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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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September 9, 2024

2024/GEN-8 (LM)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT:	Request for Exemptions from Development Regulations Pursuant to Hawai'i Revised Statutes (HRS) Chapter 201H-38
Project:	Hale Melia
Landowner:	TCG Pi'ikoi, LLC
Applicant:	Hale Melia, LLP
Agents:	Tradewind Capital (Chris Fong) and Stanford Carr Development (Kaloa Robinson)
Location:	1105 Pi'ikoi Street and 1216 Young Street – Honolulu
Tax Map Keys:	2-4-004: 046 and 078

Hale Melia, LLP is requesting exemptions from the City and County of Honolulu regulations and fees to develop the Hale Melia, an affordable rental housing Project, under the provisions of HRS Chapter 201H-38. The purpose of these regulations is to encourage the development of affordable housing.

Enclosed for your review and consideration are the Report and Recommendation, Draft Resolution, Exhibits, and a copy of the Plans and Specifications. The enclosed Draft Resolution is to grant exemptions from certain statutes, ordinances, and rules relating to planning, zoning, and permit fees to allow development of the Project.

Pursuant to HRS Chapter 201H-38, the City Council has 45 days to act on the matter from the date the Department of Planning and Permitting transmits the request to the City Council. If the City Council does not act on the request within 45 days, the exemptions will be automatically approved.

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosure: Report and Recommendation
Draft Resolution
Exhibits
Plans and Specifications

APPROVED:

Michael D. Formby
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION OF HALE MELIA HAWAI'I REVISED STATUTES (HRS) CHAPTER 201H EXEMPTIONS FOR AN AFFORDABLE HOUSING PROJECT	FILE NUMBER (NO.) 2024/GEN-8 (LM)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT:	Hale Melia
LANDOWNER:	TCG Pi'ikoi, LLC
APPLICANT:	Hale Melia, LLP
AGENTS:	Tradewind Capital (Chris Fong) and Stanford Carr Development (Kaloa Robinson)
LOCATION:	1105 Pi'ikoi Street and 1216 Young Street (Exhibit A)
TAX MAP KEYS:	2-4-004: 046 (Parcel 46) and 078 (Parcel 78)
LAND AREA:	31,977 Square (sq.) Feet (ft.)
ZONING:	BMX-3 Community Business District (BMX-3 District) (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN AREA:	Primary Urban Center
EXISTING USE:	Parcel 46: vacant lot Parcel 78: low-rise apartment

SURROUNDING LAND USES: Low-rise residential, commercial and retail establishments

B. Background: The Department of Planning and Permitting (DPP) determined on March 20, 2024, that the Project was eligible to request exemptions under the provisions of HRS Chapter 201H and the DPP Administrative Rules relating to the 201H Housing Program ("201H Program"). The Applicant submitted the 201H Application on June 12, 2024, which was accepted for processing on June 24, 2024.

C. Proposal: The Applicant is proposing to develop an affordable rental housing Project on two adjacent zoning lots with a total lot area of 31,977 sq. ft. within the BMX-3 District. The Project will consist of a tower and parking structure, consisting of 247 multi-family dwelling units, 243 vehicular parking spaces, and 153 bicycle parking spaces. Vehicular access to the site is proposed on Young Street. Of the 246 affordable rental dwelling units, 17 units (6.9 percent) will be studio, 93 units (37.8 percent) will be one-bedroom; 119 units (48 percent) will be two-bedroom; and 17 units (6.9 percent) will be three-bedroom. The last unit will be a one-bedroom market-rate unit to function as the on-site manager's rental dwelling unit.

The residential building will be 23 stories with an approximate height of 210 ft. The Project proposes approximately 205,364 sq. ft. of floor area comprised of 154,902 sq. ft. of living area, and 50,462 sq. ft. of common area and amenities (Exhibits C-1 through C-7). The seven-story parking structure will provide 243 vehicle parking spaces, as well as 25 short-term and 128 long-term bicycle parking spaces.

The Project's building layout consists of the following:

- Level 1: Seven residential units, a lobby, leasing and management offices, a mailroom, vehicle parking, loading spaces, and bicycle parking (Exhibits C-1 and C-2).
- Level 2: Eight residential rental units, a community room, and vehicle parking (Exhibit C-3).
- Level 3: Eight residential rental units, a communal laundry room, a resource and/or fitness center, and vehicle parking (Exhibit C-4).
- Levels 4-7: Eight residential rental units per floor and vehicle parking (Exhibit C-5).
- Levels 8-23: 12 residential rental units per floor (Exhibit C-6).

Conceptual landscape plans and building elevations are shown on Exhibits C-8 through C-12.

D. Affordability Requirements: Except for the manager's unit, the Project will be 100 percent affordable with all units reserved for households earning 60 percent and below of the Area Median Income (AMI). Specifically, 13 affordable rental dwelling units will be available to households earning 30 percent of AMI or below, and 233 affordable rental dwelling units will be available to households earning 60 percent of the AMI or below. All units will have an affordability period of at least 66 years. This exceeds the minimum eligibility requirements for 201H projects pursuant to the 201H Program. The table below shows the breakdown of affordability per unit type.

Affordability Matrix by Unit Type					
Unit Type	30 Percent AMI	60 Percent AMI	Market/Manager Unit	Total Units	Percent of Total Units
Studio	13	4		17	6.9%
1 Bed / 1 Bath		93	1	94	37.8%
2 Bed / 1 Bath		119		119	48%
3 Bed / 1 Bath		17		17	6.9%
All Unit Types	**13**	**233**	**1**	**247**	**100%**

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

A. Description of Site and Surrounding Uses: The Project site consists of two rectangular zoning lots with a total lot area of 31,977 sq. ft., and is located within the BMX-3 District and the State Land Use Urban District. Parcel 46 has a lot area of 20,019 sq. ft., and has an address of 1105 Pi'ikoi Street. It is a vacant lot, with vehicular access from Pi'ikoi and Young Streets. Parcel 46 is subject to a 12-ft. street widening setback along the Pi'ikoi Street frontage. Parcel 78 has a lot area of 11,958 sq. ft. and has an address of 1216 Young Street. It is developed with an L-shaped three-story residential building with 20 units and 20 parking stalls, and has vehicular access from Young Street. The three-story apartment is expected to be vacant more than one year prior to demolition and construction.

Surrounding areas to the north, east, west, and south are located within the BMX-3 District and developed with low-rise multi-family and single-family dwellings, commercial and retail establishments, and eating establishments. Within the Project site's greater vicinity are Ka'ahumanu Elementary School and McKinley High School, various commercial and retail establishments, high-rise residential, hospitals, public parks, and public transit and bike-share services.

King Street, Beretania Street, Young Street, and Pensacola Street all have dedicated bicycle lanes.

B. Flood Hazard Area and Sea Level Rise (SLR): The Project site is located within Flood Zone X, which includes areas determined to be outside of the flood plain. The Project site is not subject to the Revised Ordinances of Honolulu (ROH) Chapter 21A, relating to flood hazard areas. Based on the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer projections, no portion of the Project site will be impacted by 3.2 ft. of SLR by the year 2100.

C. HRS Chapter 343: The proposed Project is exempt from the Environmental Assessment preparation requirements under HRS Chapter 343 pursuant to the Hawai'i Administrative Rules Section 11-200.1-15(c)(10), as concurred by the DPP in a letter dated February 28, 2024.

D. Community and Agency Comments: The Applicant presented the project in-person to the Makiki-Tantalus Neighborhood Board (NB) on April 18, 2024, and the Ala Moana-Kaka'ako NB on April 23, 2024. In addition, the Applicant presented the project to elected officials, and contacted current residents in the existing three-story apartment as well as neighboring property owners.

According to the Applicant, feedback from the community was generally positive, with some questions relating to affordability, and concerns regarding the height of the project and impact to traffic.

The 201H application was routed to various public agencies for review and comment. No public agency objected to the Project. The following agencies provided comments on the Project: the Board of Water Supply (BWS); the Honolulu Fire Department (HFD); the Department of Design and Construction; the Department of Parks and Recreation Division of Urban Forestry; the State of Hawai'i Office of Planning and Sustainable Development; Department of Land and Natural Resources Land Division, Engineering Division, Division of Forestry and Wildlife, and Commission on Water and Resource Management. Applicable comments are incorporated into the Requested Exemptions and Analysis section of this Report.

III. REQUESTED EXEMPTIONS AND ANALYSIS

A. HRS Chapter 201H, Requirements and Exemptions: The Project has demonstrated compliance with the qualifying requirements of the 201H Housing Program pursuant to the City and County of Honolulu, as noted in the DPP's Notice of Eligibility, dated March 20, 2024. The requested exemptions are summarized in the following sections.

1. Review, Permit, and Utility Fees Exemption Requests: The Applicant is seeking waivers and exemptions from plan reviews, permits, park

dedication, and utility fees as summarized in the table below, and, where necessary, discussion is provided below the table:

Item	Section(s)	*Requested Waivers, Deferrals	*Recommended Approval
Plan Review and Permit Fees			
Building Permit Plan Review Fees	ROH § 18-6.1	$25,000	$25,000
Building Permit Fees	ROH §18-6.2	$454,000	$454,000
Grading and Grubbing Permit Fees	ROH §18-2.4A	$1,220	$1,220
Storm Drain Connection Fee	ROH § 14-11.12(F)	$200	$200
Trenching Permit Fee	ROH § 14-2.1	$400	$400
Fire Department Plan Review Fees	ROH § 20-1.1(3)	$45,430	$45,430
Park Dedication Fee	ROH § 22-7	$4,290,000 (20,536.4 sq. ft.)	$4,290,000 (20,536.4 sq. ft.)
Utility Fees			
Wastewater System Facility Charges	ROH §§ 43-10.1, 43-10.2, and 43-10.3	$967,920	$961,304 (Exempt) $6,616 **(Deferral)
Wastewater Sewer Service Charges	ROH §§ 43-6.1, 43-6.2, and 43-6.3	$25,000 (until issuance of certificate of occupancy)	$25,000 (**Deferral)
BWS Water System Facility and Installation Charge	BWS Rules and Regulations Sections 1-102 and 202(2)	$572,200 (**Deferral)	$572,200 (**Deferral)
Storm Drain Connection Charge	ROH § 43-11.12(f)	$200	$200
State Fees			
General Excise Tax Payments	HRS § 201H-36	$6,000,000	
Disability and Communications Access Board Review Fee	HRS § 103-50	$25,000	
School Impact Fee	HRS §302A-1603(b)(6)	$950,000	
Estimated Total (exemptions only)			**$5,777,754**
Estimated Total (exemptions and deferrals)		**$13,356,570**	**$6,381,570**

* The requested fee values are only estimates and may be further adjusted upon the submission of building permits and/or the certification of the Project's affordable rental dwelling units.

** Deferral of fees means that fees may be paid at a later date, as determined by the approving agency.

a. Park Dedication: Based on the proposed Project, the Applicant would be required to provide 20,536.4 sq. ft. of park space, or an in-lieu park dedication fee estimated at $4,290,000. The Applicant is requesting an exemption from the park dedication requirements for the 246 affordable rental dwelling units. The DPP recommends

that the one market-rate manager's rental dwelling unit also be exempted from the park dedication requirements. The formal review and approval of the application for the one market-rate manager's rental dwelling unit could potentially delay the issuance of building permits for the entire Project. The park dedication approval for the one market-rate manager's rental dwelling unit requires the DPP to review and approve the park plans, the construction cost estimate for the park, the agreement and bond to ensure the park construction, and restrictive covenants for the maintenance of the park. This will likely negate some of the costs and time benefits of the 201H process and will not result in a meaningful contribution to park dedication. Therefore, the DPP recommends that 20,536.4 sq. ft. of park space for the 246 affordable rental dwelling units and one market-rate manager's rental dwelling unit be exempted from park dedication requirements.

b. BWS: The BWS may allow an exemption from payment of the water system facility charges and the new meter costs for qualified affordable dwelling units, up to 500 dwelling units per year. To qualify, the dwelling units must be certified as affordable dwelling units, and the certification is provided when the building permit application is submitted for review and approval. The DPP supports the request to exempt the water system facility charges and the new meter costs. However, the DPP recommends deferral of this request as it allows the BWS to make their determination regarding fee waivers during the building permit application review process.

c. Wastewater System Facility Charge: The Applicant requests an exemption from the payment of the wastewater system facility charge, estimated at $967,920. The DPP supports the exemption request for the 246 affordable rental dwelling units. However, as the manager's rental dwelling unit is not an affordable rental dwelling unit, the Applicant should be required to pay the wastewater system facility charge, estimated at $6,616. This payment may be deferred until the issuance of a certificate of occupancy for the Project.

d. Wastewater Sewer Service Charge: The Applicant requests an exemption from the payment of monthly wastewater service charges, estimated at $25,000 a month, until issuance of the certificate of occupancy. The DPP supports this request, however, the DPP recommends deferral of these requests to allow the Department of Environmental Services (ENV) to make their determination regarding fee waivers during the building permit

application review process.

e. State: The Applicant requests relief from fees and taxes that are administered by the State of Hawai'i, but the City Council does not have the authority to waive fees or taxes imposed by the State. The Applicant will need to work with the Disabilities and Communication Access Board, State Department of Education, and the Department of Taxation to seek relief from these fees. As such, the DPP supports such fee exemptions, but recommends denial of these requests because the City Council does not have the authority to waive these fees and taxes.

The Project is in compliance with the safety standards, tariffs, rates, and fees approved by the Public Utilities Commission for public utilities and/or the BWS. Additionally, the above-requested exemptions will not adversely affect public health and safety and will help reduce the cost of producing affordable housing. Therefore, the DPP recommends approval of the above-requested exemptions and deferrals. The value of the exemptions supported by the DPP is approximately $5,777,754, and the value of the deferrals supported by the DPP is approximately $603,816. In total, the value of exemptions and deferrals supported by the DPP is approximately $6,381,570.

2. ROH Chapter 21 Exemption Requests: The Applicant requests exemptions from ROH Section 21-3.120-2(c)(2) and Table 21-3.4 related to density, height, and height setbacks within the BMX-3 District. The following table shows the Project's compliance with the development standards of ROH Chapter 21 and summarizes the Applicant's requested exemptions:

ROH Chapter 21 Standards	ROH Chapter 21 Provisions	Project/Request	Recommendation
Minimum Lot Area	5,000 ft.	Complies	
Yards	Front: 10 ft. Side and Rear: 10 ft. for multifamily dwellings, zero for other	Complies	
Maximum Building Area (percent of zoning lot)	Not regulated	Complies	
Maximum Density Floor Area Ratio (FAR)	2.5	7.0 FAR (205,364 sq. ft.)	Approve

ROH Chapter 21 Standards	ROH Chapter 21 Provisions	Project/Request	Recommendation
Maximum Height	150 ft.	210 ft.	Approve
Joint Development (JDA)	Conditional Use Permit (CUP) required	Exemption from JDA CUP, two lots to be treated as one.	Approve
Height Setback	Any portion over 40 ft. must provide an additional one-ft. setback for each 10 ft. of additional height.	Encroach approximately 16 ft. into the height setbacks along the Young Street, the Pi'ikoi Street, and the northeast property lines.	Approve encroachment of up to approximately 16 ft. along all property lines.
Loading Requirements and Dimensions	Two loading spaces: One space at 35 ft. x 12 ft. with a 14 ft. vertical clearance. One compact space at 19 ft. x 8.5 ft. with a 10-ft. vertical clearance.	Complies	

The ROH Chapter 21 exemption requests are directly related to the provisions of affordable dwelling units on the subject property. The maximum density and height exemptions will allow the Applicant to provide more affordable dwelling units and an appropriate design considering the size and location of the Project site. Some members of the community expressed concerns about the height and density because it can result in visual impacts to important viewshed resources. The Applicant prepared a viewshed study which indicates that protected views, like those of the Punchbowl and Diamond Head monument, will not be impacted. The viewshed study can be found in the attached plans and specifications. Additionally, the proposed encroachments are not expected to have a noticeable impact on public mauka views up Pi'ikoi Street. This minimal impact is offset by the considerable contribution to the City's affordable housing stock.

Other potential impacts to the surrounding area, like those relating to traffic or infrastructure, will be mitigated through the standard permit review process, the implementation of the recommendations of required traffic engineering studies, and the conditions of approval, discussed further below. All of the requested exemptions will allow for a more efficient use of the land in order to meet the housing needs of an underserved population by increasing the development

potential. Approval of the exemptions will also contribute to a development that generally conforms to the City's plans and policies to promote affordable dwelling units. Therefore, the DPP supports the above-requested exemptions.

B. Consistency with Plans:

1. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP as it meets specific housing objectives and policies related to the support of affordable housing production. Objective IV.A of the O'ahu GP is to ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford, and Objective IV.C is to provide residents with a choice of living environments that are reasonably close to employment, schools, and recreation and commercial centers. Relevant policies to achieve this objective include:

   - Support programs, policies, and strategies that will provide decent and affordable homes for local residents, especially those in the lowest income brackets;

   - Encourage and participate in joint public-private development of low and moderate-income housing;

   - Encourage the production and maintenance of affordable rental housing; and

   - Encourage the co-location of residential development and employment centers with commercial, educational, social, and recreational amenities in the development of desirable communities.

   The proposed Project is consistent with these policies as it will offer 246 affordable rental dwelling units with a mix of unit types to households earning 60 percent of the AMI and below, it will be located in an area with existing mixed uses, and be near a public elementary and high school. Additionally, the rental units will remain affordable for a minimum of 66 years. The provision of affordable housing is a priority of the O'ahu GP. Therefore, the DPP finds that the Project is generally consistent with the O'ahu GP.

2. Primary Urban Center Development Plan (PUCDP): The PUCDP guides development from Kāhala to Pearl City. The Project is within the community growth boundary of the PUCDP in an area designated as district commercial use on the Urban Land Use Map which includes a wide variety of commercial uses, including medium to higher density residential uses. The proposal for a higher density residential tower, with nearly all units as affordable rental dwelling units designated for households earning

60 percent of the AMI and below, is consistent with the district commercial designation, as well as the policy to expand affordable housing.

The Applicant requests to increase the Project height beyond what is allowed in the underlying zoning, but as shown in the application materials, the Project will not impede upon the significant panoramic view plane from the National Cemetery of the Pacific to the Diamond Head Monument. Further, the building orientation supports the preservation of mauka/makai view planes along Pi'ikoi Street. Therefore, the DPP finds that the Project is generally consistent with the PUCDP.

C. Health, Safety, and Infrastructure: The requested exemptions are not expected to impact the Project's ability to satisfy the basic requirements for the health and safety of the residents or the public. The adequacy of the individual infrastructure systems and/or services is summarized below.

1. Water: In a letter dated August 2, 2024, the BWS indicated that the existing water system is currently adequate to accommodate the proposed Project. The BWS noted that the determination is based on current data and that a final decision on the availability of water will be confirmed during the building permit review process. Therefore, no adverse impacts to the water service are anticipated and no related conditions of approval are recommended.

2. Wastewater: On December 22, 2023, Sewer Connection Application (SCA) No. 2023/SCA-1529 was approved for a 248-unit multi-family development. Since the approval of the SCA, the Project scope has changed and the number of units has been reduced to 247. Therefore, no adverse impacts to the wastewater service are anticipated and no related conditions of approval are recommended.

3. Electricity: On May 28, 2024, the Hawaiian Electric Company indicated that an existing distribution circuit exists along Pi'ikoi Street and Young Street for potential service to the Project site. Therefore, no adverse impacts to the electric utilities are anticipated and no related conditions of approval are recommended.

4. Solid Waste: Refuse collection will be through a private company and trash pick-up will be accommodated on-site. Therefore, no adverse impacts to solid waste pick-up are anticipated and no related conditions of approval are recommended.

5. Drainage: New development must comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*. Therefore, no adverse impacts to drainage are anticipated and no related conditions of approval are recommended.

6. Fire: The subject property is in the vicinity of the Makiki Fire Station, which is located approximately 2,500 ft. northeast of the Project site. Construction and building permit plans will be reviewed for compliance with the appropriate regulations by the HFD, inclusive of sufficient water supply for fire suppression. Therefore, no adverse impacts to emergency fire services are anticipated and no related conditions of approval are recommended.

7. Police: The subject property is within the Hawai'i Police Department District 1 and no adverse impacts to emergency police services are anticipated. Therefore, no related conditions of approval are recommended.

8. Access, Circulation, and Transportation: The Project site consists of two lots. One located on the northeast corner of Pi'ikoi Street and Young Street and the adjacent lot to the east. Pedestrian access to the residential tower will be available from both Young Street and Pi'ikoi Street. The Project is located within the PUCDP area where off-street parking is not required, but the Project justifies the provision of 243 parking stalls as meeting market demand. Vehicular access for parking and loading will be from Young Street. According to the Traffic Impact Report (TIR), 14 bus stops are located within a quarter mile radius of the project site. Pensacola Street, King Street, and Beretania Street all have dedicated bicycle facilities.

   In March of 2024, a TIR was prepared by Wilson Okamoto Corporation. The TIR concluded that the Project will not considerably affect traffic operations at intersections in the vicinity of the subject property. Existing and future conditions at intersections immediately adjacent to the subject property are projected to operate at the same level of service with or without the Project. Therefore, the Project is unlikely to have adverse traffic impacts, subject to the implementation of recommendations contained in the TIR. These recommendations should be required as conditions of approval.

   In order to ensure that there are no impacts during construction and after occupancy of the Project, the DPP recommends the following be submitted for review and approval:

   a. An overall timeline or phasing plan of the anticipated dates to obtain a major building permit(s) for demolition and/or construction work, including the projected date of occupancy;

   b. A construction management plan (CMP);

c. A traffic management plan (TMP) that includes traffic demand management (TDM) strategies to minimize the number of vehicular trips;

d. Construction plans for all work within and/or affecting public streets and traffic control plans during construction, as required;

e. Turning template to demonstrate the maneuvering of loading vehicles;

f. A pedestrian assessment report to provide accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties. The pedestrian assessment report should include a determination of the effective sidewalk widths, taking into account Complete Streets initiatives; and

g. A TIR approximately one year after the issuance of the certificate of occupancy to validate the traffic projections, distribution, and assignment contained in the latest accepted TIR. If additional traffic mitigation measures and/or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these updated TIR recommendations. If the findings of the post TIR are inconclusive, a follow-up study may be required within a year of this prior study, as necessary.

9. Affordable Housing Agreement: To ensure efficient implementation and monitoring of the Project, the DPP recommends that the Applicant execute a 201H Agreement with the City to ensure ongoing compliance with any City Council approved Resolution and the 201H Housing Program. This is recommended as a condition of approval.

IV. CONCLUSION

The Applicant has submitted all required documentation. The Project is consistent with the provisions of HRS Section 201H-38.

A. The Project provides affordable rental dwelling units.

B. The Project will meet the minimum requirements for health and safety.

C. The Project is in compliance with the safety standards, tariffs, rates, and fees approved by the Public Utilities Commission for public utilities and/or the BWS.

The proposed affordable rental housing Project satisfies the eligibility criteria specified in HRS Chapter 201H and the City's 201H Program.

V. RECOMMENDATION

A. Proposed Exemptions: Pursuant to the above, the Director of the DPP recommends approval of the requested exemptions from statutes, ordinances, and rules relating to zoning for the development and improvement of land and the construction of affordable rental dwelling units thereon, as listed in the Draft Resolution, generally shown in enclosed Exhibits A, B, and C-1 through C-12, and summarized as follows:

1. Application Fees:

    a. Exemption from ROH Section 18-6.1, to allow an exemption from payment of building permit plan review fees, estimated at $25,000.

    b. Exemption from ROH Section 18-6.2, to allow an exemption from payment of building permit fees, estimated at $454,000.

    c. Exemption from ROH Section 18A-2.4, to allow an exemption from payment of grading and grubbing permit fees, estimated at $1,220.

    d. Exemption from ROH Section 14-2.1, to allow an exemption from payment of trenching permit fees, estimated at $400.

2. Infrastructure and Public Works Fees and Charges:

    a. Deferral from ROH Sections 43-6.1, 43-6.2, and 43-6.3 to allow the deferral of the payment of wastewater sewer service charges, estimated at $25,000 per month until the issuance of a certificate of occupancy for the Project.

    b. Exemption from ROH Sections 43-10.1, 43-10.2, and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to the 246 affordable rental dwelling units rented to households earning an annual income of 60 percent AMI and below, estimated at $961,304.

    c. Deferral from ROH Sections 43-10.1, 43-10.2, and 43-10.3 to allow the deferral of the payment of wastewater system facility charges attributed to the one market-rate manager's rental dwelling unit, estimated at $6,616, until the issuance of a certificate of occupancy for the Project.

    d. Exemption from ROH Section 43-11.12(f), to allow an exemption

from the payment of storm drain connection fees, estimated at $200.

3. Fire Department Plan Review Fees: Exemption from ROH Section 20-1.1(3), to allow an exemption from the payment of HFD plan review fees, estimated at $45,430.

4. BWS Rules and Regulations: Deferral from the BWS Rules and Regulations Sections 1-102 and 2-202, to allow a deferral of payment of water system facility and the installation of water service fees, estimated at $572,200, until the installation of the water meter; provided that all BWS requirements are satisfied. The BWS will determine the actual fees to be deferred during their review of the building permit application.

5. ENV Sewer Service Fees: Deferral from ROH Sections 43-6.1, 43-6.2, and 43-6.3 to allow deferral of payment of sewer service charges, estimated at $25,000 a month, until the issuance of the certificate of occupancy. The ENV will determine the actual fees to be deferred during their review of the building permit application.

6. ROH Chapter 21, the Land Use Ordinance:

   a. Exemption from ROH Table 21-3.4, and the applicable zoning map, relating to maximum height, to allow for a maximum building height of 210 ft. (instead of 150 ft.). Rooftop structures must conform to ROH§ 21-4.60(c).

   b. Exemption from ROH Table 21-3.4, relating to density, to allow for a maximum FAR of 7.0 (instead of a FAR of 2.5).

   c. Exemption from ROH Section 21-3.120-2(c)(2), Table 21-3.4, relating to height setbacks, to allow the Project to encroach 16 ft. into the building height setbacks along the Young Street, the Pi'ikoi Street, and the northeast property lines.

   d. Exemption from ROH Table 21-3, relating to joint developments, to allow for a joint development without a CUP.

7. Park Dedication Ordinance: Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 246 affordable dwelling units rented to households earning 60 percent or below of the AMI, and the one market rate manager's unit, of an equivalent in-lieu fee estimated at $4,290,000.

B. Conditions of Approval: Pursuant to the above, the Director of the DPP recommends that the City Council require the Applicant to comply with the following conditions:

1. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A, B, and C-1 through C-12, attached hereto and made a part hereof. Minor Modifications to the Project may be approved by the Director of the DPP. Major Modifications will require approval by the City Council.

2. Prior to the issuance of any building permit(s) for the Project, the Applicant must submit to the DPP for review and approval:

    a. An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition and/or construction work, including the projected date of occupancy;

    b. A CMP;

    c. A TMP that includes traffic TDM to minimize the number of vehicular trips for daily activities of residents in the Project;

    d. Construction plans for all work within and/or affecting public streets and traffic control plans during construction, as required;

    e. Turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to the driveway operations; and

    f. A pedestrian assessment report to provide accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties. The pedestrian assessment report should include a determination of the effective sidewalk widths, taking into account Complete Streets initiatives; and

3. Approximately one year after the issuance of the certificate of occupancy for the Project, the Applicant must submit to the DPP for 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 and/or modifications necessary to support related traffic impacts directly attributable to the development of the Project, the Applicant must implement the updated TIR recommendations. If the updated TIR is inconclusive, a second updated TIR may be required by the Director of the DPP one year after the date of the updated TIR.

4. Construction plans for all work within or affecting public streets must be submitted for review and approval. Traffic control plans during construction must also be submitted for review and approval, as necessary. All vehicular access points must be constructed as standard City dropped driveways. The minimum driveway width for two-way traffic is 20 ft. Adequate vehicular sight distance must be provided and maintained at all driveways to pedestrians and other vehicles.

5. Driveway grades may not exceed five percent for a minimum distance of 25 ft. from the back of the designated pedestrian walkway. Any entry gates or guard shacks, if used, must be recessed as far into the driveway as necessary to avoid any queuing onto public streets. All loading and parking areas must be designed such that vehicles enter and exit front first.

6. Prior to the issuance of any building permit for the Project, the Applicant must execute a 201H Agreement with the Director of the DPP that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's ongoing compliance with the requirements of HRS Chapter 201H and the resolution.

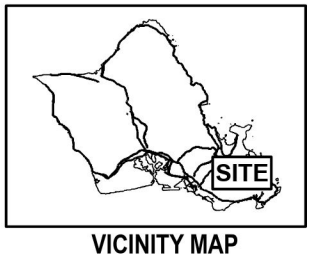
Dated at Honolulu, Hawai'i, on this 9th day of September, 2024.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, and C-1 through C-12





VICINITY MAP

0 60 120 240

Scale in Feet

EXHIBIT A

LOCATION

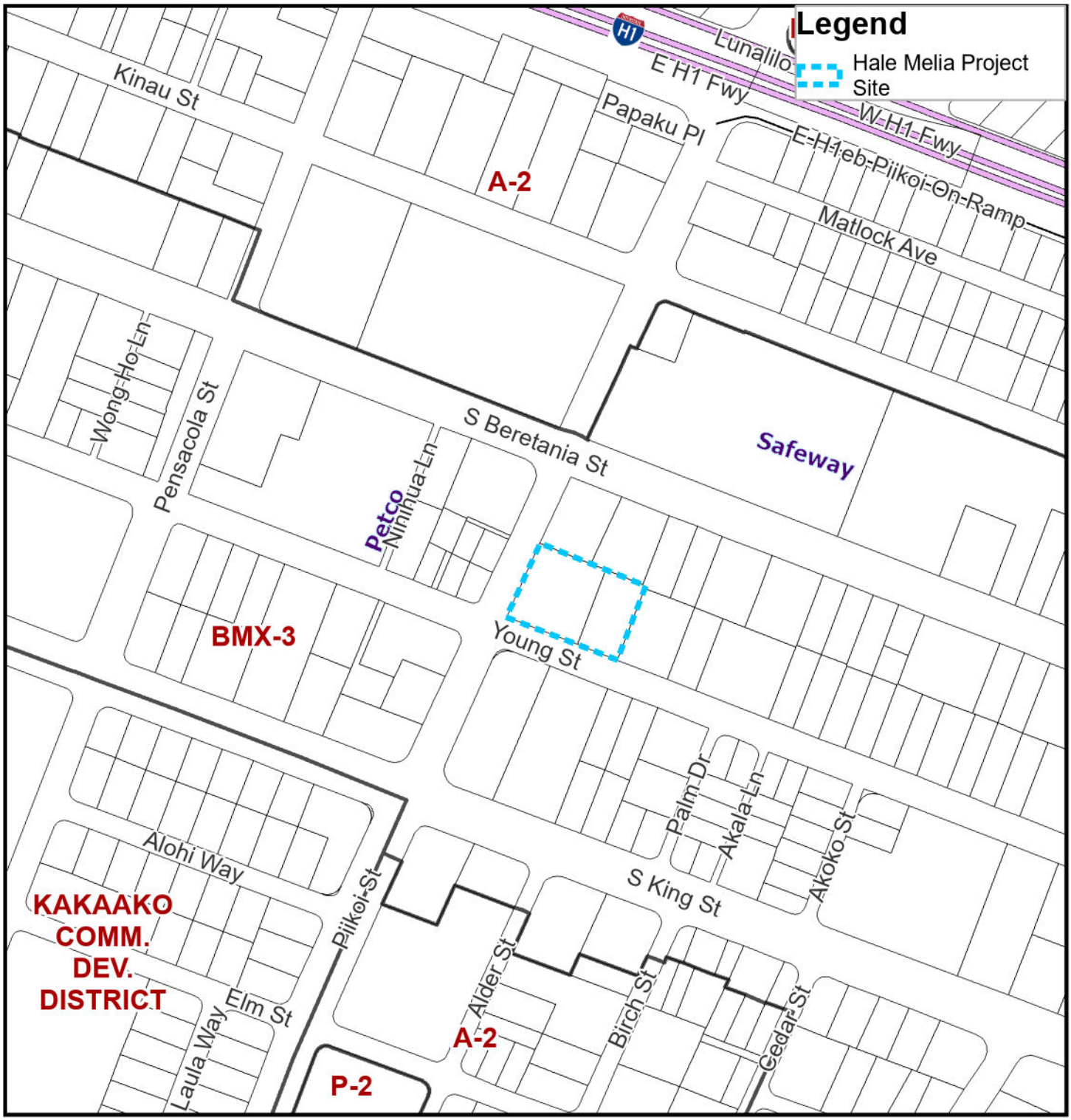
1105 Piʻikoi Street and 1216 Young Street

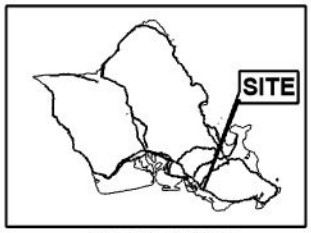
TAX MAP KEYS: 2-4-004: 046 and 078

FOLDER NO.: 2024/GEN-8

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VICINITY MAP

0 145 290 580

Scale in Feet

EXHIBIT B

ZONING

1105 Piʻikoi Street and 1216 Young Street

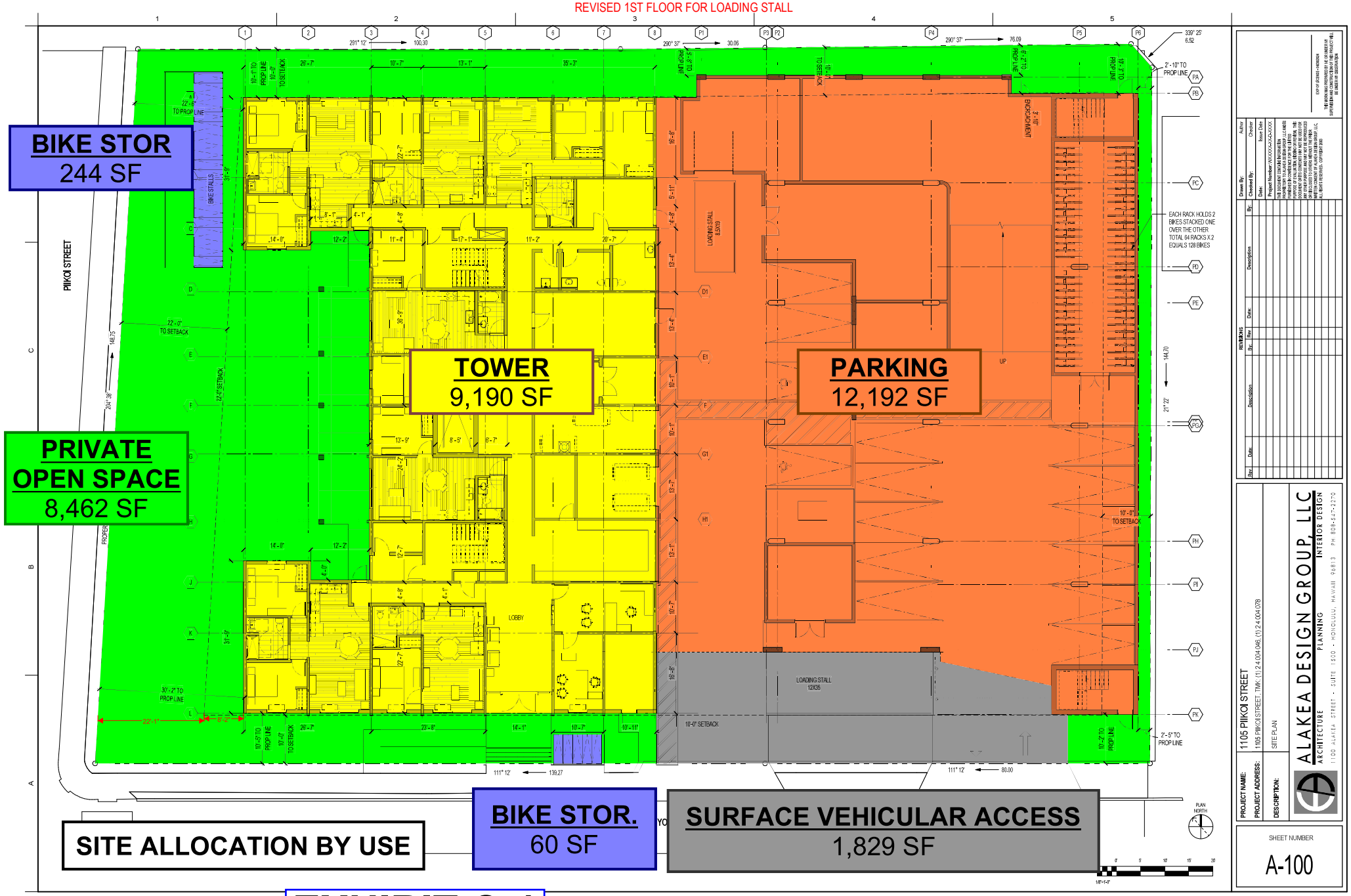
TAX MAP KEYS: 2-4-004: 046 and 078

FOLDER NO.: 2024/GEN-8

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REVISED 1ST FLOOR FOR LOADING STALL



SITE ALLOCATION BY USE

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET, TMK: (1) 2-6-004:046; (1) 2-6-004:078
DESCRIPTION: SITE PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

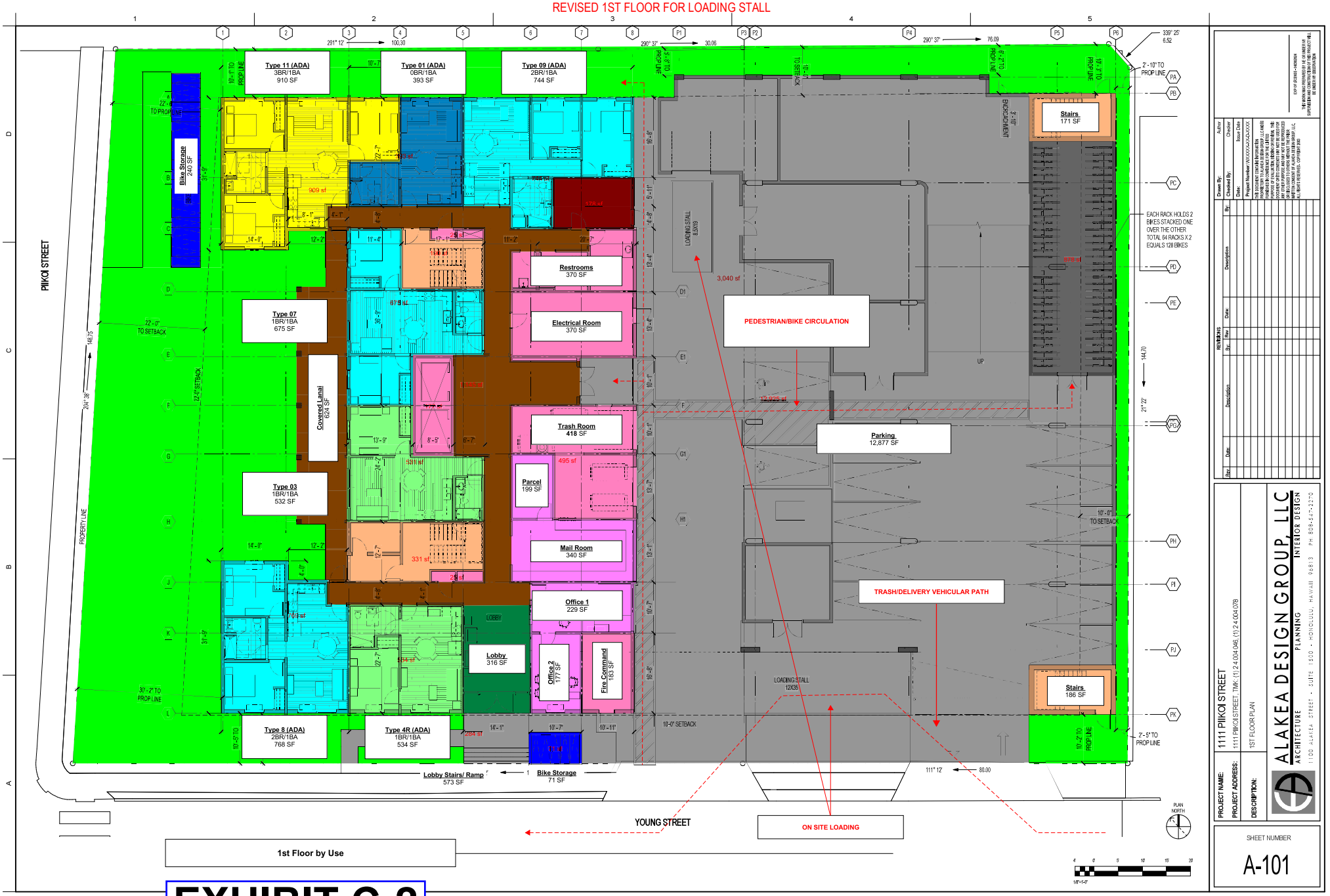
SHEET NUMBER
A-100

PRINTED TIME STAMP: 7/8/2024 1:03:12 PM

EXHIBIT C-1

REVISED 1ST FLOOR FOR LOADING STALL

REVISED 1ST FLOOR FOR LOADING STALL



1st Floor by Use

PROJECT NAME: 1111 PIIKOI STREET
PROJECT ADDRESS: 1111 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: 1ST FLOOR PLAN

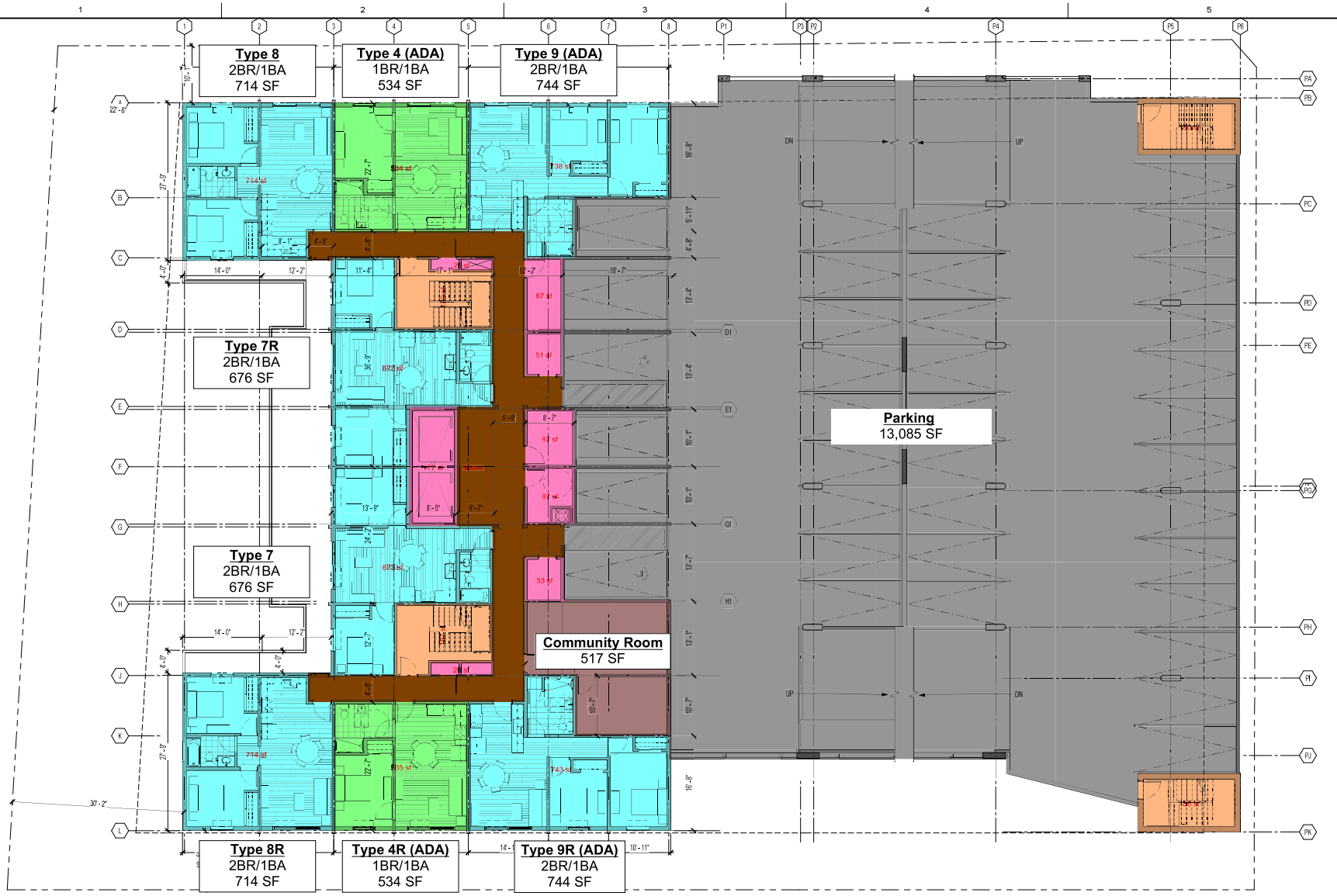
ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-101

PRINTED TIME STAMP: 7/8/2024 1:03:12 PM

EXHIBIT C-2

REVISED 1ST FLOOR FOR LOADING STALL



2nd Floor by Use

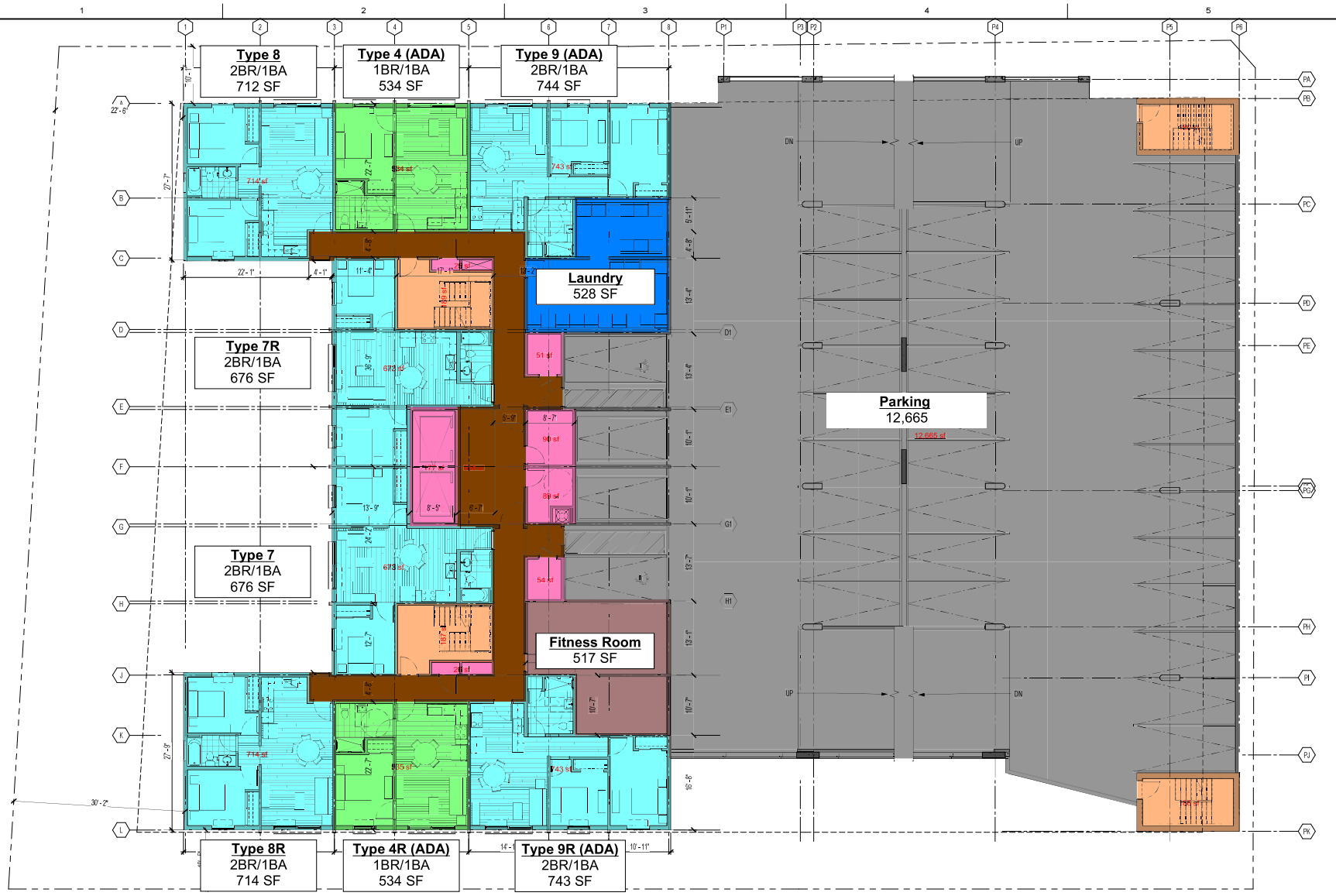
EXHIBIT C-3

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: 2ND FLOOR PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-102

PRINTED TIME STAMP: 5/24/2024 10:15:55 AM



3RD FLOOR PLAN

3rd Floor by Use

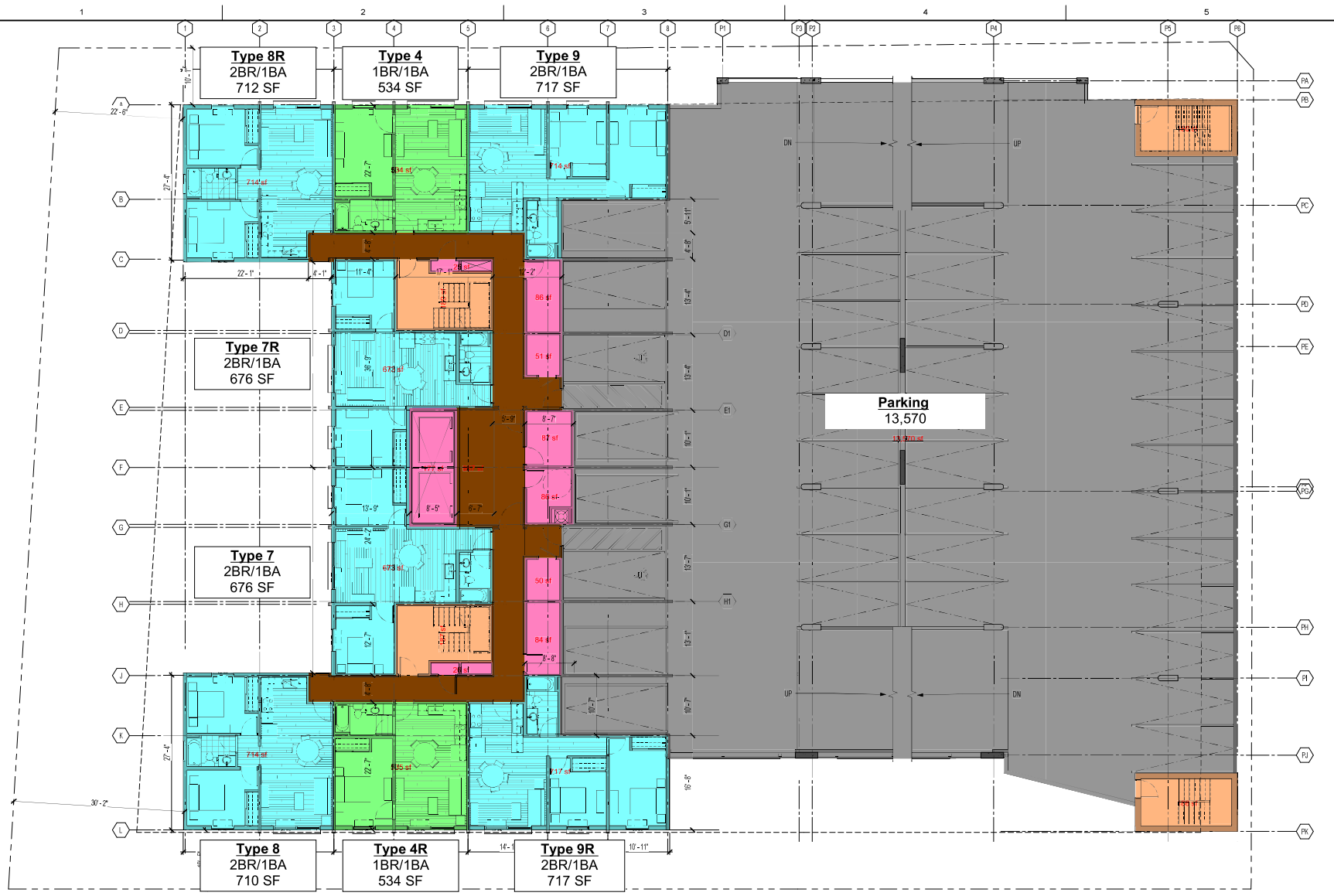
EXHIBIT C-4

PRINTED TIME STAMP: 5/24/2024 10:15:56 AM

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: 3RD FLOOR PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-103



4th - 7th Floor by Use

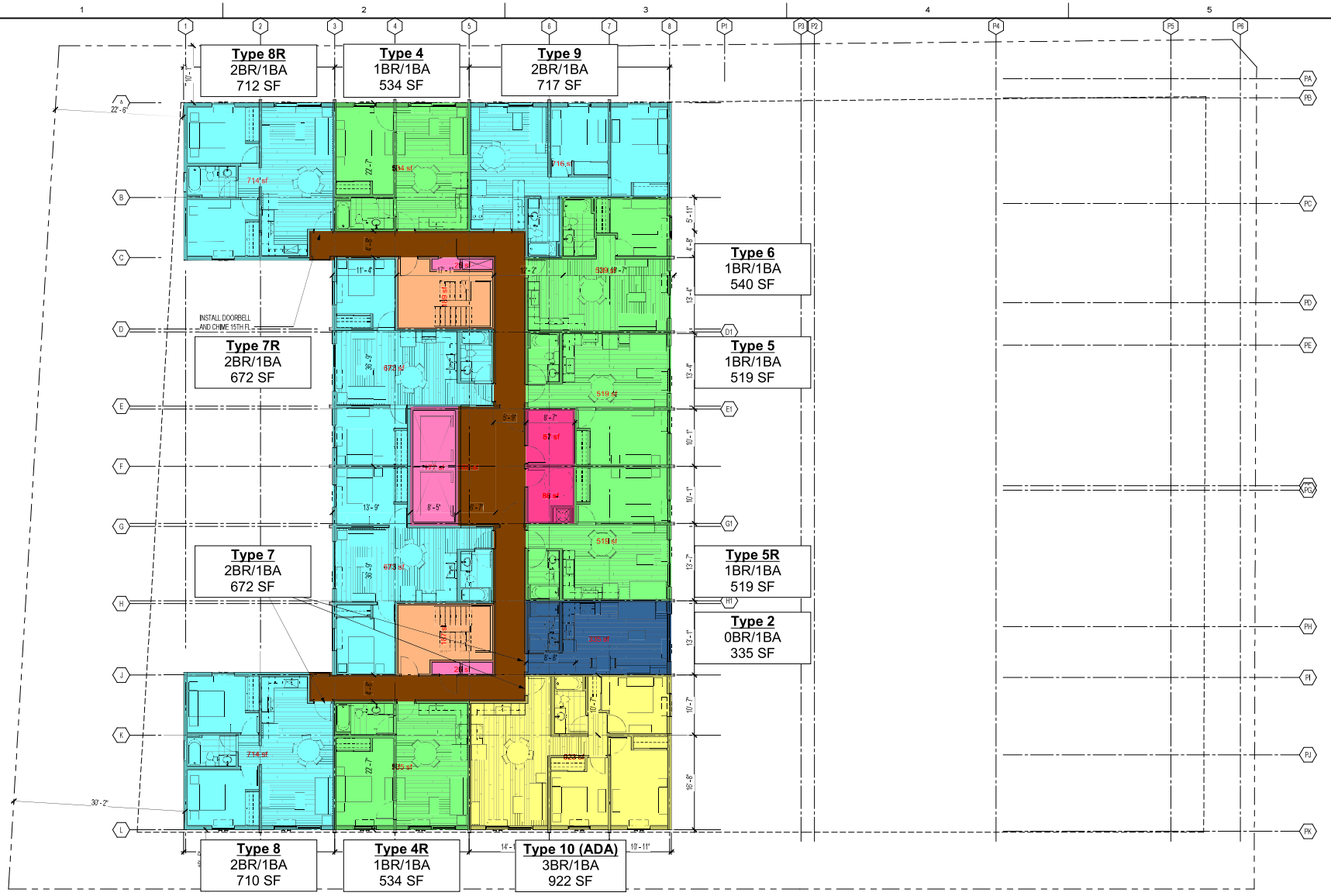
EXHIBIT C-5

PRINTED TIME STAMP: 5/24/2024 10:15:57 AM

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET, TMK: (1) 2-6-004:046; (1) 2-6-004:078
DESCRIPTION: 4TH TO 7TH FLOOR PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-104



Typical Floor by Use

EXHIBIT C-6

PRINTED TIME STAMP: 5/24/2024 10:15:57 AM

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET ; TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: 8TH TO 23RD FLOOR PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-108

GROSS FLOOR AREA OVER LOT AREA

GROSS TOWER	205,364	SF	LOT AREA:	31,977.00	SF	294088 / 31977	= 9.20
GROSS PARKING	88,724	SF					
	294,088						

FAR

GROSS TOWER	205,364	SF	LOT AREA:	31,977.00	SF	205364 / 31977	= 6.42

ZONING

LOCATION:	1111 PIIKOI STREET, HONOLULU HAWAII 96814		
TAX MAP KEY:	2-4-004:046 AND 078		
LOT AREA:	LOT 046	20,019 SF	0.46 ACRES
	LOT 078	11,958 SF	0.27 ACRES
	TOTAL	31,977 SF	0.73 ACRES
ZONING:	BMX-3 COMMUNITY BUSINESS DISTRICT		
FLOOD ZONE:	X - BEYOND 500 YEAR FLOOD PLAIN		
SMA/SHORELINE:	NOT IN SMA		
STATE LAND USE:	URBAN DISTRICT		
SETBACKS:	FRONT: PIIKOI ST	22'-0" (10' + 12' ROAD WIDENING)	
	SIDE: YOUNG STREET	10'-0"	
	SIDE AND REAR	10'-0" FOR MULTI FAMILY/0' FOR OTHER USES	
HEIGHT LIMIT:	ALLOWED	150'-0"	
	BUILDING ROOF HEIGHT	198'-10"	
	MECHANICAL ROOF HEIGHT	210'-7"	
	WIND TURBINE HEIGHT	221'-10"	
	EXEMPTION/PROVIDED	198'-10"	
MAXIMUM DENSITY (FAR):	ALLOWED FAR	= 2.5 BMX-3 / 7.0 MAX	
	PROVIDED FAR	= 6.42	
FLOOR CALCS:			
LEVELS 8-23	9,090 X (16)	= 145,440	SF
LEVELS 4-7	7,686 X (4)	= 30,744	SF
LEVEL 3	8609	= 8,609	SF
LEVEL 2	8184	= 8,184	SF
LEVEL 1	12387	= 12,387	SF
TOTAL		= 205,364	SF
FAR	205,364 / 31977	= 6.42	SF
TRANSITIONAL HEIGHT SETBACKS	REQUIRED	REQD ABOVE 40' / 1:10 SLOPE AFTER 40'-0"	
	EXEMPTION/PROVIDED	TOWER IS ABOVE 40'-0" AND ENCROACHES	
BIKE PARKING	TOTAL NUMBER OF UNITS = 247		
	SHORT TERM REQUIRED 1/10 UNITS = 25	~~EXEMPTION~~ PROVIDED = 25	
	LONG TERM REQUIRED 1/2 UNITS = 124	~~EXEMPTION~~ PROVIDED = ~~46~~ 128	
PARKING	RESIDENTIAL UNIT TOTAL SF =	154902	SF
	PARKING REQUIRED 1/1000SF =	155	STALLS
	PROVIDED =	243	STALLS

UNIT BREAKDOWN

BEDRM CT	BATHRM CT	UNIT TYPE	AREA	COUNT	TOT. AREA
0	1	TYPE 1	393	1	393
0	1	TYPE 2	335	16	5,360
STUDIO				17	
1	1	TYPE 3	677	1	677
1	1	TYPE 4	534	20	10,680
1	1	TYPE 4R	534	20	10,680
1	1	TYPE 4A	534	3	1,602
1	1	TYPE 4RA	534	2	1,068
1	1	TYPE 5	519	16	8,304
1	1	TYPE 5R	519	16	8,304
1	1	TYPE 6	540	16	8,640
1 BEDROOM				94	
2	1	TYPE 7	676	22	14,872
2	1	TYPE 7R	676	23	15,548
2	1	TYPE 8	714	22	15,708
2	1	TYPE 8R	714	22	15,708
2	1	TYPE 8A	788	1	788
2	1	TYPE 9	717	20	14,340
2	1	TYPE 9R	717	4	2,868
2	1	TYPE 9A	744	3	2,232
2	1	TYPE 9RA	744	2	1,488
2 BEDROOM				119	
3	1	TYPE 10	922	16	14,752
3	1	TYPE 11	910	1	910
3 BEDROOM				17	
TOTAL UNITS:				**247**	
TOTAL RESIDENTIAL AREA (SF)					**154,902**

BUILDING AREA CALCS

LEVEL	RESIDENTIAL TOWER		PARKING GARAGE	
23	9090	SF		
22	9090	SF		
21	9090	SF		
20	9090	SF		
19	9090	SF		
18	9090	SF		
17	9090	SF		
16	9090	SF		
15	9090	SF		
14	9090	SF		
13	9090	SF		
12	9090	SF		
11	9090	SF		
10	9090	SF		
9	9090	SF		
8	9090	SF		
7	7686	SF	13728	SF
6	7686	SF	13728	SF
5	7686	SF	13728	SF
4	7686	SF	13728	SF
3	8609	SF	12805	SF
2	8184	SF	13230	SF
1	12387	SF	7777	SF
	205,364	SF	88,724	SF

PARKING BREAKDOWN

COMPACT		
LEVEL	TYPE	COUNT
7	COMPACT STALL	2
6	COMPACT STALL	2
5	COMPACT STALL	2
4	COMPACT STALL	2
3	COMPACT STALL	2
2	COMPACT STALL	3
1	COMPACT STALL	
		13

STANDARD		
LEVEL	TYPE	COUNT
7	STANDARD STALL	35
6	STANDARD STALL	35
5	STANDARD STALL	35
4	STANDARD STALL	35
3	STANDARD STALL	31
2	STANDARD STALL	32
1	STANDARD STALL	13
		216

ADA		
LEVEL	TYPE	COUNT
7	ADA STALL	2
6	ADA STALL	2
5	ADA STALL	2
4	ADA STALL	2
3	ADA STALL	2
2	ADA STALL	2
1	ADA STALL VAN	2
		14

TYPE	COUNT
ADA STALL 8'-0"X18'-0"	12
ADA VAN STALL 8'-0"X18'-0"	2
STANDARD STALL 8'-3"X18'-0"	216
COMPACT STALL 7'-6"X16'-0"	13
TOTAL PARKING	**243**
TOTAL RESIDENTIAL AREA	**154902**
REQ.D PARKING RES AREA/1000	**155**

STANDARD ADA: 12
VAN ADA: 2
TOTAL REQUIRED: 14

BUILDING HEIGHT

BLDG	FLOORS	HEIGHT	DESCRIPTION
RESIDENTIAL TOWER	23	210'-7"	23 STORY TOWER, 7 STORY PARKING GARAGE

UNIT COUNT

LEVEL	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 4R	TYPE 5	TYPE 5R	TYPE 6	TYPE 7	TYPE 7R	TYPE 8	TYPE 8R	TYPE 9	TYPE 9R	TYPE 10	TYPE 11	UNITS
23		1		1	1	1	1	1	1	1	1	1	1		1		12
22		1		1	1	1	1	1	1	1	1	1	1		1		12
21		1		1	1	1	1	1	1	1	1	1	1		1		12
20		1		1	1	1	1	1	1	1	1	1	1		1		12
19		1		1	1	1	1	1	1	1	1	1	1		1		12
18		1		1	1	1	1	1	1	1	1	1	1		1		12
17		1		1	1	1	1	1	1	1	1	1	1		1		12
16		1		1	1	1	1	1	1	1	1	1	1		1		12
15		1		1	1	1	1	1	1	1	1	1	1		1		12
14		1		1	1	1	1	1	1	1	1	1	1		1		12
13		1		1	1	1	1	1	1	1	1	1	1		1		12
12		1		1	1	1	1	1	1	1	1	1	1		1		12
11		1		1	1	1	1	1	1	1	1	1	1		1		12
10		1		1	1	1	1	1	1	1	1	1	1		1		12
9		1		1	1	1	1	1	1	1	1	1	1		1		12
8		1		1	1	1	1	1	1	1	1	1	1		1		12
7				1	1				1	1	1	1	1	1			8
6				1	1				1	1	1	1	1	1			8
5				1	1				1	1	1	1	1	1			8
4				1	1				1	1	1	1	1	1			8
3				1	1				1	1	1	1	1	1			8
2				1	1				1	1	1	1	1	1			8
1	1		1	1							1		1		1		7
SUB TOTAL	1	16	1	23	22	16	16	16	22	23	23	22	23	6	16	1	
TOTAL NUMBER OF UNITS																	247

	0BR	1BR	2BR	3BR	TOTAL
ACCESSIBLE UNITS	1	5	6	1	13
COMMUNICATION UNITS	1	1	2	1	5

PROJECT NAME: 1111 PIIKOI STREET
PROJECT ADDRESS: 1111 PIIKOI STREET, TMK: (1) 2-4-004:046, (1) 2-4-004:078
DESCRIPTION: PROJECT DATA

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-847-2270

SHEET NUMBER
G-101

PRINTED TIME STAMP: 7/8/2024 12:00:19 PM

EXHIBIT C-7



1105 PIIKOI STREET APARTMENTS

CONCEPTUAL LANDSCAPE PLAN

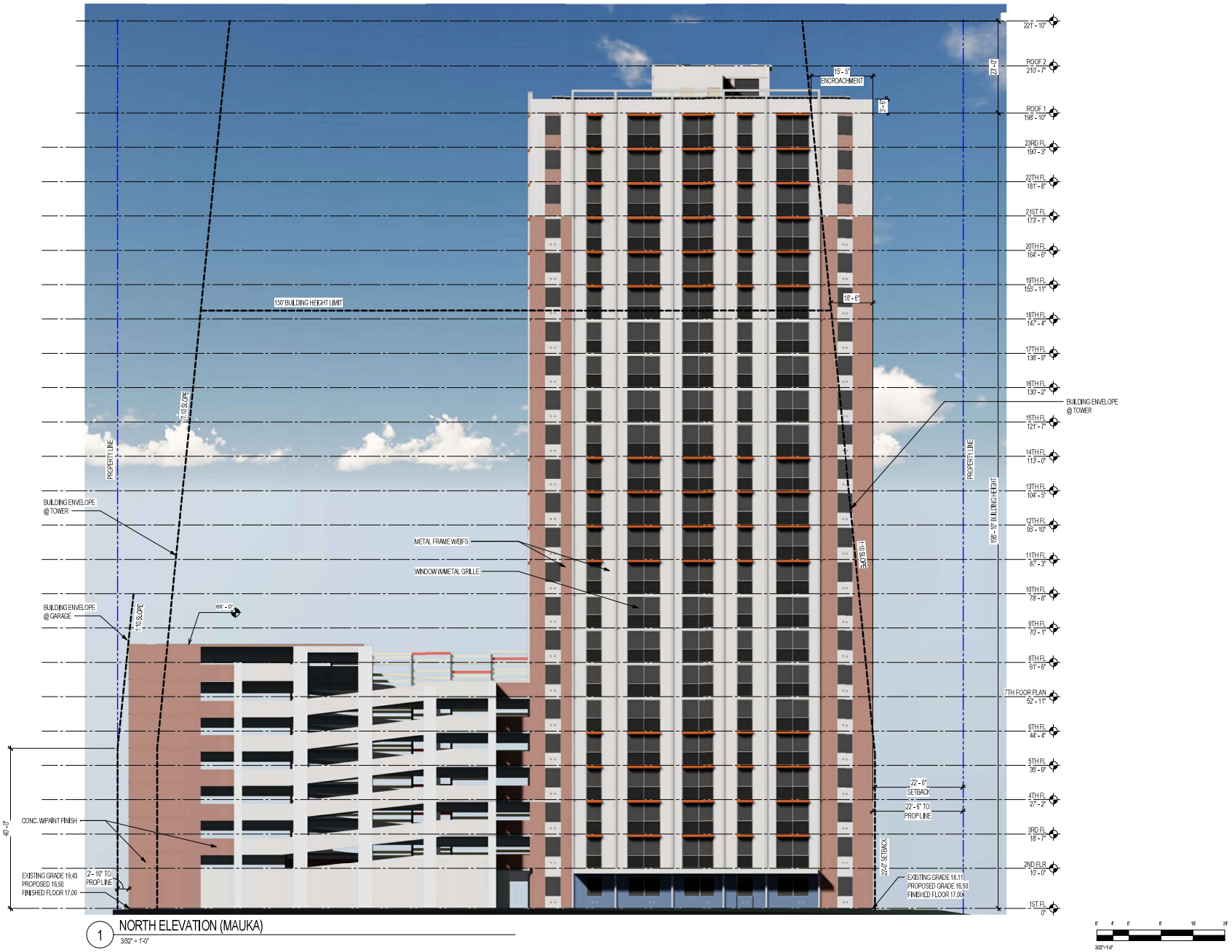
July 08, 2024

GRAPHIC SCALE: 1" = 10'-0"
0 2.5 5 10 20

PBR HAWAII & ASSOCIATES, INC.

P:\PROJECTS\OAHU\11111 Piikoi Street Apartments_4286-01\GRAPHICS\CAD\LANDSCAPE\X-PLNT.dwg

EXHIBIT C-8



1 NORTH ELEVATION (MAUKA)
3/32" = 1'-0"

3/32"=1'-0"

Rev	Date:	Description:	By:
REVISIONS			

				By:
Drawn By:				Author
Checked By:				Checker
Date:				Issue Date:

Project Number: XX-XXX-XX-XX-XXXX

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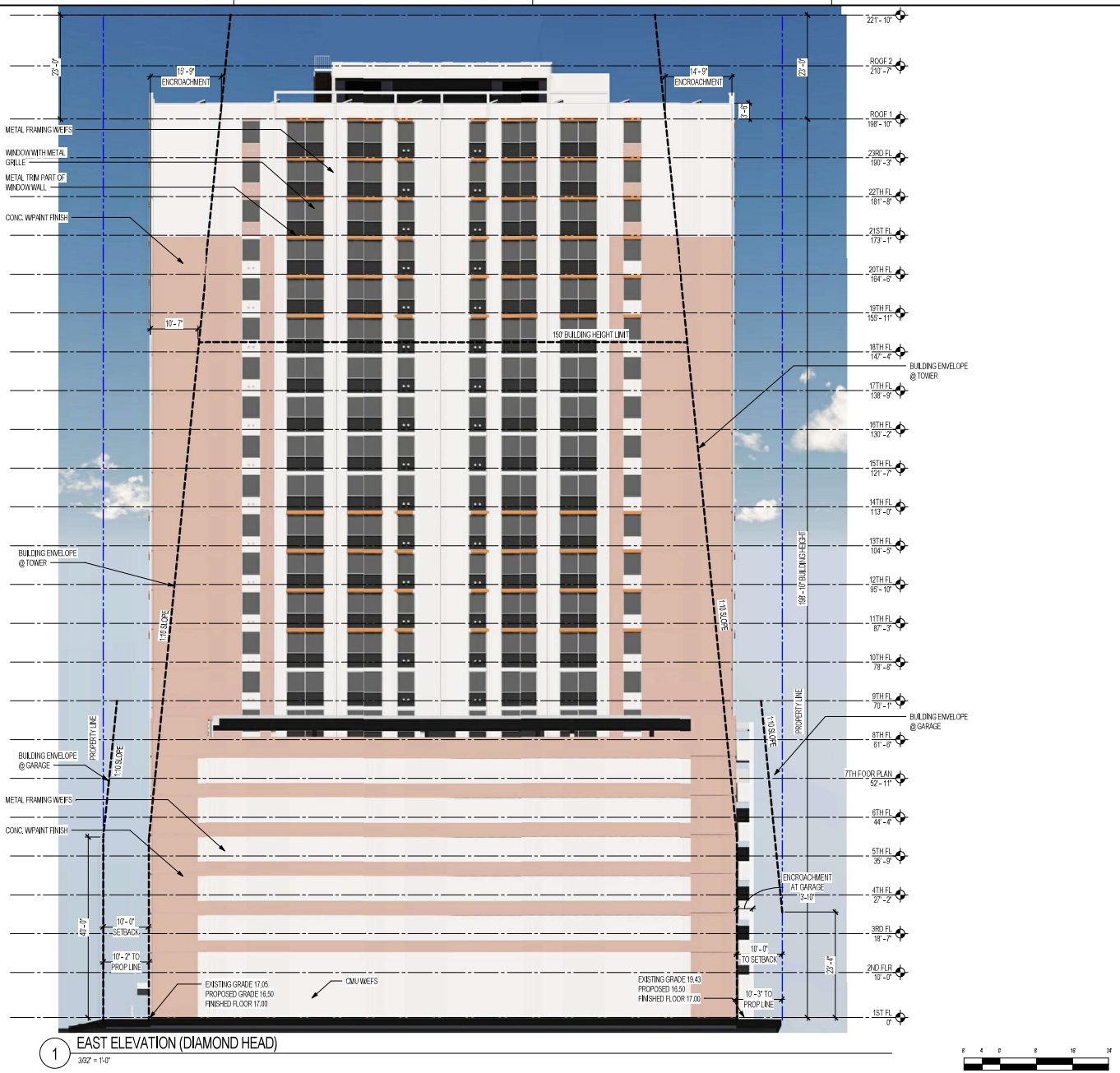
PROJECT NAME: 1111 PIIKOI STREET
PROJECT ADDRESS: 1111 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: NORTH ELEVATION

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET • SUITE 1500 • HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-201

PRINTED TIME STAMP: 7/8/2024 8:43:13 AM

EXHIBIT C-9



1 EAST ELEVATION (DIAMOND HEAD)
3/32" = 1'-0"

PRINTED TIME STAMP: 7/8/2024 8:43:17 AM

PROJECT NAME:	1111 PIIKOI STREET
PROJECT ADDRESS:	1111 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION:	EAST ELEVATION

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-847-2270

SHEET NUMBER
A-202

EXHIBIT C-10



1 SOUTH ELEVATION (YOUNG STREET)
3/32" = 1'-0"

REVISIONS					
Rev	Date:	Description:	Rev	Date:	Description:

Drawn By:	Author
Checked By:	Checker
Date:	Issue Date:

Project Number: XXXXXX-AAA-XXXX

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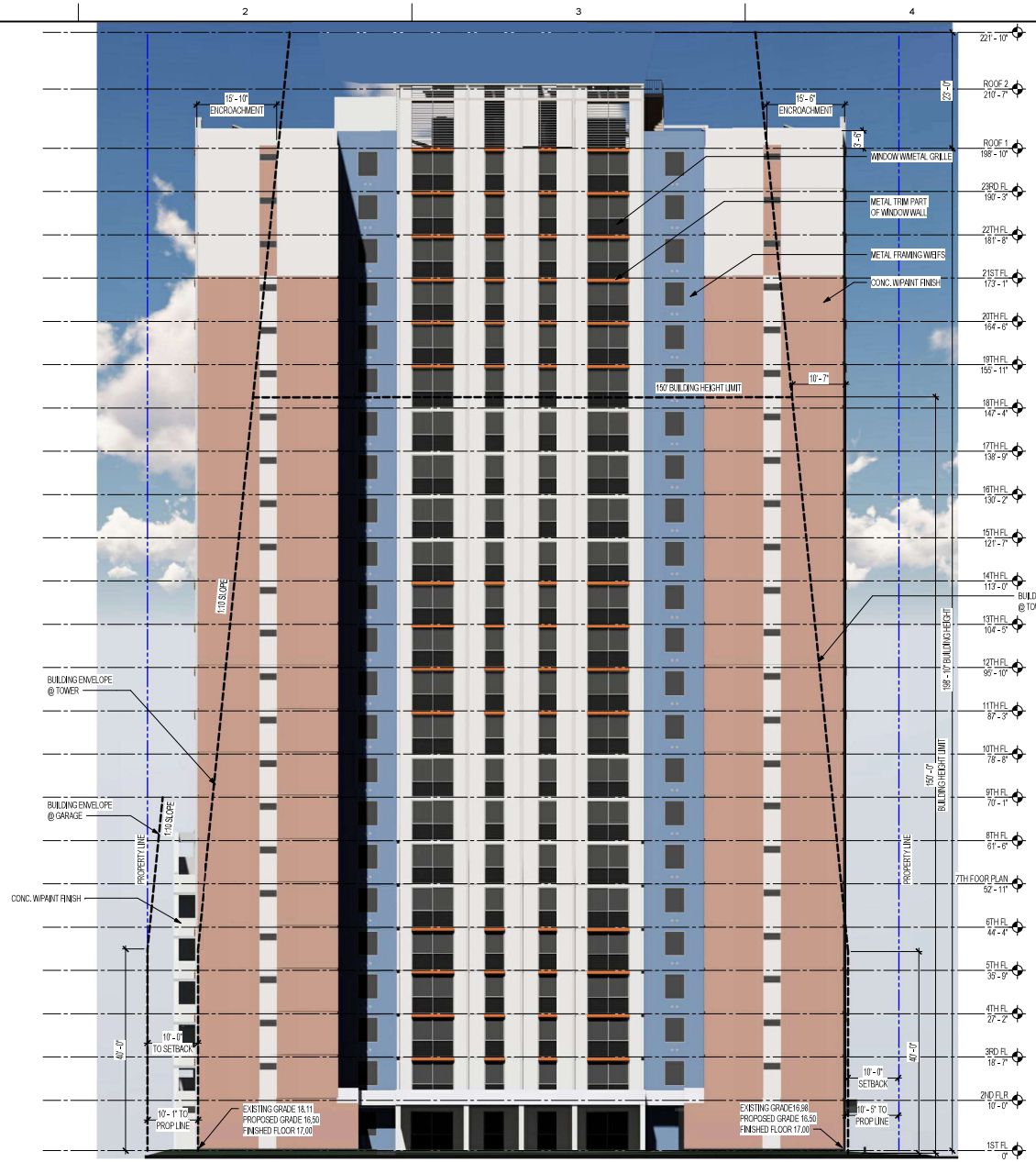
PROJECT NAME: 1111 PIIKOI STREET
PROJECT ADDRESS: 1111 PIIKOI STREET, TMK: (1) 2-6-004:046; (1) 2-6-004:078
DESCRIPTION: SOUTH ELEVATION

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-847-2270

SHEET NUMBER
A-203

PRINTED TIME STAMP: 7/8/2024 8:43:20 AM

EXHIBIT C-11



1 WEST ELEVATION (PIIKOI STREET)
3/32" = 1'-0"

8 4 0 8 16 24
3/32"=1'-0"

PRINTED TIME STAMP: 7/8/2024 8:43:23 AM

Drawn By:	Author
Checked By:	Checker
Date:	Issue Date:

Project Number: XX-XXX-XX-XX-XXXX

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REVISIONS				
Rev	Date:	Description:	By:	
Rev	Date:	Description:	By:	

PROJECT NAME:	1111 PIIKOI STREET
PROJECT ADDRESS:	1111 PIIKOI STREET , TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION:	WEST ELEVATION

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-204

EXHIBIT C-12

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

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

WHEREAS, Hale Melia, LLP (the "Applicant") proposes to develop the Hale Melia affordable rental housing project on approximately 31,977 square (sq.) feet (ft.) of land zoned BMX-3 Community Business District, located at 1105 Pi'ikoi Street and 1216 Young Street in Downtown, O'ahu, and identified as Tax Map Keys 2-4-004: 046 and 078 (the "Project"); and

WHEREAS, as proposed, the Project involves a 23-story tower consisting of 246 affordable rental dwelling units (studio, one-bedroom, two-bedroom, and three-bedroom units) and one manager's 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; 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 Hawaii Revised Statutes ("HRS"), § 201H-38, 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

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 9, 2024, by Departmental Communication _____; 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 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 $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.

Infrastructure and Public Works Fees and Charges:

5. Deferral from ROH §§ 43-6.1, 43-6.2, and 43-6.3 to allow the deferral of the payment of wastewater sewer service charges, estimated at $25,000 per month until the issuance of a certificate of occupancy for the Project.

6. 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 the 246 affordable units rented to households earning 60 percent and below of the AMI, estimated at $961,304.

7. Deferral from ROH §§ 43-10.1, 43-10.2 and 43-10.3, to allow the deferral of the payment of wastewater system facility charges attributed to the one manager's unit, estimated at $6,616, until the issuance of a certificate of occupancy for the Project.

8. 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:

9. 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 ("BWS") Rules and Regulations:

10. Deferral from Sections 1-102 and 2-202 of the BWS Rules and Regulations, to allow a deferral of the payment of water system facility charges and the installation of water service fees, estimated at $572,200, until the installation of the water meter; 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.

Environmental Services ("ENV") Sewer Service Fees:

11. Deferral from ROH §§ 43-6.1, 43-6.2, and 43-6.3 to allow deferral of payment of sewer service charges, estimated at $25,000 a month, until the issuance of the certificate of occupancy. The ENV will determine the actual fees to be deferred during their review of the building permit application.

ROH Chapter 21, the Land Use Ordinance:

12. Exemption from ROH Table 21-3.4, and the applicable zoning map, relating to maximum height, to allow for a maximum building height of 210 ft. (instead of 150 ft.). Rooftop structures must conform to ROH § 21-4.60(c).

13. Exemption from ROH Table 21-3.4, relating to density, to allow for a maximum floor area ratio ("FAR") of 7.0 (instead of a FAR of 2.5).

14. Exemption from ROH § 21-3.120-2(c)(2), Table 21-3.4, relating to height setbacks, to allow the residential tower to encroach 16 ft. into the building height setbacks along the Young Street, the Pi'ikoi Street, and the northeast property lines.

15. Exemption from ROH Table 21-3, relating to joint developments, to allow the Project site to be treated as one zoning lot for development purposes without a Conditional Use Permit.

Park Dedication Ordinance:

16. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 246 affordable dwelling units rented to households earning 60 percent or below of the AMI, and the one market rate manager's unit, of an equivalent in-lieu fee estimated at $4,290,000.

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

A. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A, B, and C-1 through C-12, attached hereto and made a part hereof. Minor Modifications to the Project may be approved by the Director of the DPP. Major Modifications will require approval by the Council.

B. Prior to the issuance of any building permit(s) for the Project, the Applicant must 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/or construction work, including the projected date of occupancy;

   2. A construction management plan;

   3. A traffic management plan that includes traffic demand management strategies to minimize the number of vehicular trips for daily activities of residents in the Project;

4. Construction plans for all work within and/or affecting public streets and traffic control plans during construction, as required;

5. Turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to the driveway operations; and

6. A pedestrian assessment report to provide accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties. The pedestrian assessment report should include a determination of the effective sidewalk widths, taking into account Complete Streets initiatives; and

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 Traffic Impact Report (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. 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 necessary. All vehicular access points shall be constructed as standard City dropped driveways. The minimum driveway width for two-way traffic is 20 ft. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles.

E. Driveway grades shall not exceed five percent for a minimum distance of 25 ft. from the back of the designated pedestrian walkway. Any entry gates or guard shacks, if used, should be recessed as far into the driveway as necessary to avoid any queuing onto public streets. All loading and parking areas shall be designed such that vehicles enter and exit front first.

F. Prior to the issuance of any building permit for the Project, the Applicant shall execute a 201H Agreement with the DPP Director that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Projects compliance with the requirements of HRS Chapter 201H, and this resolution; and

RESOLUTION

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, specifications of the building or landscaping, may be approved by the Director of the DPP if such modifications are consistent with the prevailing neighborhood character; and

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

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

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

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:

_____

_____

_____

_____

_____

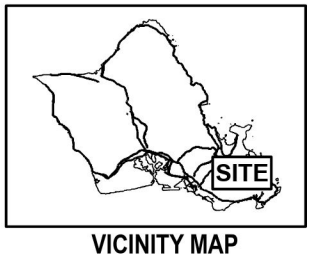
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers





VICINITY MAP

0 60 120 240

Scale in Feet

EXHIBIT A

LOCATION

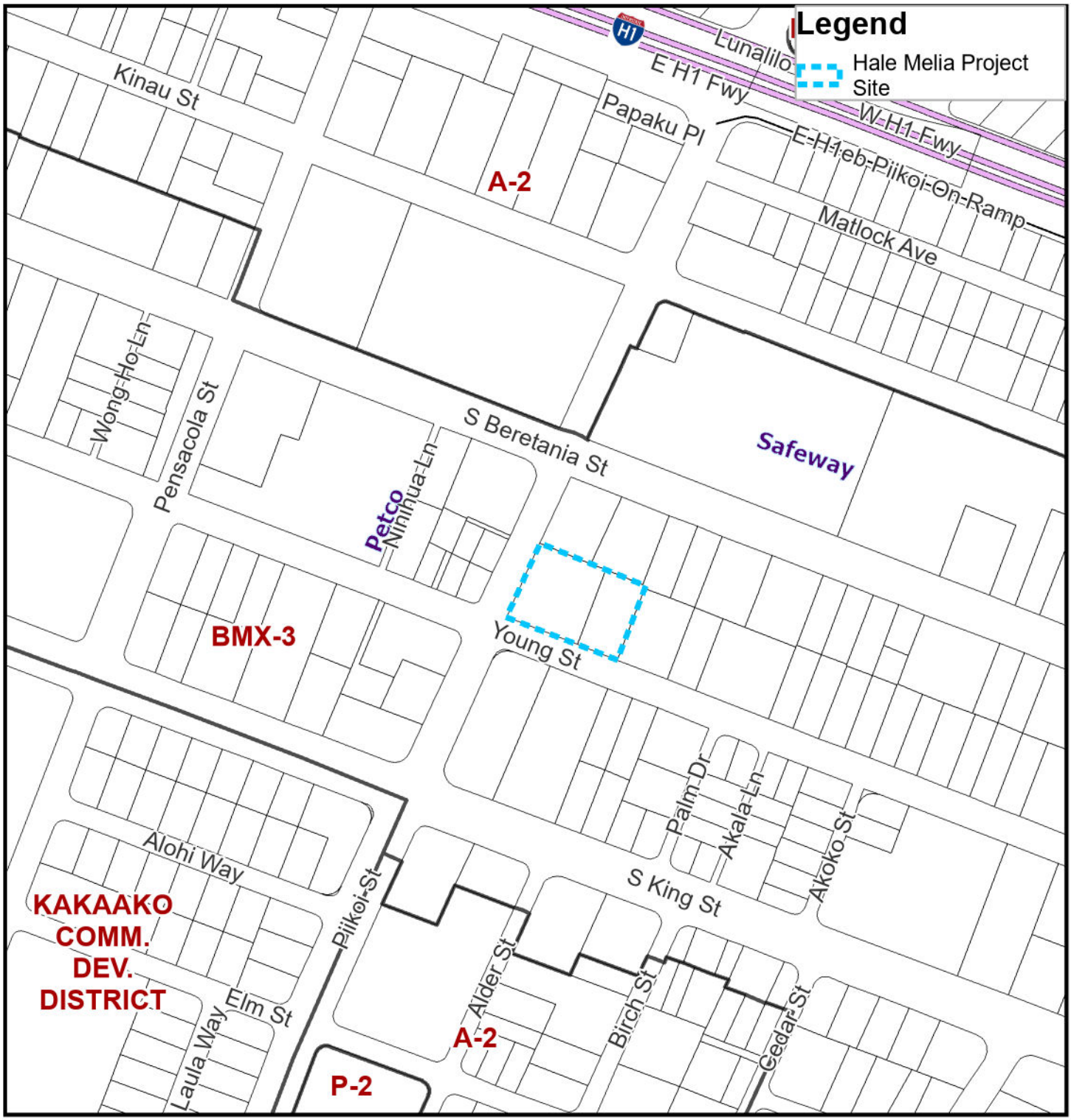
1105 Piʻikoi Street and 1216 Young Street

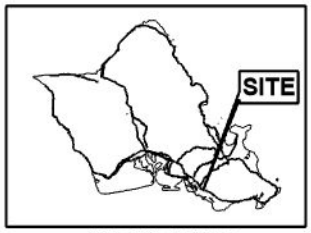
TAX MAP KEYS: 2-4-004: 046 and 078

FOLDER NO.: 2024/GEN-8

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VICINITY MAP

0 145 290 580

Scale in Feet

EXHIBIT B

ZONING

1105 Piʻikoi Street and 1216 Young Street

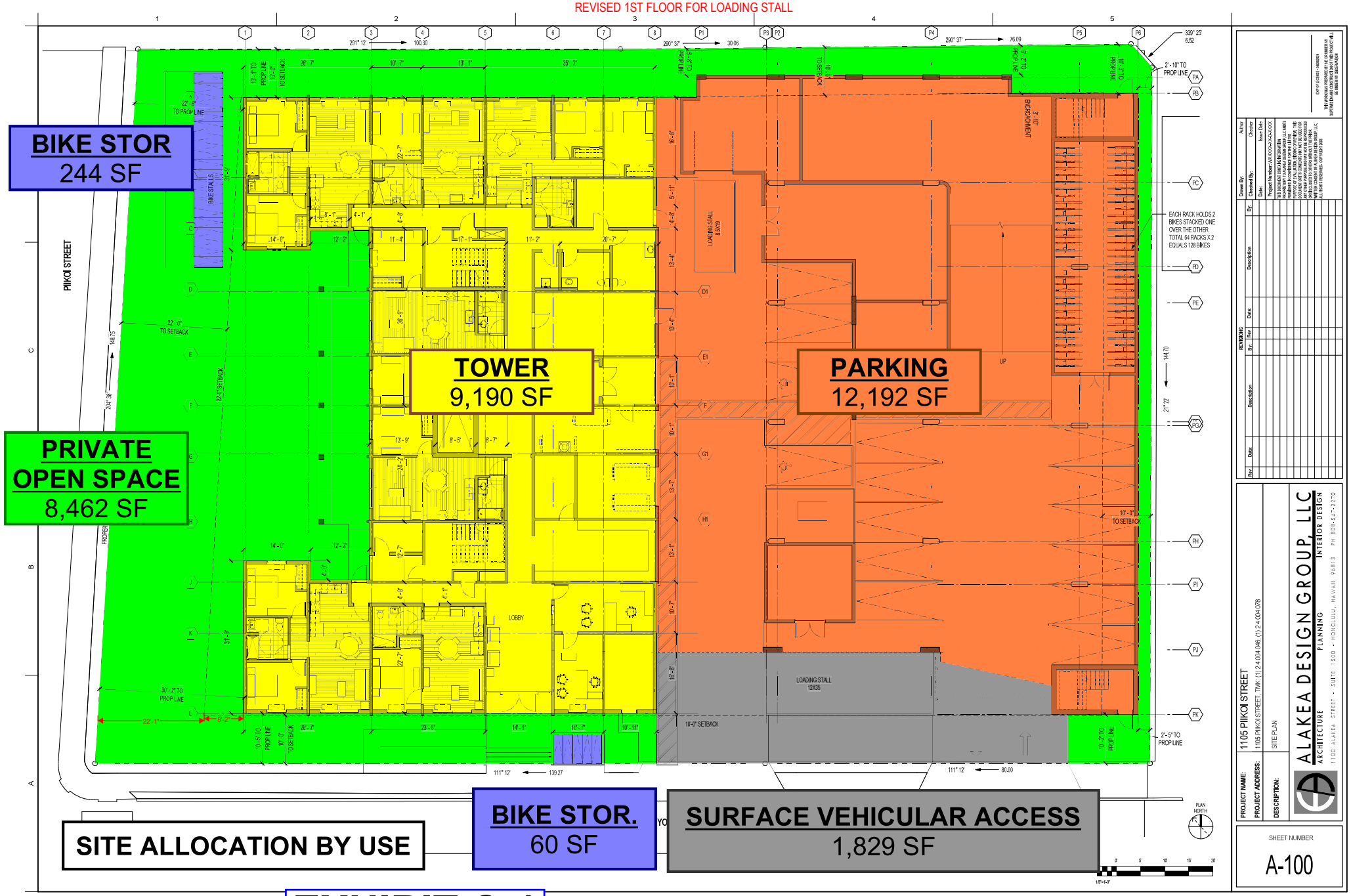
TAX MAP KEYS: 2-4-004: 046 and 078

FOLDER NO.: 2024/GEN-8

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REVISED 1ST FLOOR FOR LOADING STALL



SITE ALLOCATION BY USE

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET, TMK: (1) 2-6-004:046; (1) 2-6-004:078
DESCRIPTION: SITE PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

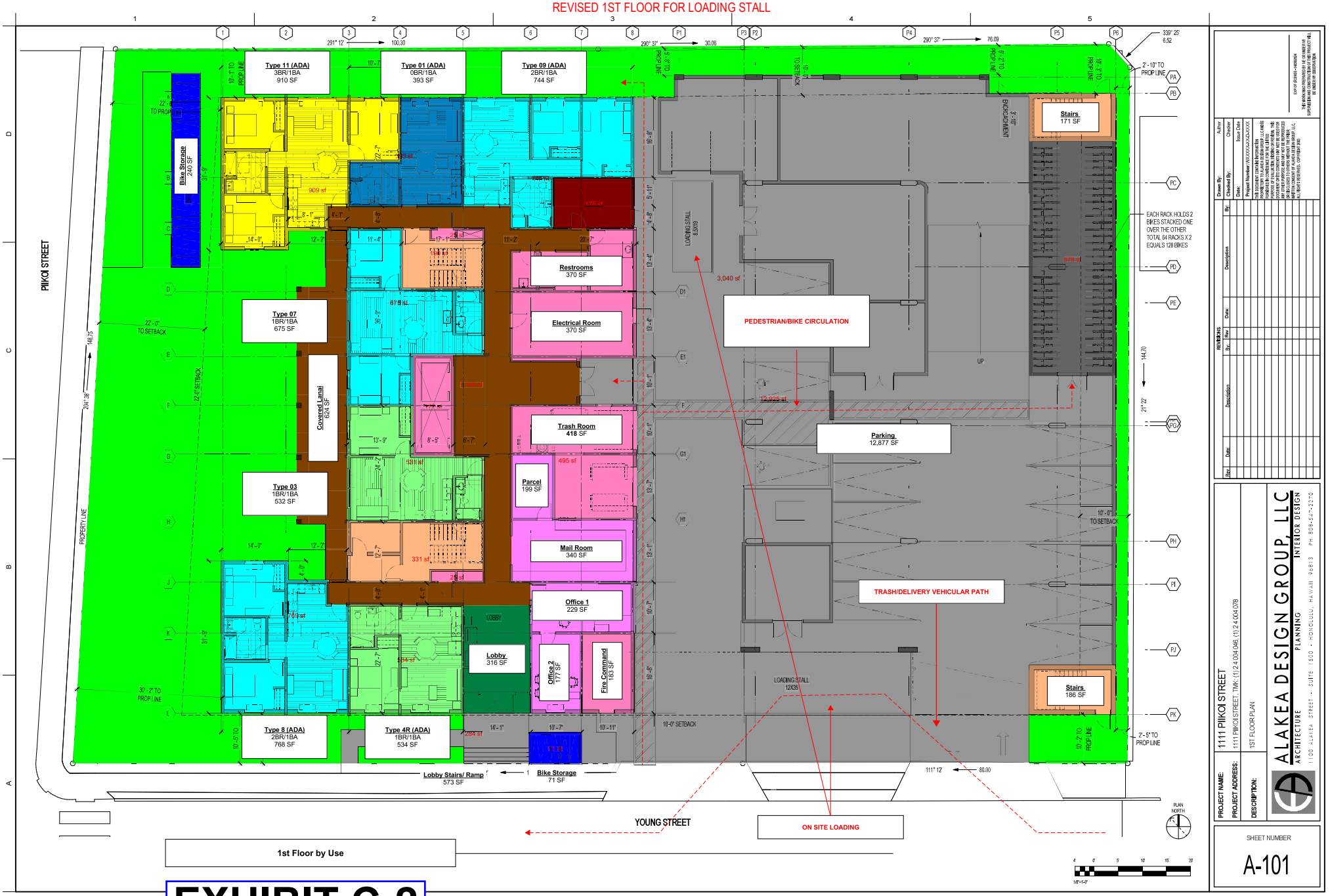
SHEET NUMBER
A-100

PRINTED TIME STAMP: 7/8/2024 1:03:12 PM

EXHIBIT C-1

REVISED 1ST FLOOR FOR LOADING STALL

REVISED 1ST FLOOR FOR LOADING STALL



1st Floor by Use

PROJECT NAME: 1111 PIIKOI STREET
PROJECT ADDRESS: 1111 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: 1ST FLOOR PLAN

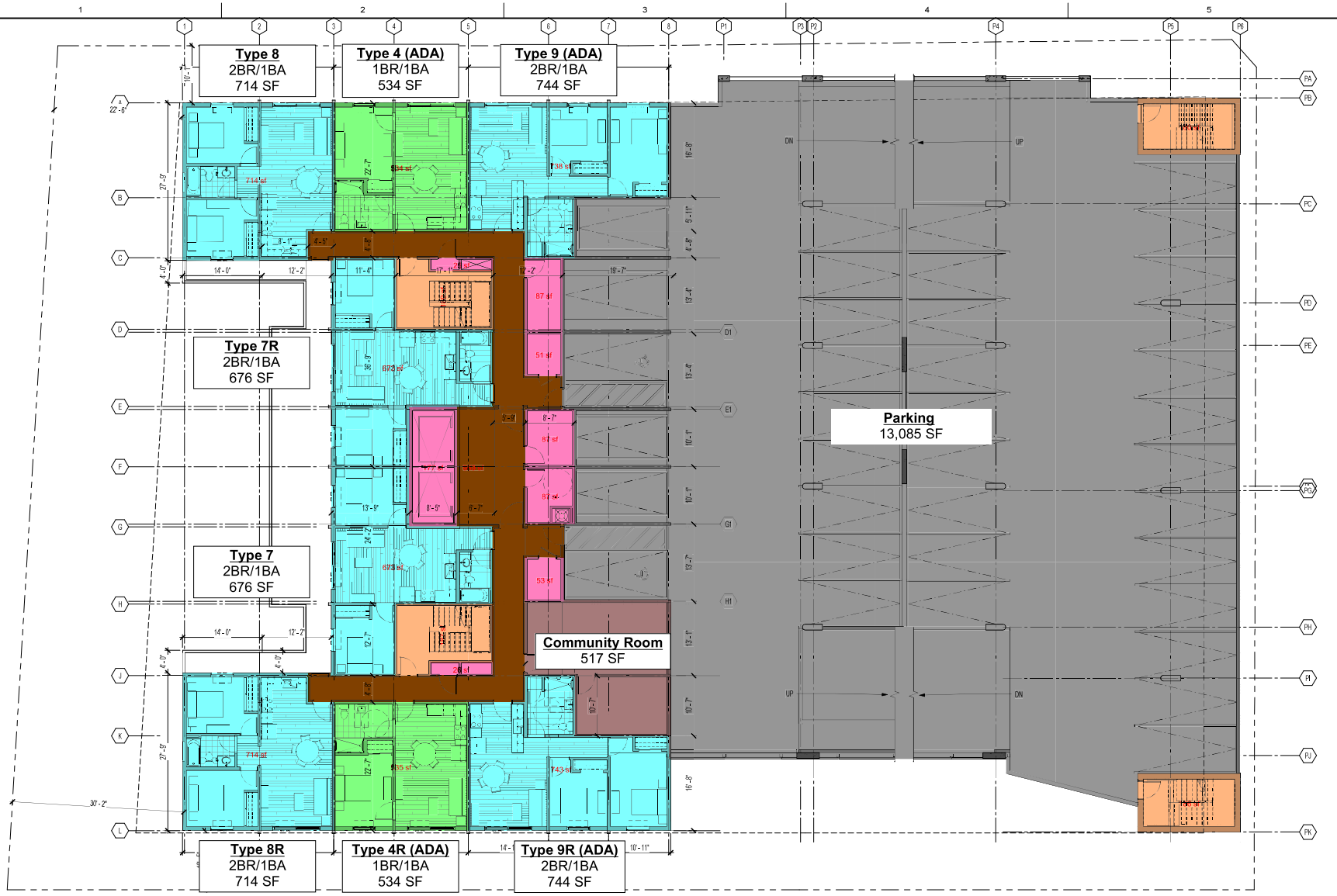
ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-101

PRINTED TIME STAMP: 7/8/2024 1:03:12 PM

EXHIBIT C-2

REVISED 1ST FLOOR FOR LOADING STALL



2nd Floor by Use

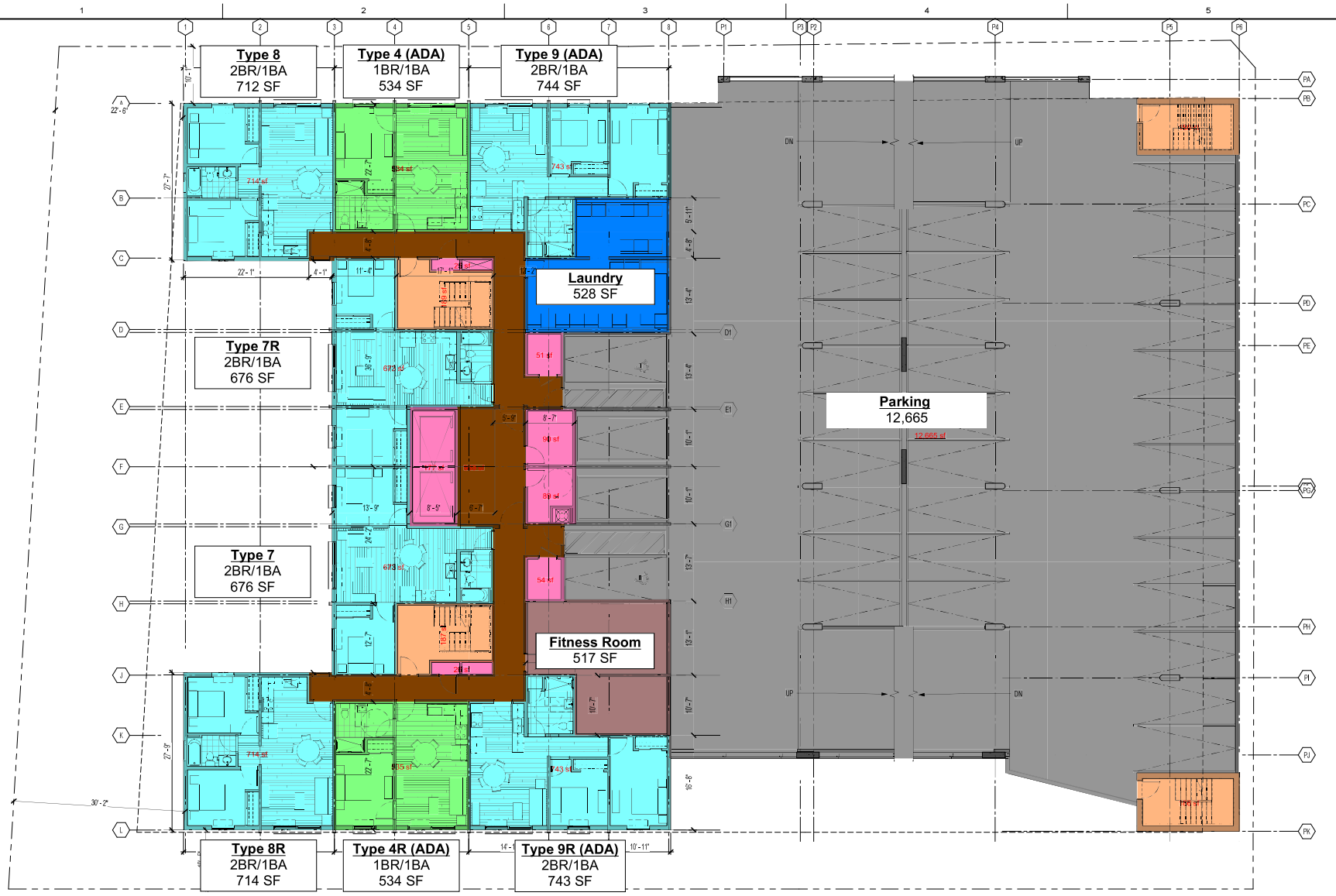
EXHIBIT C-3

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: 2ND FLOOR PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-102

PRINTED TIME STAMP: 5/24/2024 10:15:55 AM



3RD FLOOR PLAN

3rd Floor by Use

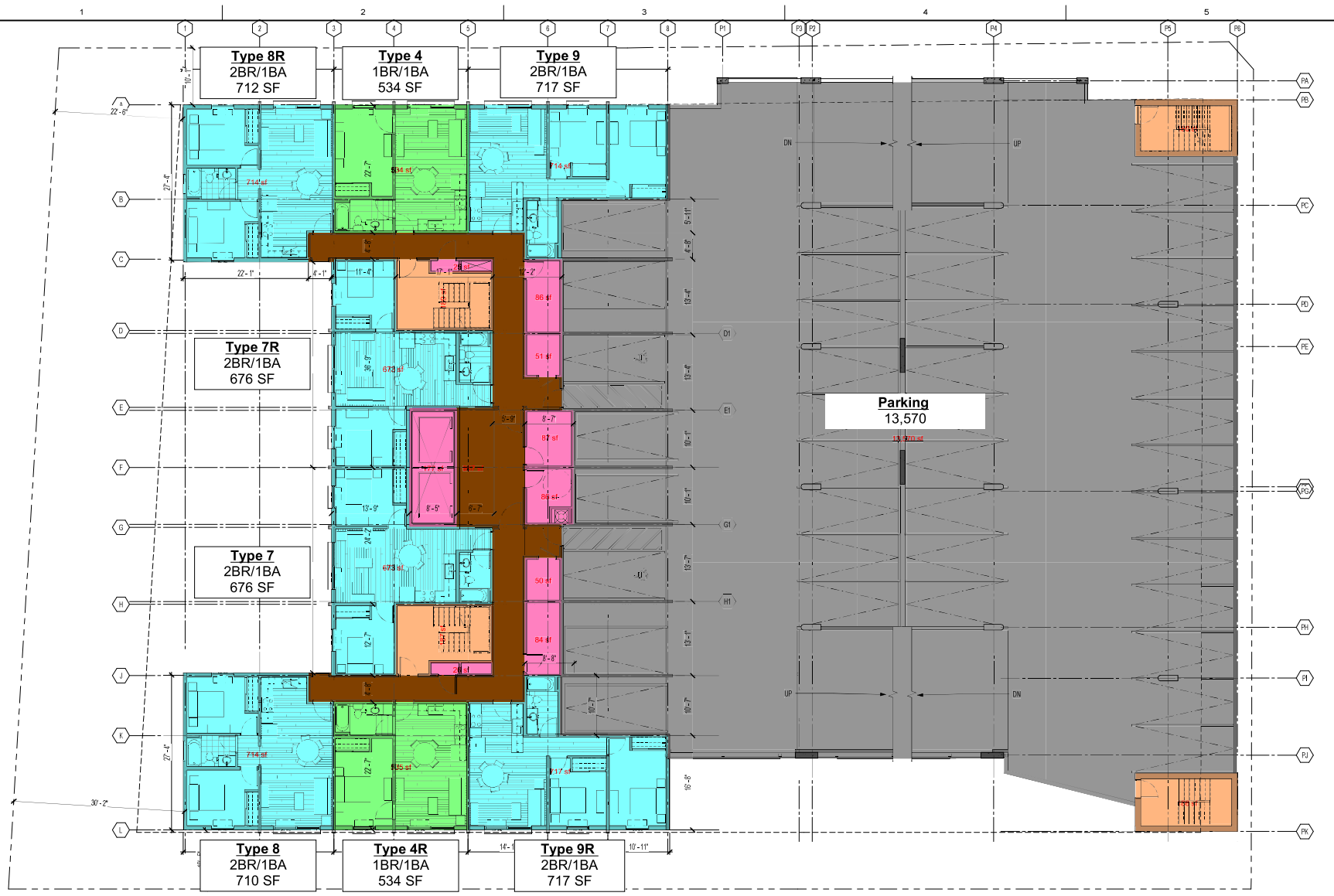
EXHIBIT C-4

PRINTED TIME STAMP: 5/24/2024 10:15:56 AM

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: 3RD FLOOR PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-103



4th - 7th Floor by Use

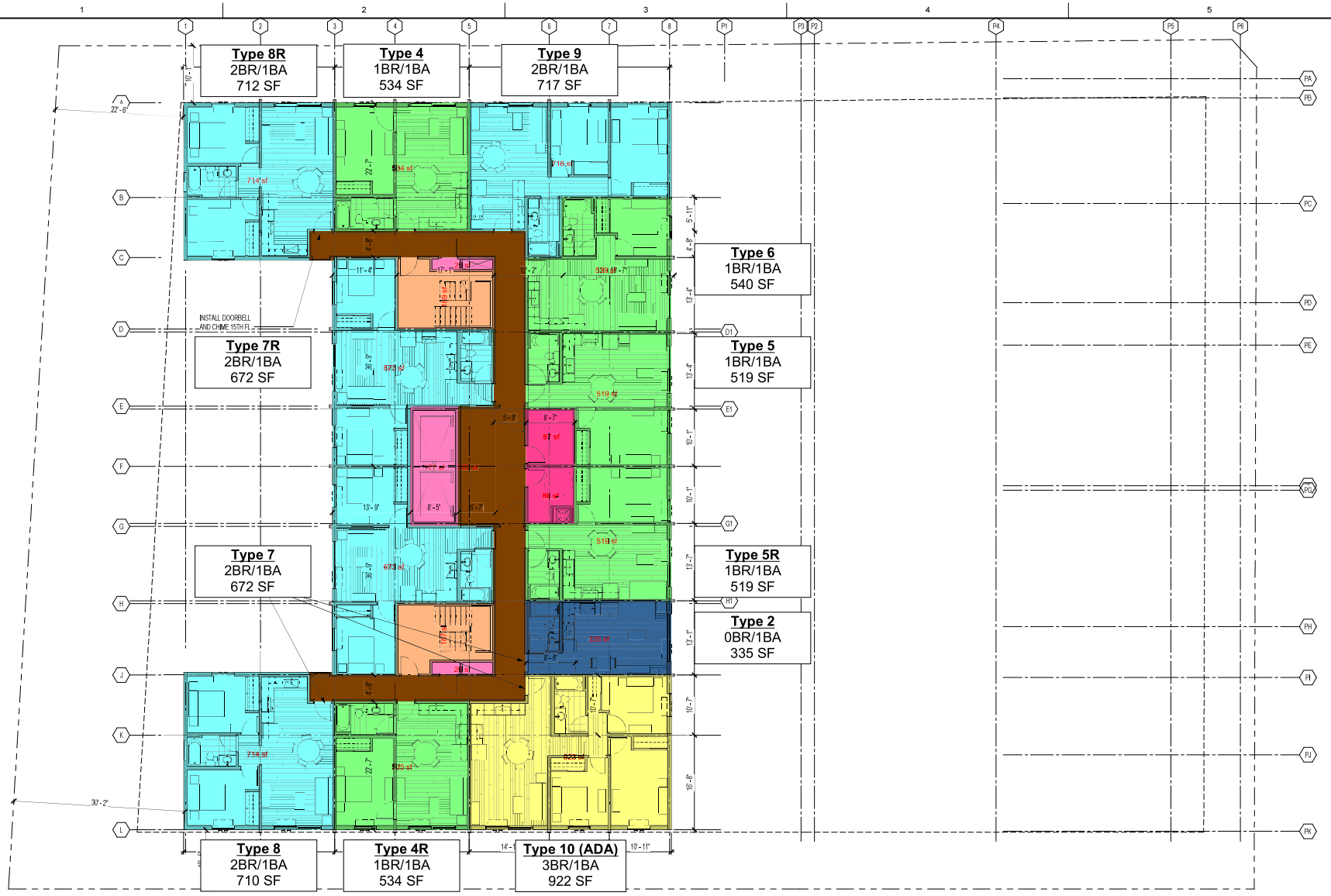
EXHIBIT C-5

PRINTED TIME STAMP: 5/24/2024 10:15:57 AM

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET, TMK: (1) 2-6-004:046; (1) 2-6-004:078
DESCRIPTION: 4TH TO 7TH FLOOR PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-104



Typical Floor by Use

EXHIBIT C-6

PRINTED TIME STAMP: 5/24/2024 10:15:57 AM

PROJECT NAME: 1105 PIIKOI STREET
PROJECT ADDRESS: 1105 PIIKOI STREET ; TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: 8TH TO 23RD FLOOR PLAN

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-545-2270

SHEET NUMBER
A-108

GROSS FLOOR AREA OVER LOT AREA

GROSS TOWER	205,364	SF	LOT AREA:	31,977.00	SF	294088 / 31977	= 9.20
GROSS PARKING	88,724	SF					
	294,088						

FAR

GROSS TOWER	205,364	SF	LOT AREA:	31,977.00	SF	205364 / 31977	= 6.42

ZONING

LOCATION:	1111 PIIKOI STREET, HONOLULU HAWAII 96814		
TAX MAP KEY:	2-4-004:046 AND 078		
LOT AREA:	LOT 046	20,019 SF	0.46 ACRES
	LOT 078	11,958 SF	0.27 ACRES
	TOTAL	31,977 SF	0.73 ACRES
ZONING:	BMX-3 COMMUNITY BUSINESS DISTRICT		
FLOOD ZONE:	X - BEYOND 500 YEAR FLOOD PLAIN		
SMA/SHORELINE:	NOT IN SMA		
STATE LAND USE:	URBAN DISTRICT		
SETBACKS:	FRONT: PIIKOI ST	22'-0" (10' + 12' ROAD WIDENING)	
	SIDE: YOUNG STREET	10'-0"	
	SIDE AND REAR	10'-0" FOR MULTI FAMILY/0' FOR OTHER USES	
HEIGHT LIMIT:	ALLOWED	150'-0"	
	BUILDING ROOF HEIGHT	198'-10"	
	MECHANICAL ROOF HEIGHT	210'-7"	
	WIND TURBINE HEIGHT	221'-10"	
	EXEMPTION/PROVIDED	198'-10"	
MAXIMUM DENSITY (FAR):	ALLOWED FAR	= 2.5 BMX-3 / 7.0 MAX	
	PROVIDED FAR	= 6.42	
FLOOR CALCS:			
LEVELS 8-23	9,090 X (16)	= 145,440	SF
LEVELS 4-7	7,686 X (4)	= 30,744	SF
LEVEL 3	8609	= 8,609	SF
LEVEL 2	8184	= 8,184	SF
LEVEL 1	12387	= 12,387	SF
TOTAL		= 205,364	SF
FAR	205,364 / 31977	= 6.42	SF
TRANSITIONAL HEIGHT SETBACKS	REQUIRED	REQD ABOVE 40' / 1:10 SLOPE AFTER 40'-0"	
	EXEMPTION/PROVIDED	TOWER IS ABOVE 40'-0" AND ENCROACHES	
BIKE PARKING	TOTAL NUMBER OF UNITS = 247		
	SHORT TERM REQUIRED 1/10 UNITS = 25	~~EXEMPTION~~ PROVIDED = 25	
	LONG TERM REQUIRED 1/2 UNITS = 124	~~EXEMPTION~~ PROVIDED = ~~46~~ 128	
PARKING	RESIDENTIAL UNIT TOTAL SF =	154902	SF
	PARKING REQUIRED 1/1000SF =	155	STALLS
	PROVIDED =	243	STALLS

UNIT BREAKDOWN

BEDRM CT	BATHRM CT	UNIT TYPE	AREA	COUNT	TOT. AREA
0	1	TYPE 1	393	1	393
0	1	TYPE 2	335	16	5,360
STUDIO				17	
1	1	TYPE 3	677	1	677
1	1	TYPE 4	534	20	10,680
1	1	TYPE 4R	534	20	10,680
1	1	TYPE 4A	534	3	1,602
1	1	TYPE 4RA	534	2	1,068
1	1	TYPE 5	519	16	8,304
1	1	TYPE 5R	519	16	8,304
1	1	TYPE 6	540	16	8,640
1 BEDROOM				94	
2	1	TYPE 7	676	22	14,872
2	1	TYPE 7R	676	23	15,548
2	1	TYPE 8	714	22	15,708
2	1	TYPE 8R	714	22	15,708
2	1	TYPE 8A	788	1	788
2	1	TYPE 9	717	20	14,340
2	1	TYPE 9R	717	4	2,868
2	1	TYPE 9A	744	3	2,232
2	1	TYPE 9RA	744	2	1,488
2 BEDROOM				119	
3	1	TYPE 10	922	16	14,752
3	1	TYPE 11	910	1	910
3 BEDROOM				17	
TOTAL UNITS:				**247**	
TOTAL RESIDENTIAL AREA (SF)					**154,902**

BUILDING AREA CALCS

LEVEL	RESIDENTIAL TOWER		PARKING GARAGE	
23	9090	SF		
22	9090	SF		
21	9090	SF		
20	9090	SF		
19	9090	SF		
18	9090	SF		
17	9090	SF		
16	9090	SF		
15	9090	SF		
14	9090	SF		
13	9090	SF		
12	9090	SF		
11	9090	SF		
10	9090	SF		
9	9090	SF		
8	9090	SF		
7	7686	SF	13728	SF
6	7686	SF	13728	SF
5	7686	SF	13728	SF
4	7686	SF	13728	SF
3	8609	SF	12805	SF
2	8184	SF	13230	SF
1	12387	SF	7777	SF
	205,364	SF	88,724	SF

PARKING BREAKDOWN

COMPACT		
LEVEL	TYPE	COUNT
7	COMPACT STALL	2
6	COMPACT STALL	2
5	COMPACT STALL	2
4	COMPACT STALL	2
3	COMPACT STALL	2
2	COMPACT STALL	3
1	COMPACT STALL	
		13

STANDARD		
LEVEL	TYPE	COUNT
7	STANDARD STALL	35
6	STANDARD STALL	35
5	STANDARD STALL	35
4	STANDARD STALL	35
3	STANDARD STALL	31
2	STANDARD STALL	32
1	STANDARD STALL	13
		216

ADA		
LEVEL	TYPE	COUNT
7	ADA STALL	2
6	ADA STALL	2
5	ADA STALL	2
4	ADA STALL	2
3	ADA STALL	2
2	ADA STALL	2
1	ADA STALL VAN	2
		14

TYPE	COUNT
ADA STALL 8'-0"X18'-0"	12
ADA VAN STALL 8'-0"X18'-0"	2
STANDARD STALL 8'-3"X18'-0"	216
COMPACT STALL 7'-6"X16'-0"	13
TOTAL PARKING	**243**
TOTAL RESIDENTIAL AREA	**154902**
REQ.D PARKING RES AREA/1000	**155**

STANDARD ADA: 12
VAN ADA: 2
TOTAL REQUIRED: 14

BUILDING HEIGHT

BLDG	FLOORS	HEIGHT	DESCRIPTION
RESIDENTIAL TOWER	23	210'-7"	23 STORY TOWER, 7 STORY PARKING GARAGE

UNIT COUNT

LEVEL	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 4R	TYPE 5	TYPE 5R	TYPE 6	TYPE 7	TYPE 7R	TYPE 8	TYPE 8R	TYPE 9	TYPE 9R	TYPE 10	TYPE 11	UNITS
23		1		1	1	1	1	1	1	1	1	1	1		1		12
22		1		1	1	1	1	1	1	1	1	1	1		1		12
21		1		1	1	1	1	1	1	1	1	1	1		1		12
20		1		1	1	1	1	1	1	1	1	1	1		1		12
19		1		1	1	1	1	1	1	1	1	1	1		1		12
18		1		1	1	1	1	1	1	1	1	1	1		1		12
17		1		1	1	1	1	1	1	1	1	1	1		1		12
16		1		1	1	1	1	1	1	1	1	1	1		1		12
15		1		1	1	1	1	1	1	1	1	1	1		1		12
14		1		1	1	1	1	1	1	1	1	1	1		1		12
13		1		1	1	1	1	1	1	1	1	1	1		1		12
12		1		1	1	1	1	1	1	1	1	1	1		1		12
11		1		1	1	1	1	1	1	1	1	1	1		1		12
10		1		1	1	1	1	1	1	1	1	1	1		1		12
9		1		1	1	1	1	1	1	1	1	1	1		1		12
8		1		1	1	1	1	1	1	1	1	1	1		1		12
7				1	1				1	1	1	1	1	1			8
6				1	1				1	1	1	1	1	1			8
5				1	1				1	1	1	1	1	1			8
4				1	1				1	1	1	1	1	1			8
3				1	1				1	1	1	1	1	1			8
2				1	1				1	1	1	1	1	1			8
1	1		1	1							1		1		1		7
SUB TOTAL	1	16	1	23	22	16	16	16	22	23	23	22	23	6	16	1	
TOTAL NUMBER OF UNITS																	247

	0BR	1BR	2BR	3BR	TOTAL
ACCESSIBLE UNITS	1	5	6	1	13
COMMUNICATION UNITS	1	1	2	1	5

PROJECT NAME: 1111 PIIKOI STREET
PROJECT ADDRESS: 1111 PIIKOI STREET, TMK: (1) 2-4-004:046, (1) 2-4-004:078
DESCRIPTION: PROJECT DATA

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
1100 ALAKEA STREET - SUITE 1500 - HONOLULU, HAWAII 96813 PH 808-847-2270

SHEET NUMBER
G-101

PRINTED TIME STAMP: 7/8/2024 12:00:19 PM

EXHIBIT C-7



1105 PIIKOI STREET APARTMENTS

CONCEPTUAL LANDSCAPE PLAN

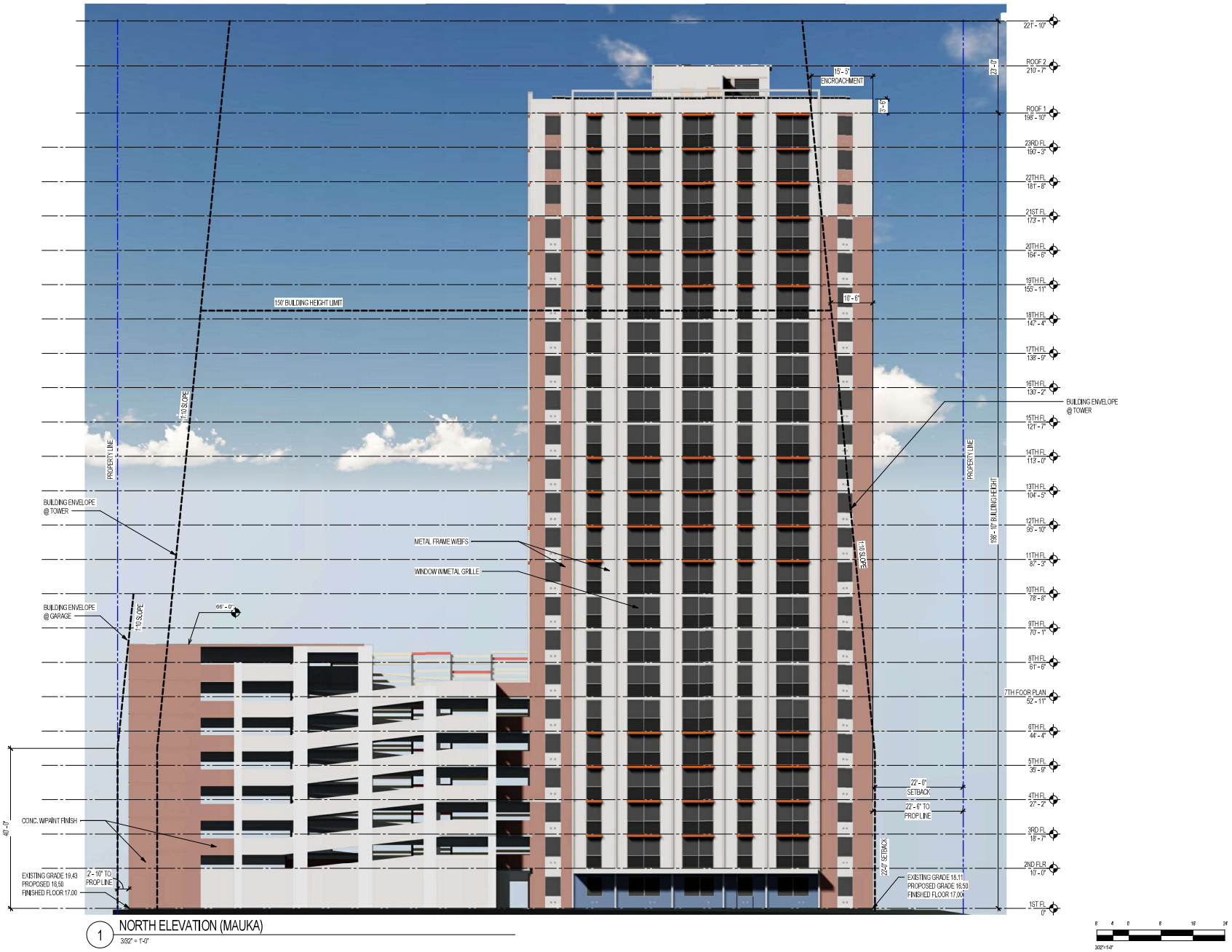
July 08, 2024

GRAPHIC SCALE: 1" = 10'-0"
0 2.5 5 10 20

PBR HAWAII & ASSOCIATES, INC.

P:\PROJECTS\OAHU\11111 Piikoi Street Apartments_4286-01\GRAPHICS\CAD\LANDSCAPE\X-PLNT.dwg

EXHIBIT C-8



1 NORTH ELEVATION (MAUKA)
3/32" = 1'-0"

3/32"=1'-0"

Rev	Date:	Description:	By:
REVISIONS			

				By:
Drawn By:				Author
Checked By:				Checker
Date:				Issue Date:

Project Number: XX-XXX-XX-XX-XXXX

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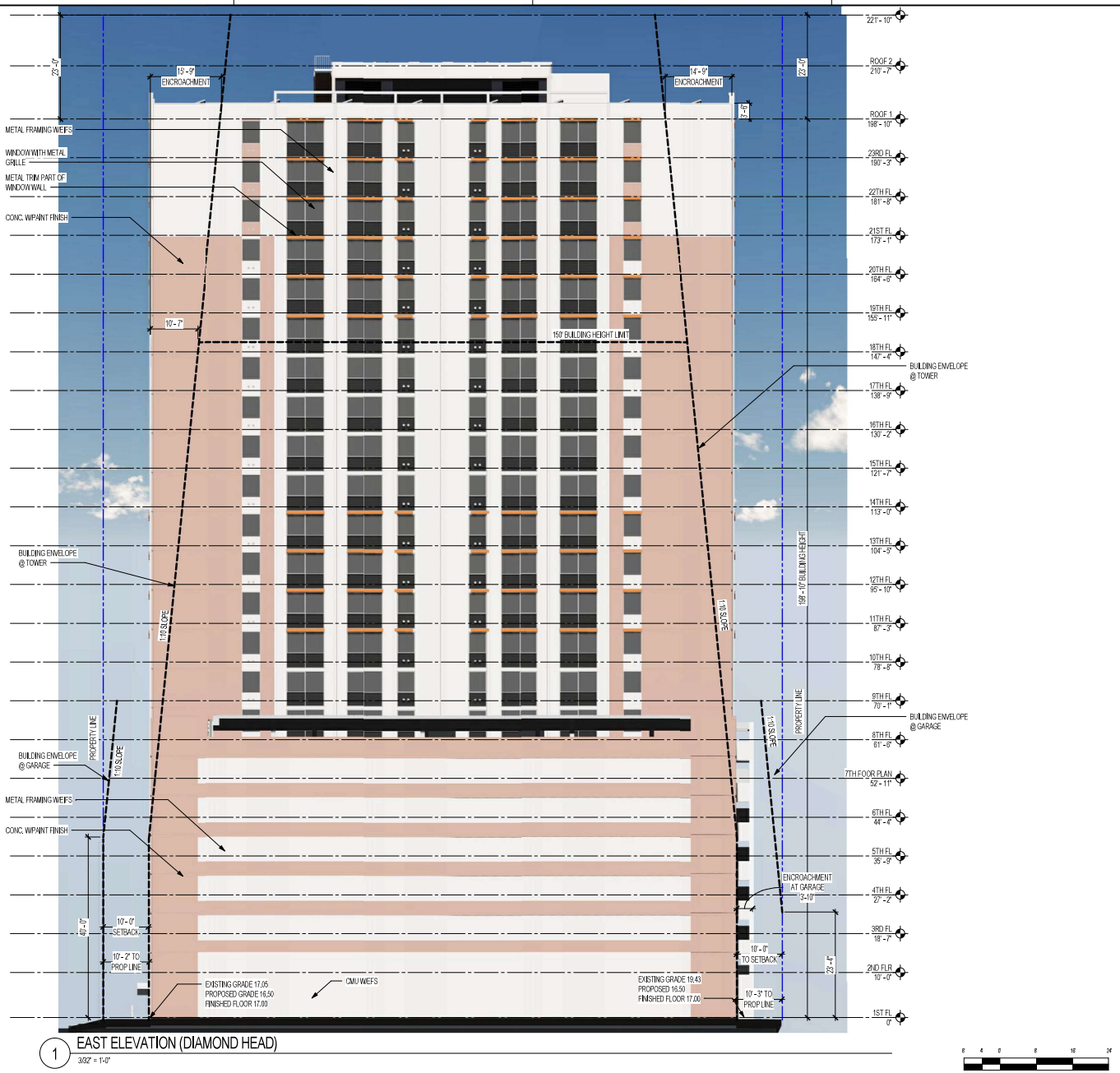
PROJECT NAME: 1111 PIIKOI STREET
PROJECT ADDRESS: 1111 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION: NORTH ELEVATION

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SHEET NUMBER
A-201

PRINTED TIME STAMP: 7/8/2024 8:43:13 AM

EXHIBIT C-9



1 EAST ELEVATION (DIAMOND HEAD)
3/32" = 1'-0"

PRINTED TIME STAMP: 7/8/2024 8:43:17 AM

PROJECT NAME:	1111 PIIKOI STREET
PROJECT ADDRESS:	1111 PIIKOI STREET, TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION:	EAST ELEVATION

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SHEET NUMBER
A-202

EXHIBIT C-10



1 SOUTH ELEVATION (YOUNG STREET)
3/32" = 1'-0"

REVISIONS					
Rev	Date:	Description:	Rev	Date:	Description:

Drawn By:	Author
Checked By:	Checker
Date:	Issue Date:

Project Number: XXXXXX-AAA-XXXX

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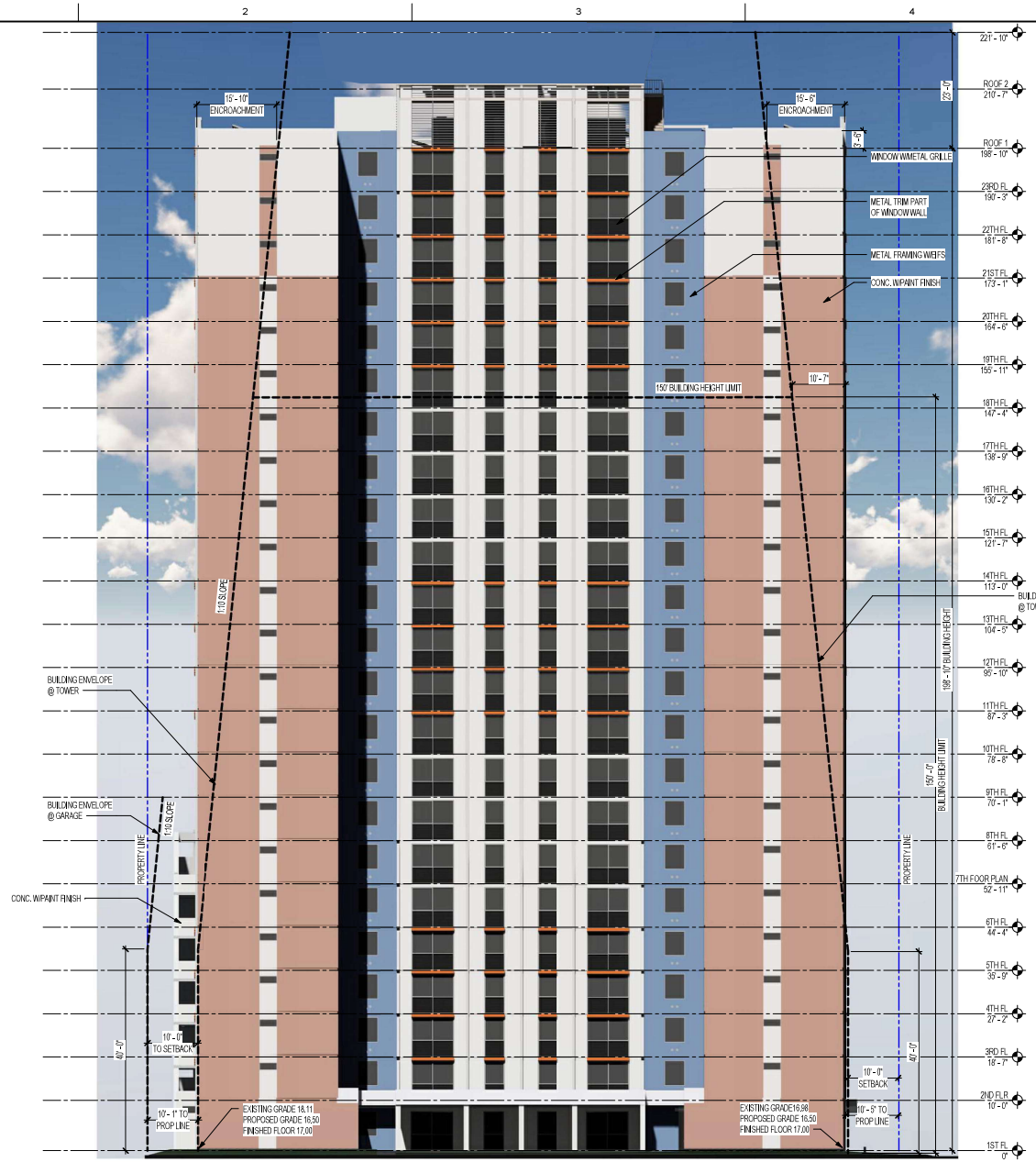
PROJECT NAME: 1111 PIIKOI STREET
PROJECT ADDRESS: 1111 PIIKOI STREET, TMK: (1) 2-6-004:046; (1) 2-6-004:078
DESCRIPTION: SOUTH ELEVATION

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SHEET NUMBER
A-203

PRINTED TIME STAMP: 7/8/2024 8:43:20 AM

EXHIBIT C-11



1 WEST ELEVATION (PIIKOI STREET)
3/32" = 1'-0"

8 4 0 8 16 24
3/32"=1'-0"

PRINTED TIME STAMP: 7/8/2024 8:43:23 AM

Drawn By:	Author
Checked By:	Checker
Date:	Issue Date:

Project Number: XX-XXX-XX-XX-XXXX

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REVISIONS				
Rev	Date:	Description:	By:	
Rev	Date:	Description:	By:	

PROJECT NAME:	1111 PIIKOI STREET
PROJECT ADDRESS:	1111 PIIKOI STREET , TMK: (1) 2-4-004:046; (1) 2-4-004:078
DESCRIPTION:	WEST ELEVATION

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SHEET NUMBER
A-204

EXHIBIT C-12