

SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 24-228 AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HALE MELIA AFFORDABLE RENTAL HOUSING PROJECT LOCATED IN DOWNTOWN, O'AHU.

The **PROPOSED CD1** 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.
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
 - 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.

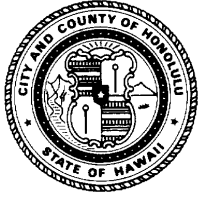
F. In the first BE IT FURTHER RESOLVED clause:

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
 - iii. 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 sheds; 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.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-228, CD1
PROPOSED

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

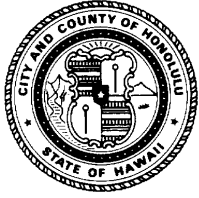
WHEREAS, as proposed, the Project involves a 23-story residential tower and seven-story parking podium consisting of 246 affordable rental dwelling units (studio, one-bedroom, two-bedroom, and three-bedroom units) and one manager's unit (one-bedroom), 243 vehicle parking spaces, 153 long-term and short-term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

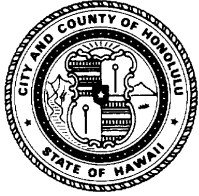
WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; and

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:

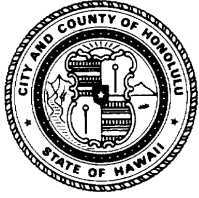
8. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at \$45,430.

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, Piʻikoi Street, and northeast property lines.

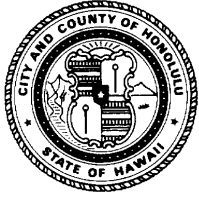
13. Exemption from ROH § 21-5.380 and Table 21-3, relating to joint developments, to allow the Project site to be treated as one zoning lot for development purposes without first obtaining a Conditional Use Permit, as shown in the attached Exhibits.

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 Hawaiʻi 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

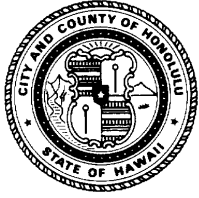
BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

- 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.



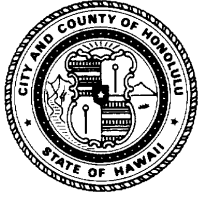
RESOLUTION

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;



RESOLUTION

- 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 sheds, 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

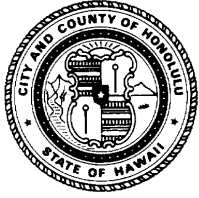
BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 60 months after the adoption of this resolution; and

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



HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

No. 24-228, CD1

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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

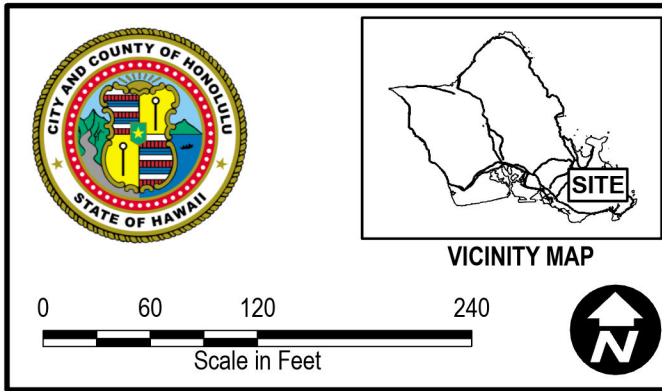


EXHIBIT A LOCATION

1105 Pi'ikoi Street and 1216 Young Street

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

FOLDER NO.: 2024/GEN-8

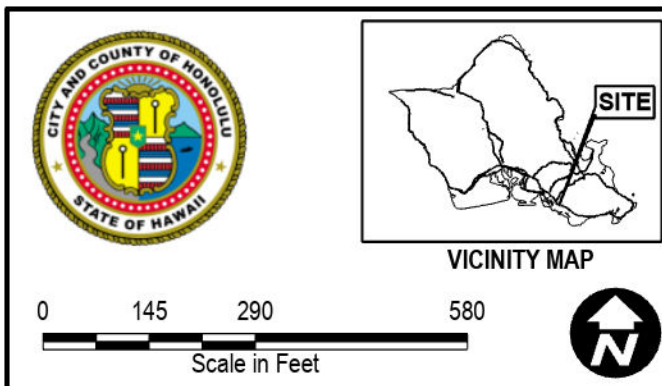
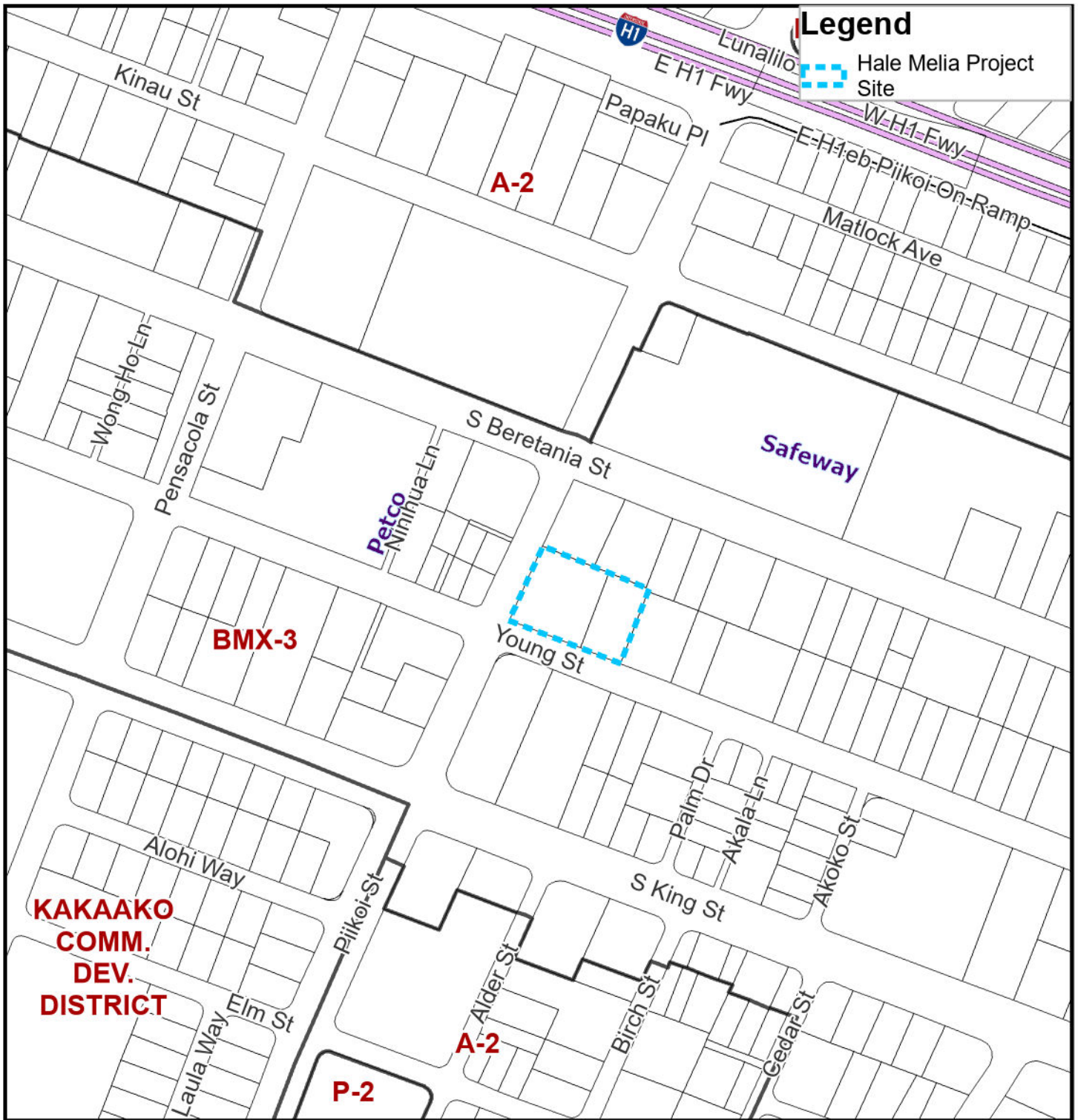


EXHIBIT B ZONING

1105 Pi'ikoi Street and 1216 Young Street

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

FOLDER NO.: 2024/GEN-8

REVISD 1ST FLOOR FOR LOADING STALL



SHEET NUMBER

A-100

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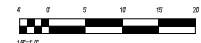




2nd Floor by Use

EXHIBIT C-3

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



PROJECT NAME: 1105 PIKIOI STREET PROJECT ADDRESS: 1105 PIKIOI STREET, TNR (1) 24-004-06, (1) 24-004-078 DESCRIPTION: 2ND FLOOR PLAN		DATE: 5/24/2024 BY: [Signature] CHECKED BY: [Signature] SCALE: 1/8"=1'-0" PROJECT NUMBER: 2024-004-06, 2024-004-078 DESIGNER: ALAKEA DESIGN GROUP, LLC ARCHITECT: ALAKEA DESIGN GROUP, LLC PLANNING: ALAKEA DESIGN GROUP, LLC INTERIOR DESIGN: ALAKEA DESIGN GROUP, LLC PHOTOGRAPHY: ALAKEA DESIGN GROUP, LLC LANDSCAPE ARCHITECTURE: ALAKEA DESIGN GROUP, LLC ENGINEERING: ALAKEA DESIGN GROUP, LLC ENVIRONMENTAL ENGINEERING: ALAKEA DESIGN GROUP, LLC GEOTECHNICAL ENGINEERING: ALAKEA DESIGN GROUP, LLC HAZARDOUS WASTE ENGINEERING: ALAKEA DESIGN GROUP, LLC WATER RESOURCES ENGINEERING: ALAKEA DESIGN GROUP, LLC WIND ENGINEERING: ALAKEA DESIGN GROUP, LLC SEISMIC ENGINEERING: ALAKEA DESIGN GROUP, LLC STRUCTURAL ENGINEERING: ALAKEA DESIGN GROUP, LLC ELECTRICAL ENGINEERING: ALAKEA DESIGN GROUP, LLC Mechanical Engineering: ALAKEA DESIGN GROUP, LLC Plumbing Engineering: ALAKEA DESIGN GROUP, LLC Fire Protection Engineering: ALAKEA DESIGN GROUP, LLC Transportation Engineering: ALAKEA DESIGN GROUP, LLC Urban Planning: ALAKEA DESIGN GROUP, LLC Public Works: ALAKEA DESIGN GROUP, LLC Construction Management: ALAKEA DESIGN GROUP, LLC Construction Inspection: ALAKEA DESIGN GROUP, LLC Construction Safety: ALAKEA DESIGN GROUP, LLC Construction Quality Control: ALAKEA DESIGN GROUP, LLC Construction Cost Estimation: ALAKEA DESIGN GROUP, LLC Construction Scheduling: ALAKEA DESIGN GROUP, LLC Construction Risk Management: ALAKEA DESIGN GROUP, LLC Construction Claims Management: ALAKEA DESIGN GROUP, LLC Construction Dispute Resolution: ALAKEA DESIGN GROUP, LLC Construction Arbitration: ALAKEA DESIGN GROUP, LLC Construction Litigation: ALAKEA DESIGN GROUP, LLC Construction Mediation: ALAKEA DESIGN GROUP, LLC Construction Conciliation: ALAKEA DESIGN GROUP, LLC Construction Negotiation: ALAKEA DESIGN GROUP, LLC Construction Dispute Resolution: ALAKEA DESIGN GROUP, LLC Construction Arbitration: ALAKEA DESIGN GROUP, LLC Construction Litigation: ALAKEA DESIGN GROUP, LLC Construction Mediation: ALAKEA DESIGN GROUP, LLC Construction Conciliation: ALAKEA DESIGN GROUP, LLC Construction Negotiation: ALAKEA DESIGN GROUP, LLC
PROJECT NAME: 1105 PIKIOI STREET PROJECT ADDRESS: 1105 PIKIOI STREET, TNR (1) 24-004-06, (1) 24-004-078 DESCRIPTION: 2ND FLOOR PLAN		DATE: 5/24/2024 BY: [Signature] CHECKED BY: [Signature] SCALE: 1/8"=1'-0" PROJECT NUMBER: 2024-004-06, 2024-004-078 DESIGNER: ALAKEA DESIGN GROUP, LLC ARCHITECT: ALAKEA DESIGN GROUP, LLC PLANNING: ALAKEA DESIGN GROUP, LLC INTERIOR DESIGN: ALAKEA DESIGN GROUP, LLC PHOTOGRAPHY: ALAKEA DESIGN GROUP, LLC LANDSCAPE ARCHITECTURE: ALAKEA DESIGN GROUP, LLC ENGINEERING: ALAKEA DESIGN GROUP, LLC ENVIRONMENTAL ENGINEERING: ALAKEA DESIGN GROUP, LLC GEOTECHNICAL ENGINEERING: ALAKEA DESIGN GROUP, LLC HAZARDOUS WASTE ENGINEERING: ALAKEA DESIGN GROUP, LLC WATER RESOURCES ENGINEERING: ALAKEA DESIGN GROUP, LLC WIND ENGINEERING: ALAKEA DESIGN GROUP, LLC SEISMIC ENGINEERING: ALAKEA DESIGN GROUP, LLC STRUCTURAL ENGINEERING: ALAKEA DESIGN GROUP, LLC ELECTRICAL ENGINEERING: ALAKEA DESIGN GROUP, LLC Mechanical Engineering: ALAKEA DESIGN GROUP, LLC Plumbing Engineering: ALAKEA DESIGN GROUP, LLC Fire Protection Engineering: ALAKEA DESIGN GROUP, LLC Transportation Engineering: ALAKEA DESIGN GROUP, LLC Urban Planning: ALAKEA DESIGN GROUP, LLC Public Works: ALAKEA DESIGN GROUP, LLC Construction Management: ALAKEA DESIGN GROUP, LLC Construction Inspection: ALAKEA DESIGN GROUP, LLC Construction Safety: ALAKEA DESIGN GROUP, LLC Construction Quality Control: ALAKEA DESIGN GROUP, LLC Construction Cost Estimation: ALAKEA DESIGN GROUP, LLC Construction Scheduling: ALAKEA DESIGN GROUP, LLC Construction Risk Management: ALAKEA DESIGN GROUP, LLC Construction Claims Management: ALAKEA DESIGN GROUP, LLC Construction Dispute Resolution: ALAKEA DESIGN GROUP, LLC Construction Arbitration: ALAKEA DESIGN GROUP, LLC Construction Litigation: ALAKEA DESIGN GROUP, LLC Construction Mediation: ALAKEA DESIGN GROUP, LLC Construction Conciliation: ALAKEA DESIGN GROUP, LLC Construction Negotiation: ALAKEA DESIGN GROUP, LLC

SHEET NUMBER
A-102

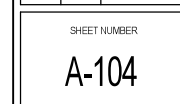
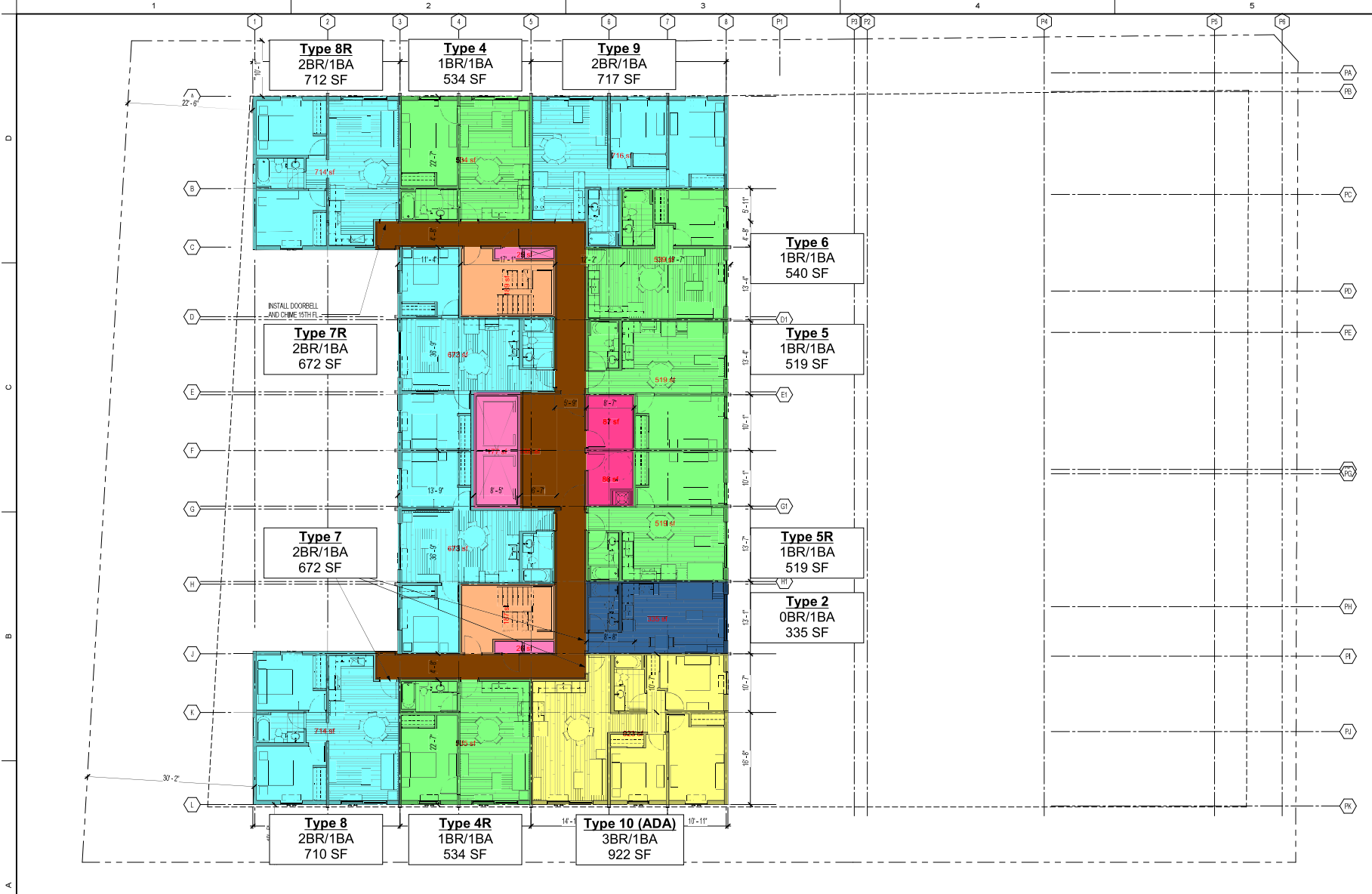


EXHIBIT C-5



PROJECT NAME: 1105 PIKIOI STREET PROJECT ADDRESS: 1105 PIKIOI STREET, TUNK (1) 24-004-06, (1) 24-004-078 DESCRIPTION: 8TH TO 23RD FLOOR PLAN		DATE: 5/24/2024 BY: [Signature] REVISIONS:	DATE: 5/24/2024 BY: [Signature] REVISIONS:
ALAKEA DESIGN GROUP, LLC ARCHITECTURE PLANNING INTERIOR DESIGN 1100 ALAKEA STREET • SUITE 1500 • HONOLULU, HAWAII 96813 PH 808-547-2170		SHEET NUMBER A-108	

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

$$\frac{\text{GROSS TOWER}}{205,364 \text{ SF}} \quad \text{LOT AREA:} \quad 31,977.00 \text{ SF} \quad \frac{205,364}{31,977} = 6.42$$

LOCATION:	1111 PIKIKOI 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	11,568 SF	0.27 ACRES
	TOTAL	31,577 SF	0.73 ACRES

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

2	1	TYPE 7	676	22	14,672
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	768	1	768
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

3	1	TYPE 10	922	16	14,752
3	1	TYPE 11	910	1	910

TOTAL UNITS:	247	
TOTAL RESIDENTIAL AREA (SF)		154,902

LEVEL	RESIDENTIAL TOWER	PARKING GARAGE
22	9090 SF	
23	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	7696 SF	13728 SF
6	7696 SF	13728 SF
5	7696 SF	13728 SF
4	7696 SF	13728 SF
3	8609 SF	12805 SF
2	8184 SF	19230 SF
1	12387 SF	7777 SF
	250,364 SF	88,724 SF

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	

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		
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

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

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

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

[illegible]

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

FAR	205,364 / 31977	= 6.42	SF
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TRANSITIONAL HEIGHT

EXEMPTION PROVIDED	TOWER IS ABOVE 40'-0" AND ENCROACHES
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BIKE PARKING TOTAL NUMBER OF UNITS = 247
SHORT TERM REQUIRED 1/10 UNITS = 25 ~~BIKESTATION PROVIDED = 25~~
LONG TERM REQUIRED 1/2 UNITS = 124 ~~BIKESTATION PROVIDED = 46~~ 128

PARKING	RESIDENTIAL UNIT TOTAL SF =	154902
	PARKING REQUIRED 1/1000SF =	155
	PROVIDED =	243

PROJECT NAME:	1111 PIIKOI STREET
PROJECT ADDRESS:	1111 PIIKOI STREET, TNR; (1) 2 4 004 046; (1) 2 4 004 078

DESCRIPTION:	PROJECT DATA
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1

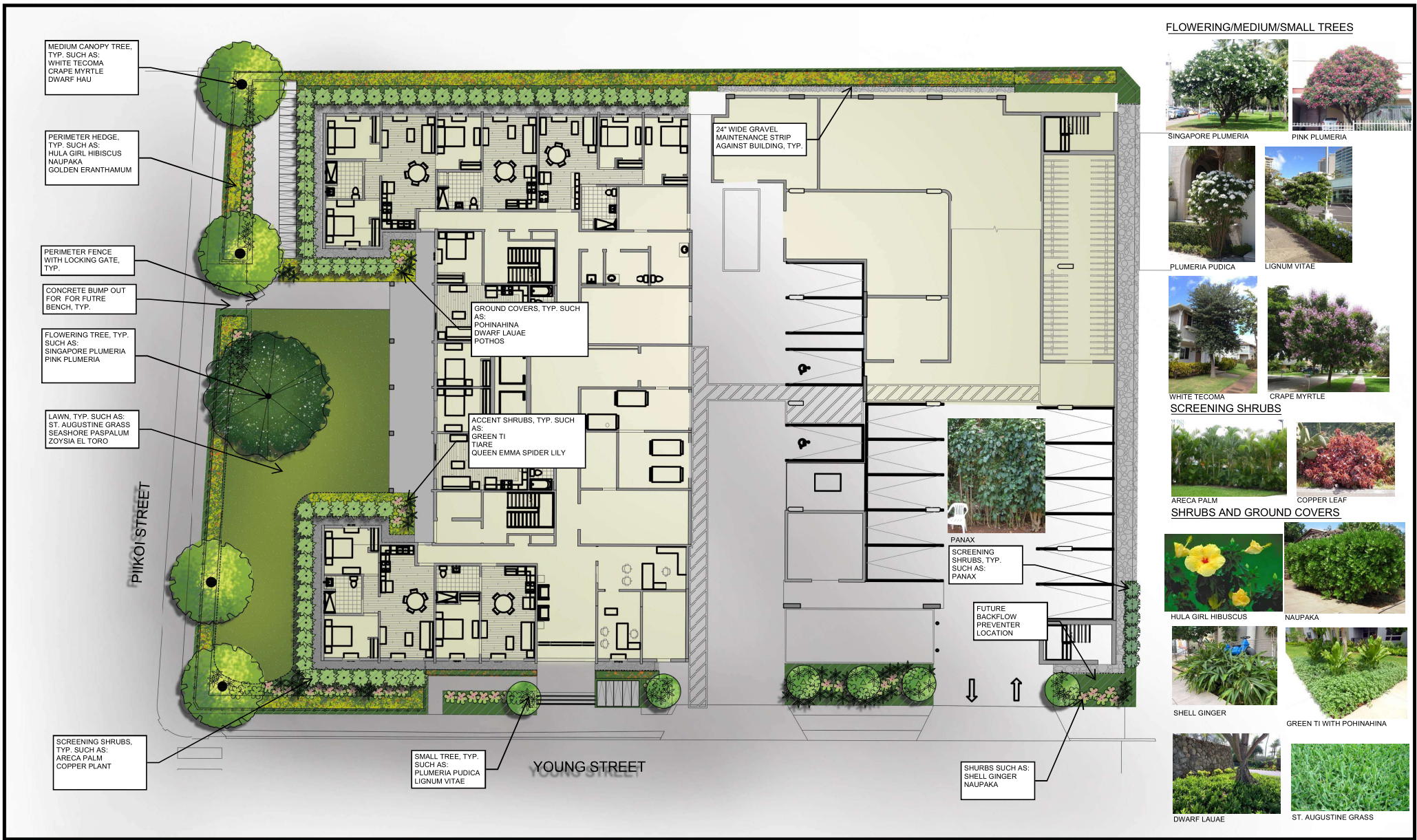
ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN

SHEET NUMBER

G-101

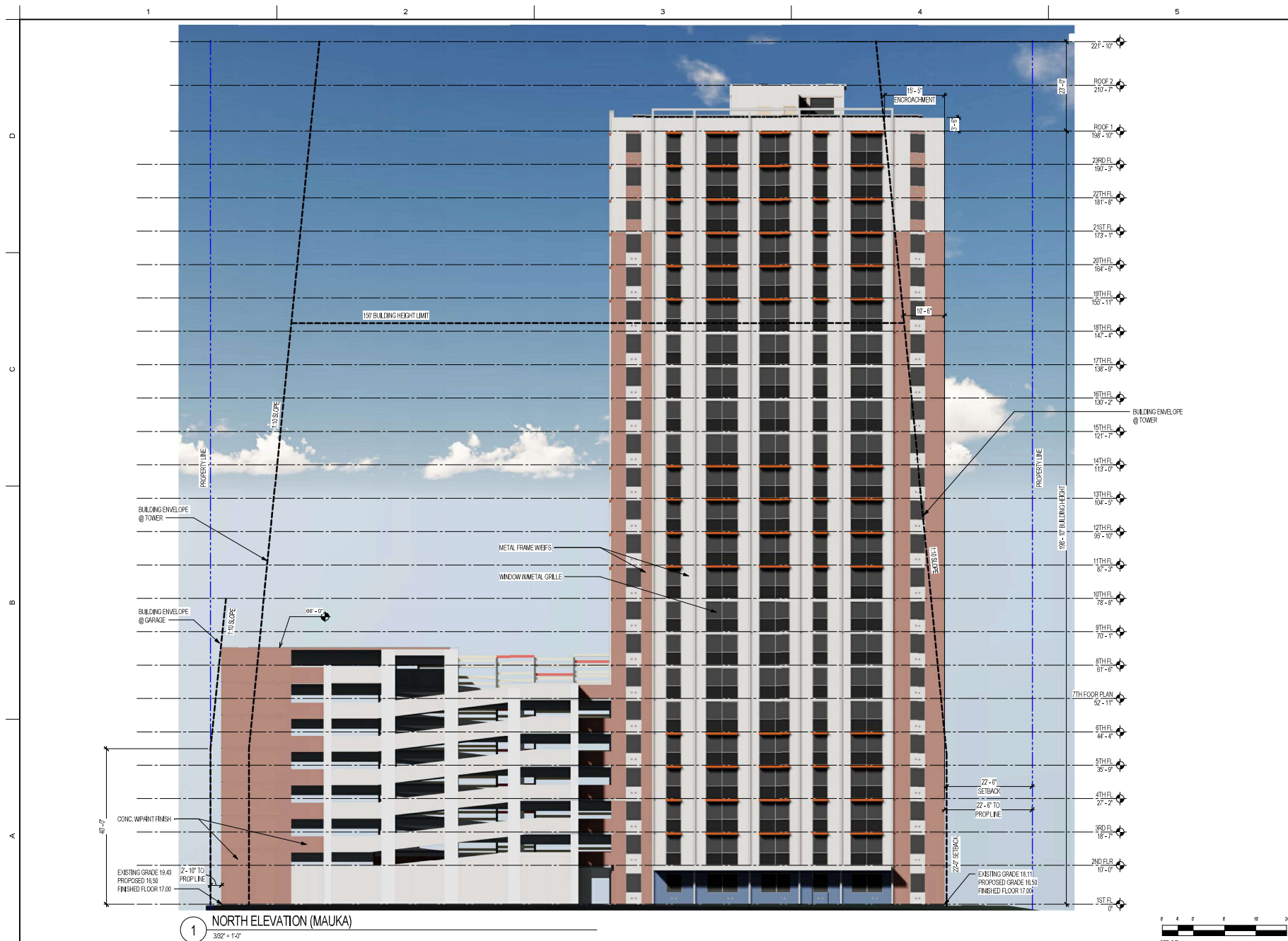
PRINTED TIME STAMP: 7/8/2024 12:00:19 PM

EXHIBIT C-7



1105 PIIKOI STREET APARTMENTS CONCEPTUAL LANDSCAPE PLAN

EXHIBIT C-8





PROJECT NAME:	1111 PIIKOI STREET
PROJECT ADDRESS:	1111 PIIKOI STREET, TIKI #12-4-004-078
DESIGNATION:	WEST ELEVATION



ALAKEA DESIGN GROUP, LLC
ARCHITECTURE

INTERIOR DESIGN

PLANNING

1100 ALAKA STREET • SUITE 1500 • HONOLULU, HAWAII 96813 PH 808-535-2270

A-204

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.