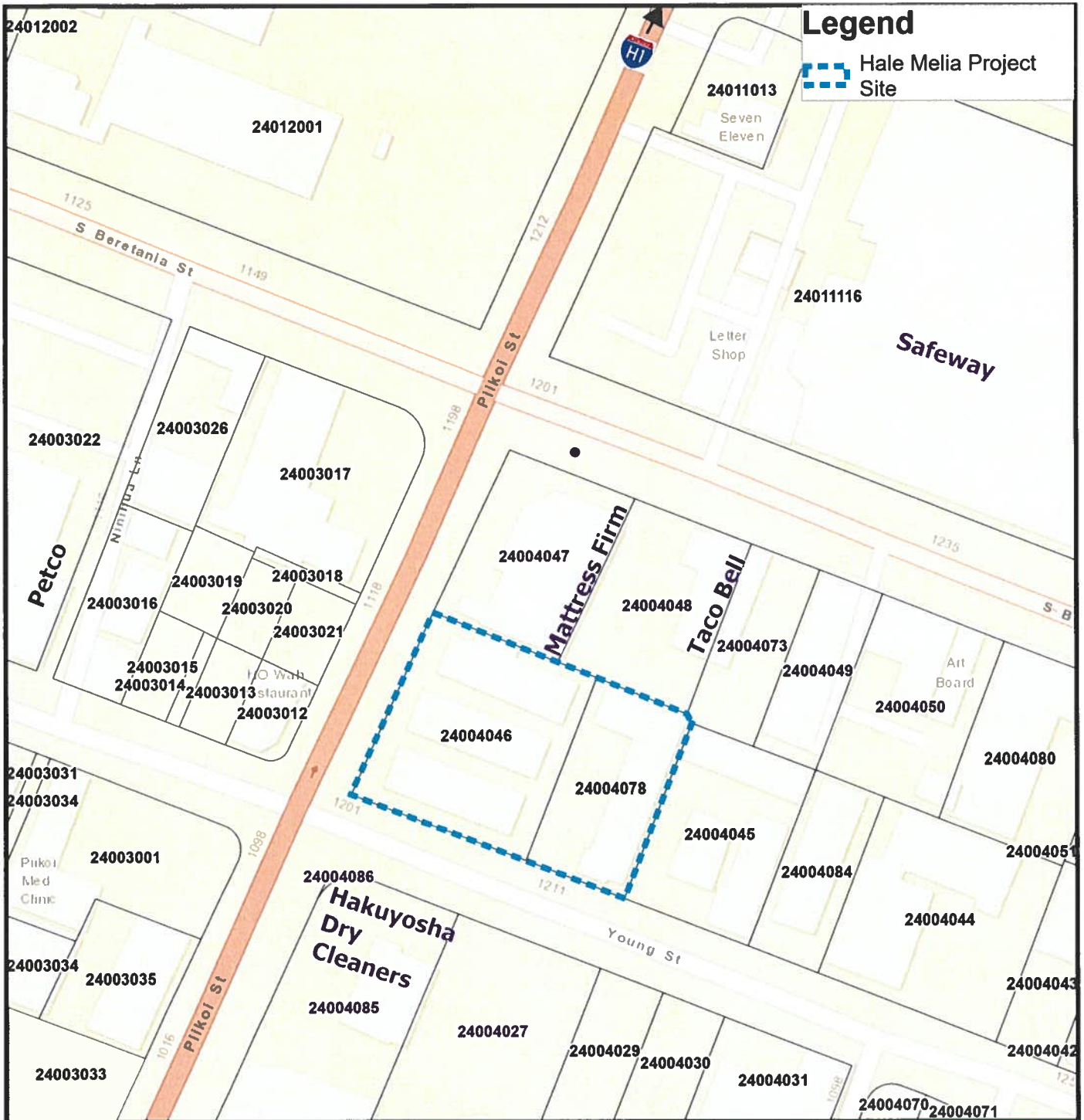
INTRODUCED BY:

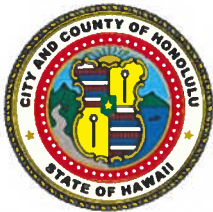
Tommy Waters (br)

DATE OF INTRODUCTION:

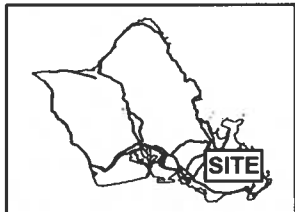
September 12, 2024
Honolulu, Hawai'i

Councilmembers





CITY AND COUNTY OF HONOLULU
STATE OF HAWAII



VICINITY MAP

EXHIBIT A

LOCATION

1105 Pi'ikoi Street and 1216 Young Street

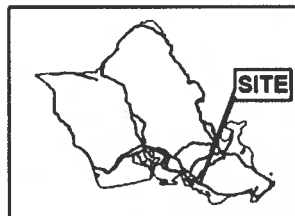
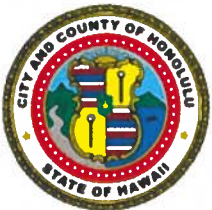
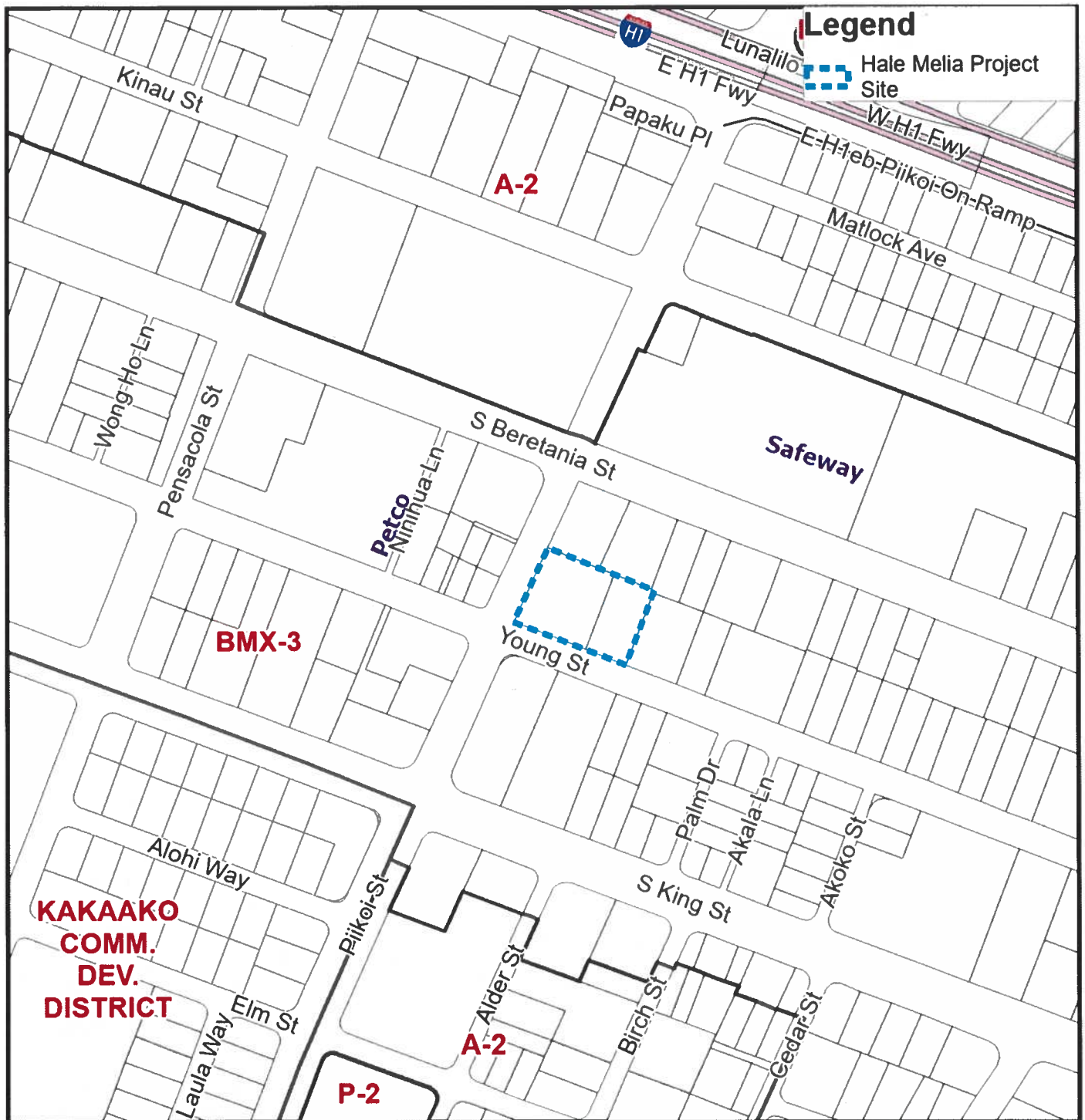
TAX MAP KEYS: 2-4-004: 046 and 078

FOLDER NO.: 2024/GEN-8

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Scale in Feet





VICINITY MAP



EXHIBIT B ZONING

1105 Pi'ikoi Street and 1216 Young Street

TAX MAP KEYS: 2-4-004: 046 and 078

FOLDER NO.: 2024/GEN-8

7/8/2024 1:03:12 PM

THIS DOCUMENT IS THE PROPERTY OF ALAKEA DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALAKEA DESIGN GROUP, LLC.	DATE: 05/20/2024 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: 24-004-07B SHEET NO: 1105 PIIKOI STREET, 3RD FLOOR PLAN	PROJECT NAME: 1105 PIIKOI STREET, 3RD FLOOR PLAN PROJECT ADDRESS: 1105 PIIKOI STREET, HONOLULU, HAWAII 96813 PROJECT PHONE: 808-547-2278	ARCHITECTURE ALAKEA DESIGN GROUP, LLC INTERIOR DESIGN PLANNING
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PROJECT NAME: 1105 PIIKOI STREET, 3RD FLOOR PLAN PROJECT ADDRESS: 1105 PIIKOI STREET, HONOLULU, HAWAII 96813 PROJECT PHONE: 808-547-2278	ARCHITECTURE ALAKEA DESIGN GROUP, LLC INTERIOR DESIGN PLANNING	DATE: 05/20/2024 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: 24-004-07B SHEET NO: 1105 PIIKOI STREET, 3RD FLOOR PLAN	THIS DOCUMENT IS THE PROPERTY OF ALAKEA DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALAKEA DESIGN GROUP, LLC.
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SHEET NUMBER
A-103



EXHIBIT C-4

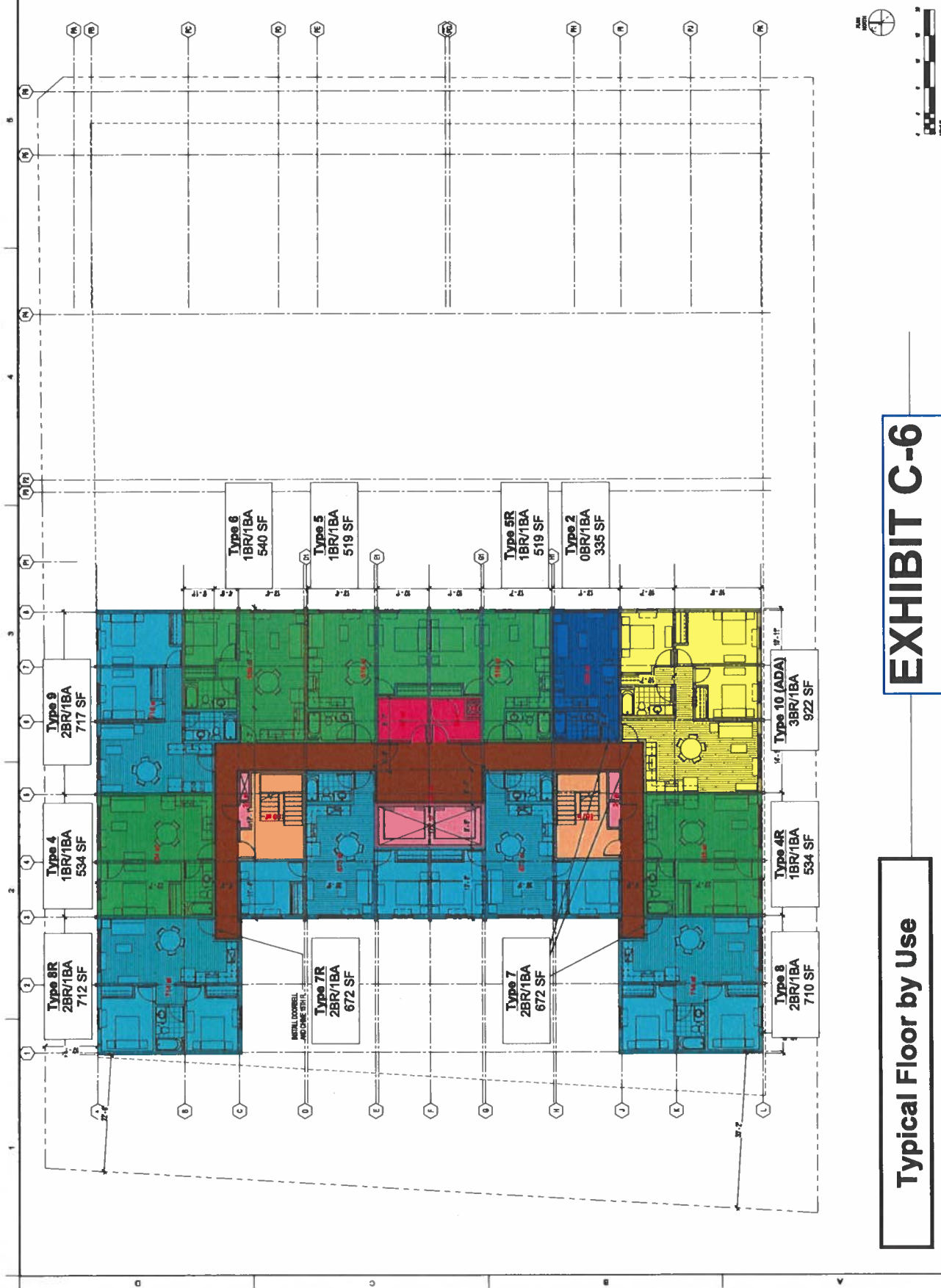


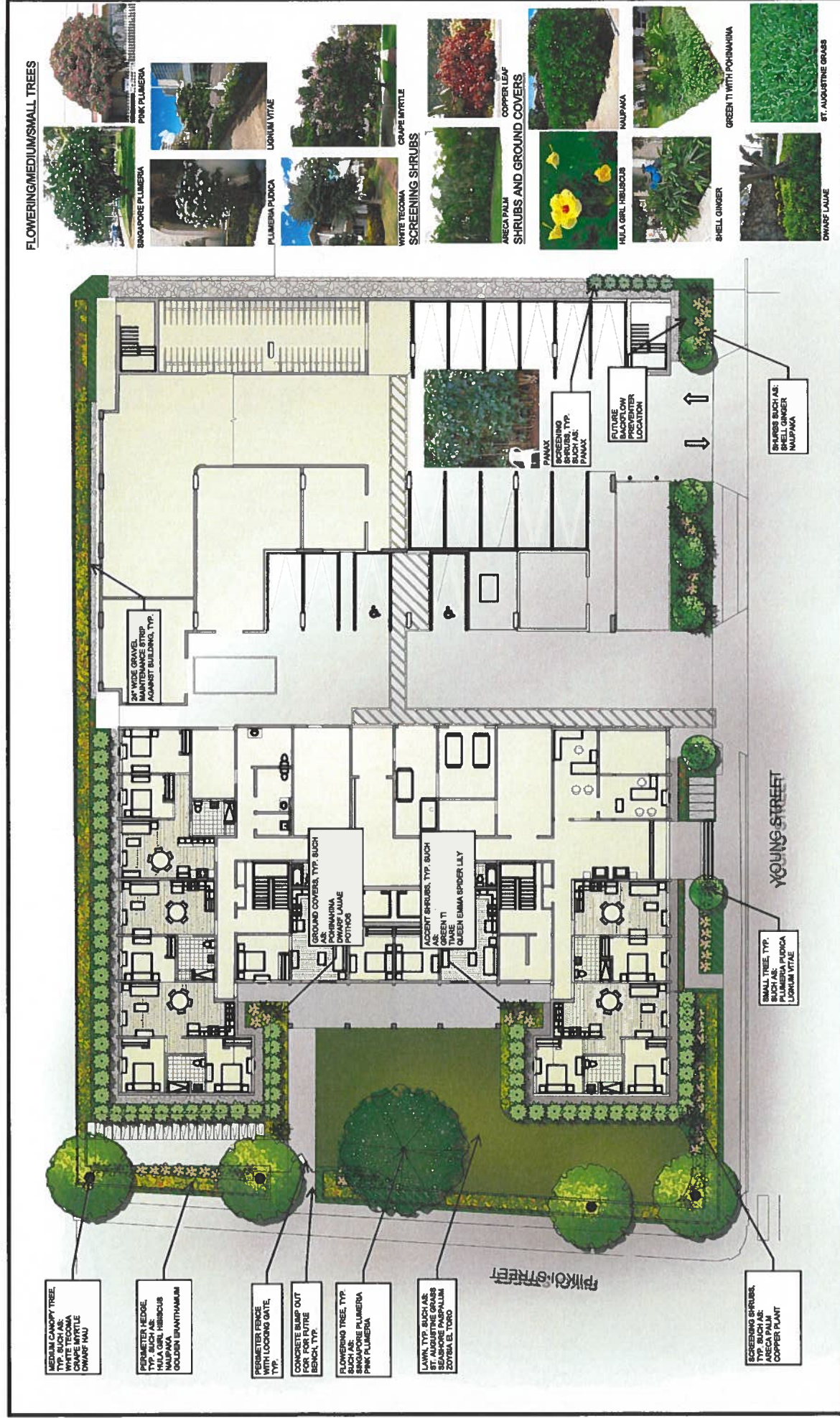
EXHIBIT C-6

Typical Floor by Use

EXHIBIT C-8

1105 PIKOI STREET APARTMENTS

CONCEPTUAL LANDSCAPE PLAN



July 08, 2024



ALAKA DESIGN GROUP, LLC ARCHITECTURE PLANNING INTERIOR DESIGN 1190 ALAKA STREET - SUITE 1000 - HONOLULU, HAWAII 96813 PH 808-827-2270		SHEET NUMBER A-204
PROJECT NAME 1111 PIKOI STREET	PROJECT ADDRESS 1111 PIKOI STREET, 11th FL (2404 DOW) (2404 DOW)	DESCRIPTION WEST ELEVATION
DATE 11/11/2011	DRAWN BY J. CHAN	CHECKED BY J. CHAN
PROJECT NUMBER 1111 PIKOI STREET	PROJECT NAME 1111 PIKOI STREET	PROJECT ADDRESS 1111 PIKOI STREET, 11th FL (2404 DOW) (2404 DOW)

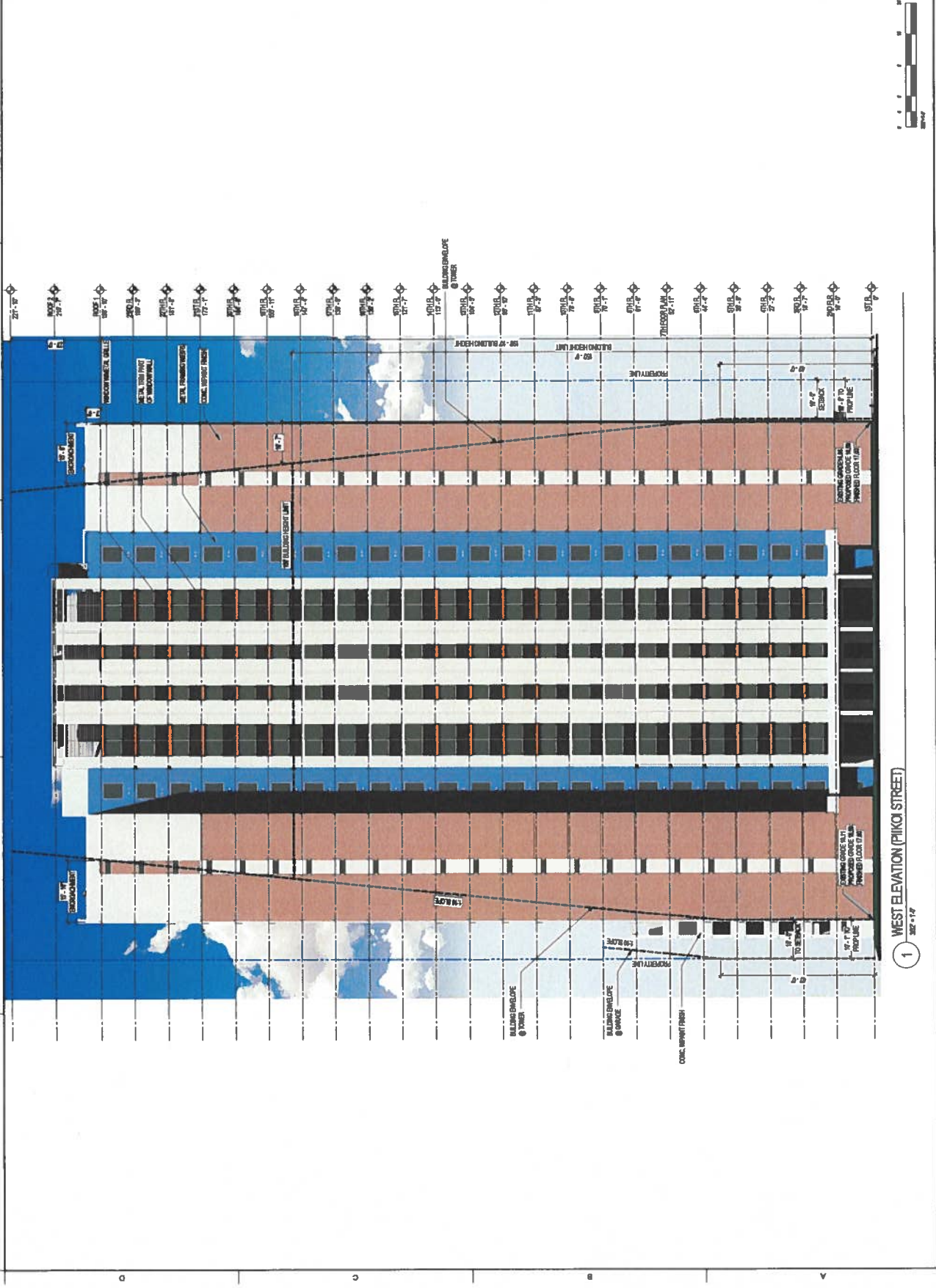


EXHIBIT C-12

Report Title:

Exemptions Pursuant to HRS Chapter 201H; Hale Melia Affordable Rental Housing Project; Department of Planning and Permitting ("DPP"); Honolulu, O'ahu

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.