REPORT OF THE COMMITTEE ON ZONING

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

Committee Meeting Held
November 20, 2024

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

Mr. Chair:

Your Committee on Zoning, which considered Resolution 24-273, entitled:

> "RESOLUTION AMENDING RESOLUTION 16-11, CD1 (AS AMENDED BY RESOLUTION 17-320), TO: (1) CONVERT PHASE 3 OF THE KAPOLEI MIXED-USE DEVELOPMENT PROJECT AT KAPOLEI, O'AHU, HAWAI'I, TO AN AFFORDABLE RENTAL DEVELOPMENT CONSISTING OF PHASES 3 AND 4, AND (2) CONVERT EXISTING RETAIL SPACE IN PHASES 1 AND 2 OF THE PROJECT INTO COMMUNITY SPACE,"

transmitted by Miscellaneous Communication 503 (2024) ("M-503 (2024)"), dated November 1, 2024, from the Hawaii Housing Finance and Development Corporation ("HHFDC"), and introduced on November 12, 2024, reports as follows:

The purpose of Resolution 24-273 is to authorize, pursuant to Section 201H-38, Hawaii Revised Statutes ("HRS"), exemptions from certain City application fees, infrastructure or public works fees and charges, and development standards for the Hale Moena affordable rental housing project (formerly known as the Kapolei Mixed-Use Development Project), by amending Resolution 16-11, CD1 (as amended by Resolution 17-320), to: (1) convert Phase 3 of the Project, which proposed a ground-floor retail space, to an affordable rental housing development consisting of Phases 3 and 4, and (2) convert existing retail space in Phases 1 and 2 of the project into community space.

ADOPTED ON DEC 11 2024

COMMITTEE REPORT NO. 344

PROCESSING OF APPLICATION

Your Committee notes that this application was transmitted directly to the Council by the HHFDC and was not processed by the Department of Planning and Permitting ("DPP").

The HHFDC processed the 201H application, and transmitted to the Council the Project's requested exemptions and preliminary plans and specifications by M-503 (2024).

PROJECT DESCRIPTION

Resolution 16-11, CD1, approved by the Council on January 27, 2016, authorized certain exemptions from planning, zoning, and construction standards pursuant to HRS Section 201H-38, for the Kapolei Mixed-Use Development Project, a mixed-use affordable and market-rate housing project to be developed in three phases on an approximately 3.036-acre site located at 1020 Wakea Street in Kapolei, and identified as Tax Map Key 9-1-088:021 (portion) (the "2016 Project"). Resolution 17-320, approved by the Council on December 6, 2017, authorized amendments to Resolution 16-11, CD1, to, among other things, modify Phase 2 of the 2016 Project to construct a mixed-use affordable rental housing apartment building, instead of a mixed-use market-rate and affordable condominium building (the "2017 Project").

Phase 1 of the 2017 Project was completed in 2020 as a 13-story senior affordable rental apartment building with a total of 154 units, 7,308 square feet of ground floor retail space, and 166 parking stalls. Phase 2 of the 2017 Project was completed in 2021 as a 13-story multi-family affordable rental apartment building with a total of 143 units, 3,003 square feet of ground floor retail space, and 140 parking stalls. Phase 3 (ground floor retail) was not completed.

Due to the high demand for affordable housing in the Kapolei area, as evidenced by the 100 percent occupancy of the residential units in Phases 1 and 2 and the waiting lists for both buildings, as well as the current market conditions, which have resulted in the retail space in Phases 1 and 2 remaining vacant since the space was constructed, Highridge Costa Development Company, LLC, with co-developer Form Partners, LLC (the "Applicant"), proposes to convert Phase 3 of the 2017 Project into Phases 3 and 4 consisting of two affordable rental apartment buildings on a portion of the property, and to convert the existing retail space in Phases 1 and 2 of the 2017 Project to community space.

As proposed, Phase 3 includes a 13-story multi-family rental apartment building with 116 affordable units to be rented to households earning between 30 to 60 percent of the area median income as determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI"), one manager's unit, and 3,370 square feet of community space. As proposed, Phase 4 includes a 14-story multi-family rental apartment building with 129 affordable units for households earning between 30 to 60 percent of the AMI, one manager's unit, and approximately 552 square feet of community space. The existing retail space in Phases 1 and 2 (totaling 10,311 square feet) is proposed to be converted into community space for residents. The proposed Phases 3 and 4 rental housing units will remain affordable for a minimum of 62 years after the date a certificate of occupancy is issued for each phase.

In total, as proposed, the Hale Moena affordable rental housing project will include 544 dwelling units (including 540 units that will be rented to households earning at or below 60 percent of the AMI and four manager's units) and approximately 40,138 square feet of indoor and outdoor community space across all four phases (the "Modified Project").

REQUESTED EXEMPTIONS

The Applicant requests exemptions or deferrals of certain fees, in addition to or modifying the exemptions and deferrals of fees approved by Resolution 16-11, CD1 (as amended by Resolution 17-320), as follows:

1. Exemption from ROH Sections 18-6.1 and 18-6.2 to allow an exemption from the plan review and building permit fees, estimated at $421,066 for Phase 3 and $427,810 for Phase 4.

2. Exemption from ROH Sections 18A-2.4(a) and 18A-2.4(b) to allow an exemption from the grading and grubbing permit fees, estimated at $1,055 for Phase 3 and $1,055 and Phase 4.

3. Exemption from ROH Section 43-11.12(f) to allow an exemption from the private storm drain connection license fees, estimated at $200 for Phase 3 and $200 for Phase 4.

4. Exemption from ROH Sections 43-10.1, 43-10.2, and 43-10.3 to allow an exemption from the payment of wastewater system charges, estimated at $112,176 for Phase 3 and $124,488 for Phase 4.

5. Deferral from ROH Sections 43-10.1, 43-10.2, and 43-10.3 to allow the deferral of the payment of the wastewater system facility charges attributed to one manager's unit in Phase 3, estimated at $6,616, and one manager's unit in Phase 4, estimated at $6,616.

6. Exemption from ROH Section 20-1.1(3) to allow an exemption from the Honolulu Fire Department's plan review fee for Phases 3 and 4, estimated at $42,107 for Phase 3 and $42,781 for Phase 4.

7. Deferral from Board of Water Supply Rules and Regulations Sections 1-102, 2-202(2), and 2-202(3) to allow the deferral of the water system facility charges

and installation of water service fees, estimated at $198,609 for Phase 3 and $225,144 for Phase 4.

8. Exemption from ROH Chapter 22, Article 7, to allow an exemption from the park dedication requirements for 544 dwelling units, estimated at 9,111 square feet of park space or equivalent to the payment of an in-lieu fee of $405,000.

The Applicant requests exemptions from various Land Use Ordinance ("LUO") requirements, in addition to or modifying the exemptions approved by Resolution 16-11, CD1 (as amended by Resolution 17-320), as follows:

1. Exemption from ROH Section 21-3.110(c) and Table 21-3 to allow residential use in the B-2 Community Business District, including, for Phase 1, 153 senior affordable rental units and one manager's unit (instead of 154 senior housing rental units); for Phase 3, 116 affordable units and one manager's unit; and for Phase 4, 129 affordable rental units and one manager's unit.

2. Exemption from ROH 21-3.110-1(c)(3) and Figure 21-3.3 to allow portions of the mass of the buildings and the awnings above eleven feet above the finish grade, for Phases 3 and 4, to encroach into the required setback.

3. Exemption from ROH Section 21-6.110 and Table 21-6.5 to allow two loading stalls, or five fewer stalls than required, and ROH 21-6.130(a)(2) to allow a vertical clearance of 10 feet 6 inches for one of the loading stalls, or less than the required vertical clearance of 14 feet for one of the loading spaces.

4. Exemption from ROH 21-3.110-1(b) and Table 21-3.4 to allow a Modified Project floor area ratio ("FAR") of up to 4.0, instead of an FAR of 2.5.

5. Exemption from ROH Section 21-6.40 and Table 21-6.3 to allow Phases 2, 3, and 4 to provide a minimum of 18 short-term bicycle parking spaces and 82 long-term

bicycle parking spaces (instead of 42 short-term bicycle spaces and 198 long-term bicycle spaces). The building permit for Phase 1 was approved before the City's bicycle parking requirement was enacted.

The Applicant requests an exemption from the Kapolei Urban Design Plan requirement for a sloping roof form and to exceed the allowable height limit for the highest occupied floor for Phases 3 and 4.

TESTIMONY

At your Committee's meeting on November 20, 2024, the Applicant and the Applicant's agent provided a brief presentation of the Modified Project and responded to questions from Councilmembers.

At your Committee's meeting on November 20, 2024, the Hawaii Operating Engineers Local 3 and Hawaii Regional Council of Carpenters testified in support of the resolution.

Your Committee received written testimony in support of the resolution from the Hawaii Regional Council of Carpenters and Hawaii Operating Engineers Local 3.

DISCUSSION OF EXEMPTIONS

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

COMMITTEE AMENDMENTS

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

A. Amends the resolution title to read as follows:

"AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HALE MOENA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU, BY AMENDING RESOLUTION 16-11, CD1, AS AMENDED BY RESOLUTION 17-320."

B. In the first WHEREAS clause, specifies the Applicant and further describes the project approved by Resolution 16-11, CD1 (the "2016 Project").

C. In the second WHEREAS clause, specifies that Phase 2 of the 2016 Project was proposed to include a market-rate and affordable condominium building, and describes the project approved by Resolution 16-11, as amended by Resolution 17-320, as the "2017 Project."

D. Splits the fifth WHEREAS clause into the fifth and sixth WHEREAS clauses, and in the sixth WHEREAS clause, specifies that the proposal to develop the 2017 Project with modifications (the "Modified Project") is considered a substantial deviation from the preliminary plans and specifications submitted to the Council for the 2016 Project that requires Council approval pursuant to Resolution 16-11, CD1.

E. Switches the order of the eighth and ninth WHEREAS clauses with the 10th and 11th WHEREAS clauses.

F. Adds a new 12th WHEREAS clause that provides that, in total, the Modified Project will include 544 dwelling units (including 540 units that will be rented to households earning at or below 60 percent of the AMI and four manager's units); approximately 40,138 square feet of indoor (17,188 square feet) and outdoor (22,950 square feet) community space; 531 vehicular parking stalls; and a minimum of 122 bicycle parking spaces (including a minimum of 24 short-term and 98 long-term bicycle parking stalls).

G. In the 16th WHEREAS clause, provides that the preliminary plans and specifications for the Modified Project are dated July 22, 2024 and were received by the Council from the HHFDC on November 4, 2024, by Miscellaneous Communication 503 (2024).

H. In the 18th WHEREAS clause, provides that the exemptions authorized herein meet the intent of HRS Chapter 201H.

I. Deletes the last WHEREAS clause (stating that the requested exemptions and the terms of Resolution 16-11, CD1, as amended by Resolution 17-320, other than the aforementioned revisions, remain unchanged).

J. In the first BE IT FURTHER RESOLVED clause:

1. Adds new Sections A, B, and C that provide, respectively: (1) the exemption approved in Resolution 16-11, CD1, as amended by Resolution 17-320, that is being deleted; (2) the exemptions approved and amended by the aforementioned resolutions that are being modified; and (3) the new exemptions and deferrals that are in addition to those approved and amended by the aforementioned resolutions. Where appropriate, removes the ramseyering and any exemptions that are not being modified by this resolution, and replaces references to the section of the Revised Ordinances of Honolulu 1990 with references to the successor sections of the Revised Ordinances of Honolulu 2021 ("ROH").

2. In Section B, renumbered Exemption 8, relating to loading space requirements, clarifies that the LUO requires a total of three loading spaces for the Modified Project, and that the exemption from the required third space is allowed, provided that a minimum of two loading spaces remain available for use at all times during the construction of the Modified Project.

3. In Section C, Deferral 6(a), relating to the deferral of public works fees, clarifies that the deferral of the payment of the water system facility charges and the installation of water service fees for Phase 3 and Phase 4 are allowed until the water meter installation is complete, provided that all Board of Water Supply requirements are satisfied. Also provides that the actual fees to be deferred will be determined by the Board of Water Supply during its review of the Modified Project's building permit application.

4. In Section C, Exemption 8(a), relating to height setbacks, clarifies that portions of the building mass of the upper floors of the Phases 3 and 4 rental housing is allowed to encroach up to 11 feet into the building height setback envelope.

5. In Section C, Exemption 11, relating to the provision of bicycle parking, clarifies that the Modified Project proposes to provide a minimum of 24 short-term and 98 long-term bicycle parking spaces, while the LUO would otherwise require 54 short-term and 272 long-term bicycle parking spaces. Also provides that the exemption is allowed, provided that the Applicant shall provide additional bicycle parking spaces, up to the LUO standard 54 short-term spaces and 272 long-term spaces, if there is a demand for additional bicycle parking spaces after a certificate of occupancy is issued for the Modified Project; and provided further that if there are no areas elsewhere on the Modified Project site to locate the additional bicycle parking spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.

6. In Section C, Exemption 12(a), relating to an exemption from the Kapolei Urban Design Plan Guidelines, deletes the reference to an exemption from the 125-foot height limit for the highest occupied floor for Phase 3.

7. In Section C, Exemption 13, relating to park dedication requirements, clarifies that the exemption is allowed for 247 dwelling units, estimated at 24,082 square feet of park space, or the payment of an equivalent in-lieu fee estimated at $1,059,608, provided that any outstanding in-lieu or other fees for the park dedication requirements for Phases 1 and 2 of the 2017 Project are paid prior to the issuance of a building permit for the Modified Project.

K. In the second BE IT FURTHER RESOLVED clause, adds the following conditions of approval:

1. Condition A, requiring that the development be in general conformance with the approved Modified Project, as described herein and shown on the plans and drawings labeled as Exhibits A, B, and C-1 through C-24, and requiring that major modifications must be approved by the Council (minor modifications may be approved by the HHFDC);

2. Condition B, requiring that, prior to the issuance of any building permits for the Modified Project, the Applicant must submit to the DPP for its review and approval: (1) a timeline or phasing plan for major project milestones; (2) a construction management plan that meets a number of requirements set forth in the resolution; and (3) a traffic management plan ("TMP") that meets a number of requirements set forth in the resolution;

3. Condition C, requiring that, approximately one year after the issuance of a certificate of occupancy for the Modified Project, the Applicant shall submit to the DPP for its review and approval an updated TMP and updated Traffic Impact Analysis Report.

4. Condition D, requiring the Applicant to comply with all Federal Aviation Administration and State of Hawaii Department of Transportation regulations, rules, requirements, and guidelines.

L. Adds a new fifth BE IT FURTHER RESOLVED clause stating that this resolution is null and void unless construction of the Modified Project commences no later than 24 months after the adoption of this resolution.

M. In the BE IT FINALLY RESOLVED clause, adds the Director of Planning and Permitting as a recipient of a copy of the resolution.

N. Replaces the documents appended to the resolution with Exhibits A, B, and C-1 through C-24.

O. Makes miscellaneous technical and nonsubstantive amendments.

COMMITTEE FINDINGS AND RECOMMENDATIONS

Your Committee finds that the housing benefits to be provided by the Modified Project justify the exemptions authorized by this resolution, as amended in the foregoing CD1. Accordingly, your Committee acts favorably on this resolution, as amended.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-273, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-273, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say – 4; Noes: None; Absent: Weyer – 1.)

Respectfully submitted,

Committee Chair

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-273, CD1**

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HALE MOENA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU, BY AMENDING RESOLUTION 16-11, CD1, AS AMENDED BY RESOLUTION 17-320.

WHEREAS, on January 27, 2016, the City Council ("Council"), by adoption of Resolution 16-11, CD1, authorized certain exemptions from planning, zoning, and construction standards pursuant to Section 201H-38, Hawaii Revised Statutes ("HRS"), proposed by Highridge Costa Development Company, LLC (the "Applicant"), with co-developer Form Partners, LLC, and with the approval of the Hawai'i Housing Finance and Development Corporation ("HHFDC"), for Hale Moena (formerly the Kapolei Mixed-Use Development Project), a mixed-use affordable and market-rate housing project that was proposed to include 297 rental apartments and for-sale condominium units, ground floor retail space, and parking, for development in three phases, on an approximately 3.036-acre site located at 1020 Wakea Street in Kapolei, O'ahu, and identified as Tax Map Key 9-1-088:021 (portion) (the "2016 Project"); and

WHEREAS, on December 6, 2017, the Council, by adoption of Resolution 17-320, amended Resolution 16-11, CD1, to: (1) extend the deadline to commence construction of the 2016 Project from January 27, 2018, to January 27, 2020, and (2) change Phase 2 of the 2016 Project as described in Resolution 16-11, CD1, which was proposed to include a market-rate and affordable condominium building, to the affordable rental housing project described in Resolution 17-320 (the "2017 Project"); and

WHEREAS, as proposed, the 2017 Project was to include the following:

A. In Phase 1, a 13-story, 150-foot tall multi-family rental apartment building with a total of 154 units that were proposed to be rented to senior households earning from 30 to 60 percent of the area median income for Honolulu, as determined by the U.S. Department of Housing and Urban Development (the "AMI"), 7,412 square feet of ground floor retail space, and 185 parking stalls;

B. In Phase 2, a 13-story, 150-foot tall multi-family rental apartment building with a total of 143 units consisting of 142 units that were proposed to be rented to households earning up to 60 percent of the AMI and one manager's unit, 7,086 square feet of ground floor retail space, and 170 parking stalls; and

RESOLUTION

C. In Phase 3, a 1-story building with 17,594 square feet of ground floor retail space, 1,249 square feet of associated services space, and 56 parking stalls; and

WHEREAS, Phase 1 (Hale Moena Kupuna) was completed in 2020 as a 13-story senior affordable rental apartment building with a total of 154 units, 7,308 square feet of ground floor retail space, and 166 parking stalls; Phase 2 (Hale Moena Ohana) was completed in 2021 as a 13-story multi-family affordable rental apartment building with a total of 143 units, 3,003 square feet of ground floor retail space, and 140 parking stalls; and Phase 3 of the 2017 Project, which was to include a ground floor retail space, has not been completed; and

WHEREAS, due to the high demand for affordable housing in the Kapolei area, as evidenced by the 100 percent occupancy of Phases 1 and 2 and the waiting lists for both buildings, as well as the current market conditions, which have resulted in the retail space in Phases 1 and 2 remaining vacant since the space was built out, the Applicant, with the approval of the HHFDC, is proposing to convert Phase 3 of the 2017 Project into two affordable rental apartment buildings (collectively, the "Phases 3 and 4 rental housing" or, separately, the "Phase 3 rental housing" and "Phase 4 rental housing"), and convert the existing retail space constructed in Phases 1 and 2 of the 2017 Project to community space ("Phases 1 and 2 community space"); and

WHEREAS, the proposal to develop the 2017 Project with modifications to include the Phases 3 and 4 rental housing and the Phases 1 and 2 community space (the "Modified Project") is considered a substantial deviation from the preliminary plans and specifications submitted to the Council for the 2016 Project that requires Council approval pursuant to Resolution 16-11, CD1; and

WHEREAS, in the Modified Project proposal, the Phase 3 rental housing involves a 13-story multi-family rental apartment building consisting of 117 units, approximately 3,370 square feet of community space, 89 parking stalls, and a minimum of 6 short-term and 20 long-term bicycle parking spaces; and the Phase 4 rental housing involves a 14-story multi-family rental apartment building consisting of 130 units, approximately 552 square feet of community space, 136 parking stalls, and a minimum of 6 short-term and 22 long-term bicycle parking spaces; and

RESOLUTION

WHEREAS, the rental housing unit mix for the proposed Phases 3 and 4 rental housing is as follows:

Unit Type:	Phase 3	Phase 4	Total:
Studio	22	30	52
1-Bedroom	51	50	101
2-Bedroom	33	40	73
3-Bedroom	11	10	21
Total	**117**	**130**	**247**

; and

WHEREAS, the affordability of the rental housing units for the proposed Phases 3 and 4 rental housing is as follows:

Affordability Mix (AMI):	Phase 3	Phase 4	Total:
≤30%	12	13	25
31-50%	12	13	25
51-60%	92	103	195
Manager's Unit	1	1	2
Total	**117**	**130**	**247**

; and

WHEREAS, the proposed Phases 3 and 4 rental housing units will remain affordable for a minimum of 62 years after the date a certificate of occupancy is issued for each phase; and

WHEREAS, in the Modified Project proposal for Phases 1 and 2, approximately 10,311 square feet of existing retail space in Phases 1 and 2 will be converted into community space for residents; and

WHEREAS, in total, the Modified Project will include 544 dwelling units (including 540 units that will be rented to households earning at or below 60 percent of the AMI and four manager's units); approximately 40,138 square feet of indoor (17,188 square feet) and outdoor (22,950 square feet) community space; 531 vehicular parking spaces; and a minimum of 122 bicycle parking spaces (including a minimum of 24 short-term and 98 long-term bicycle parking spaces); and

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

WHEREAS, on October 10, 2024, the HHFDC Board of Directors, by approval of a For Action, approved the Modified Project with its proposed exemptions as listed in the For Action; and

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

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Modified Project, dated July 22, 2024, and prepared by SVA Architects (the "Plans and Specifications"), that were received by the Council from the HHFDC on November 4, 2024, by Miscellaneous Communication 503 (2024); and

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

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

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

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 16-11, CD1, as amended by Resolution 17-320, is hereby amended to modify the project described in Resolution 16-11, CD1, as amended by Resolution 17-320, as described above; and

BE IT FURTHER RESOLVED that the Council approves the Modified Project (subject to the conditions as described below), which approval includes exemptions from certain requirements for the Modified Project, as set forth in the preliminary plans

and specifications for the Modified Project and Resolution 16-11, CD1, as amended by Resolution 17-320, is further amended as follows:

A. By deleting Exemption 8 (deletions are bracketed and stricken; subsequent exemptions are renumbered accordingly):

"[~~8. Exemption from LUO Section 21-6.20 and Table 21-6.1, to allow fewer than the minimum number of required off-street parking spaces. The Project requirement is to provide for a total of 389 parking stalls. The Project provides for 306, or 83 fewer stalls than required.~~]";

B. By amending Exemption 6 and renumbered Exemption 8 (formerly Exemption 9) to read as follows (deletions are bracketed and stricken; new material is underscored):

"6. Exemption from Land Use Ordinance [~~(LUO) Section 21-3.120-2(b) and Table 21-3.4,~~] ("LUO") § 21-3.110(c) and Table 21-3, to allow residential use in the B-2 Community Business District. Phase 1 of the Project [~~will include 154~~] includes 153 senior [~~housing~~] affordable rental units[~~,~~] and a manager's unit; Phase 2 [~~will include~~] includes 142 affordable rental units and a manager's unit[~~.~~]; Phase 3 will include 116 affordable rental units and a manager's unit; and Phase 4 will include 129 affordable rental units and a manager's unit."; and

"8. Exemption from LUO [~~Section 21-6.100,~~] § 21-6.110 and Table 21-6.5, to allow fewer than the minimum number of required loading spaces[~~.~~]; provided that a minimum of two loading spaces remain available for use at all times during the construction of the Modified Project. The [~~Project requirement is to provide for~~] LUO requires that a total of [~~seven~~] three loading [~~stalls.~~] spaces be provided. The Modified Project provides for [~~five~~] two loading spaces, or [~~two~~] one fewer [~~stalls~~] space than required.

Exemption from LUO § 21-6.130(a)(2) to allow a vertical clearance of less than 14 feet for one of the loading spaces; provided that both loading spaces will have a minimum vertical clearance of 10 feet 6 inches."; and

RESOLUTION

C. By adding the following exemptions (new material is underscored):

1. Under "Application Fees and Infrastructure and/or Public Works Fees and Charges," adds new Exemptions 1(a), 2(a), 3(a), 4(b), and 5 and new Deferral 4(a) to read as follows (renumbers subsequent exemptions):

"1(a). Exemption from §§ 18-6.1 and 18-6.2, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review and building permit fees for Phases 3 and 4. The plan review fees are estimated at $25,000 for each phase and the building permit fees are estimated at $421,066 for Phase 3 and $427,810 for Phase 4.";

"2(a). Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees for Phases 3 and 4, estimated at $1,055 for each phase.";

"3(a). Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of private storm drain connection license fees for Phases 3 and 4, estimated at $200 for each phase.";

"4(a). 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, of the payment of wastewater system facility charges attributed to one manager's unit in Phase 3 and one manager's unit in Phase 4, estimated at $6,616 for each phase.

4(b). 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 for:

i. Phase 3 that are attributed to 116 affordable rental dwelling units rented to households earning 60 percent or below of the AMI, estimated at $112,176; and

ii. Phase 4 that are attributed to 129 affordable rental dwelling units rented to households earning 60 percent or below of the AMI, estimated at $124,488; and

5. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees for Phases 3 and 4, estimated at $42,107 for Phase 3 and $42,781 for Phase 4.";

2. Under "Board of Water Supply Rules and Regulations," adds new Deferral 6(a) to read as follows:

"6(a). Deferral from Sections 1-102, 2-202(2), and 2-202(3) of the Board of Water Supply Rules and Regulations, to allow the deferral of the payment of the water system facility charges and the installation of water service fees for Phase 3 and Phase 4, until the water meter installations are complete for each phase, estimated at $198,609 for Phase 3 and $225,144 for Phase 4; provided that all Board of Water Supply requirements are satisfied. The actual fees to be deferred will be determined by the Board of Water Supply during its review of the Modified Project's building permit application.";

3. Under "Land Use Ordinance" ("LUO"), adds new Exemptions 8(a), 10, and 11 to read as follows (renumbers the subsequent exemption):

"8(a). Exemption from LUO § 21-3.110-1(c)(3) and Figure 21-3.3, relating to height setbacks, to allow portions of the building mass of the upper floors of the Phases 3 and 4 rental housing to encroach up to 11 feet into the building height setback envelope and allow awnings above 11 feet above the finish grade to encroach into the setback."; and

"10. Exemption from LUO § 21-3.110-1(b) and Table 21-3.4, relating to maximum density, to allow for a maximum floor area ratio ("FAR") of up to 4.0 for the Modified Project (instead of an FAR of 2.5).

11. Exemption from LUO § 21-6.40 and Table 21-6.3, relating to bicycle parking, to allow the Modified Project to provide a minimum of 24 short-term bicycle parking spaces and 98 long-term bicycle parking spaces (instead of 54 short-term and 272 long-term bicycle parking spaces); provided that the Applicant shall provide additional bicycle parking spaces, up to the required 54 short-term spaces and 272 long-term spaces, if there is a demand for additional bicycle parking spaces after a certificate of occupancy is issued for the Modified

Project; and provided further that if there are no areas elsewhere on the Modified Project site to locate the additional bicycle parking spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.";

4. Under "Kapolei Urban Design Plan," adds a new Exemption 12(a) to read as follows:

"12(a). Exemption from the Kapolei Urban Design Plan guidelines (Section 5.2.2.1 – Building Envelopes), to allow an exemption from the requirement for a sloping roof form for Phases 3 and 4 and to allow an exemption from the 125-foot height limit for the highest occupied floor for Phase 4. Phase 4 is proposed with a building height of 126 feet 7 inches for the highest occupied floor."; and

5. Adds a new exemption category heading that is underscored and entitled "Park Dedication Ordinance" and adds a new Exemption 13:

"Park Dedication Ordinance

13. Exemption from ROH Chapter 22, Article 7, to allow exemption from the park dedication requirements for 247 dwelling units estimated at 24,082 square feet of park space, or the payment of an equivalent in-lieu fee estimated at $1,059,608; provided that the two manager's dwelling units are only exempt from the park dedication requirement if federal or State of Hawai'i funding for the Modified Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling units as revenue-generating or profit-generating dwelling units for the required affordability period, including any extensions thereof; and provided further that any outstanding in-lieu or other fees for park dedication requirements for Phases 1 and 2 of the 2017 Project are paid prior to the issuance of a building permit for the Modified Project."; and

RESOLUTION

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

A. Development must be in general conformance with the approved Modified Project, as described herein and shown on the plans and specifications labeled as Exhibits A, B, and C-1 through C-24, attached hereto and incorporated by reference herein. Minor modifications to the Modified Project may be approved by the HHFDC. Major modifications to the Modified Project will require approval by the Council.

B. Prior to the issuance of any building permits for the Modified Project, the Applicant must submit to the DPP for its 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 and the proposed roadway improvements, in a format acceptable to the DPP. The timeline must identify when a construction management plan ("CMP"), traffic management plan ("TMP"), and updates to or validation of the initial traffic impact analysis report ("TIAR") will be submitted to the DPP for its review and approval.

2. A CMP that:

a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize the 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 on-site or off-site staging areas for construction workers and vehicles to limit the use of on-street parking around the Modified Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Modified Project construction;

c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans to be implemented 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 roadway may be restored to its preexisting condition 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 the Modified 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 Streets initiatives;

c. Includes a parking management plan that provides for how high use parking areas will be managed or accommodated on site; and

d. Includes a bicycle plan that identifies the location and amount of bicycle parking being provided.

C. Approximately one year after the issuance of a certificate of occupancy for the Modified Project, the Applicant shall submit to the DPP for its review and approval:

1. An updated TMP to validate the relative effectiveness of the various TDM strategies identified in the initial TMP; and

2. A TIAR that updates the initial TIAR to validate the traffic projections, distribution, and assignment contained in the initial TIAR. If the updated TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributable to the Modified Project, the Applicant shall implement the updated TIAR recommendations. If the updated TIAR is inconclusive, a second updated TIAR may be required

one year after the date of the initial updated TIAR, as the DPP Director determines is necessary.

D. The Applicant shall comply with all Federal Aviation Administration and State of Hawai'i Department of Transportation regulations, rules, requirements, and guidelines, including those regarding development and activities in close proximity to airports and airport runways; and

BE IT FURTHER RESOLVED that except for the exemptions provided herein and listed in the For Action approved by the HHFDC Board of Directors, the Modified Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units thereon;

BE IT FURTHER RESOLVED that as used in this resolution:

i. References to the HHFDC include any successor agency; and

ii. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Modified Project commences no later than 24 months after the adoption of this resolution; and

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

BE IT FURTHER RESOLVED that the final plans and specifications for the Modified Project constitute the zoning, building, construction, and subdivision standards for the Modified Project, and are approved if those plans and specifications do not substantially deviate from the Plans and Specifications submitted to the Council in Miscellaneous Communication 503 (2024); provided that minor modifications to the design character, building specifications, or landscaping may be approved by the HHFDC if such modifications are consistent with the prevailing neighborhood character; and

RESOLUTION

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

BE IT FURTHER RESOLVED that all other provisions of Resolution 16-11, CD1, as amended by Resolution 17-320, are ratified and confirmed, and remain in full force and effect; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawai'i Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813; Highridge Costa Development Company, LLC, 330 W. Victoria Street, Gardena, California 90248; and Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

November 12, 2024
Honolulu, Hawai'i

Councilmembers

LOCATION MAP

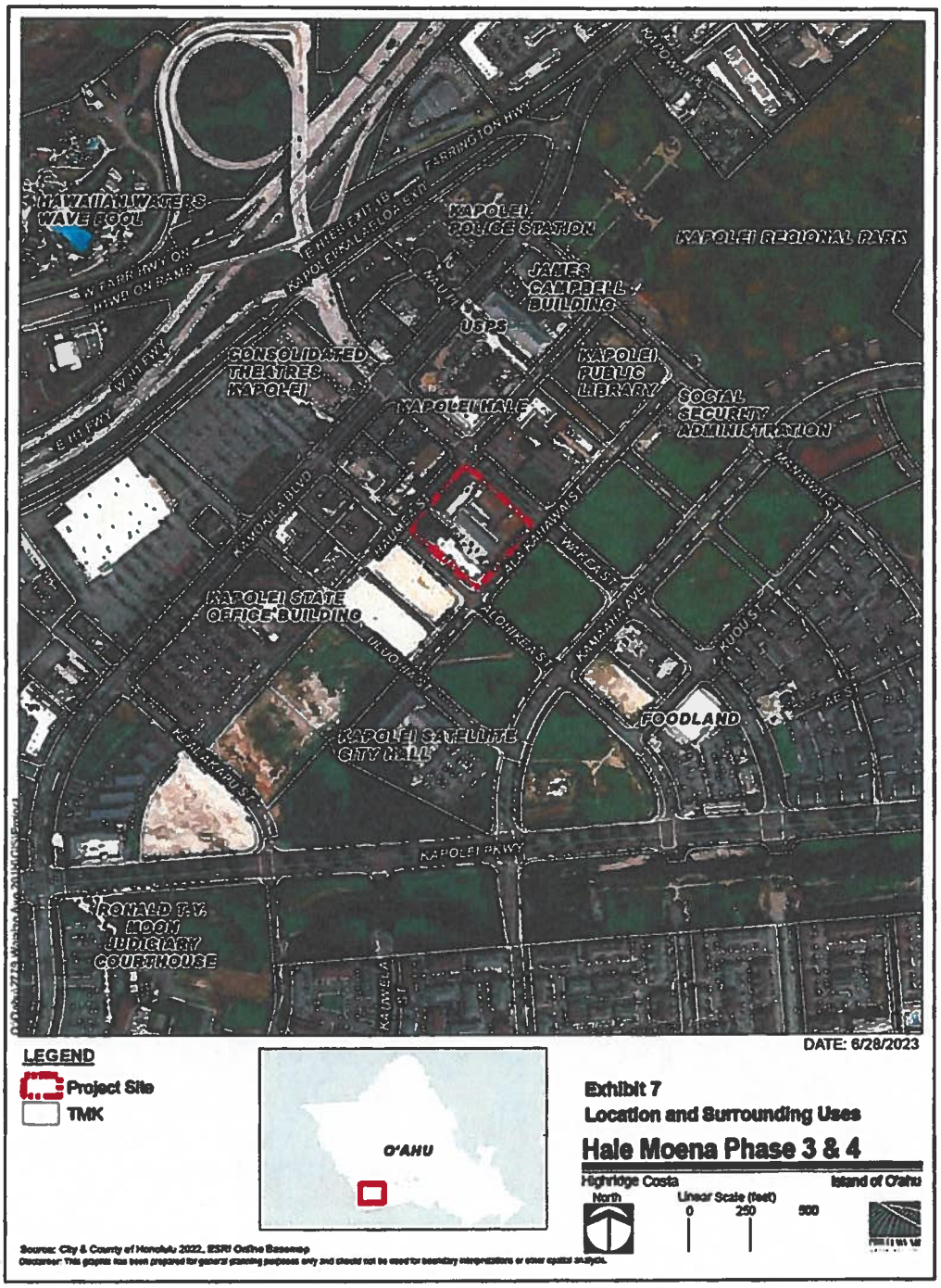


EXHIBIT A

TMK MAP

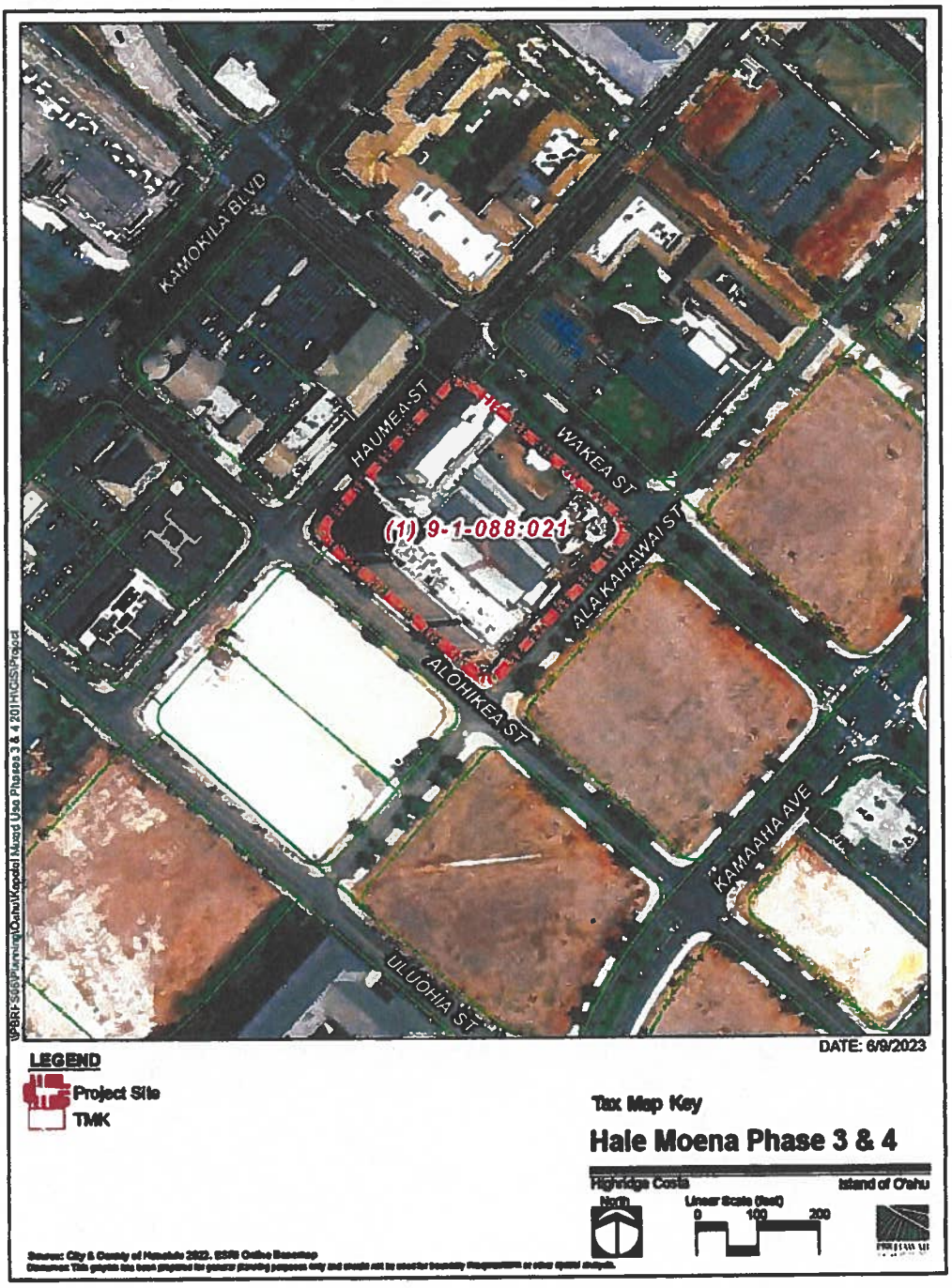


EXHIBIT B



-

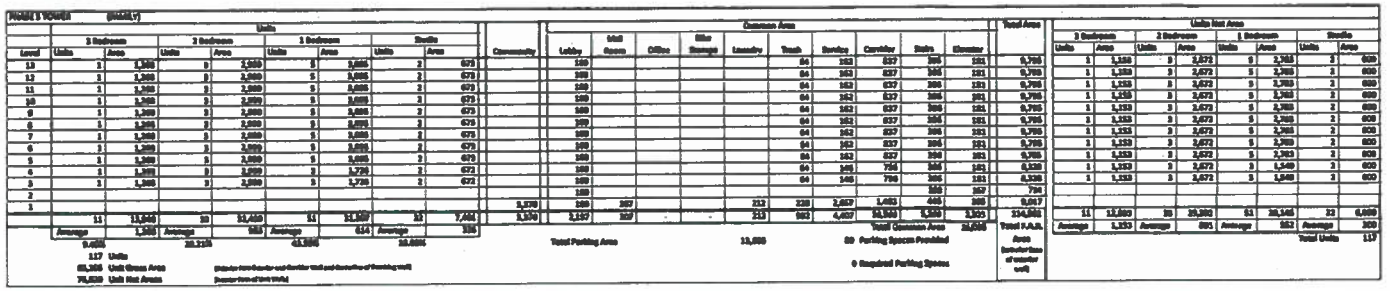
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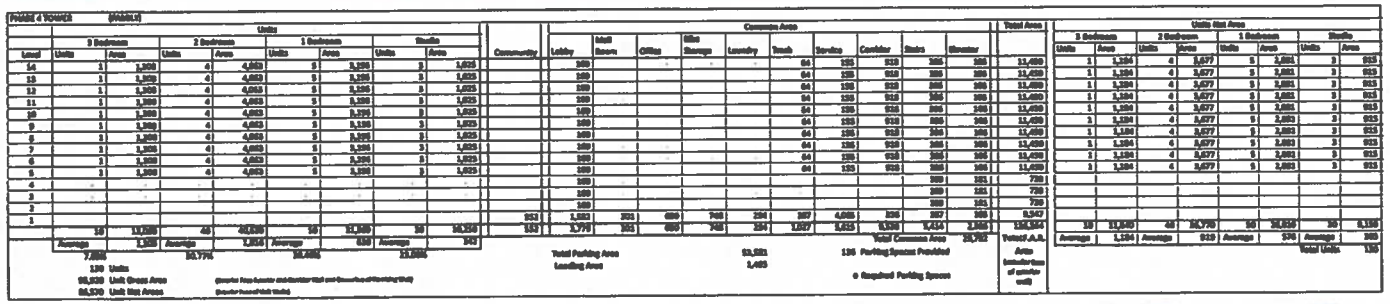
HALE MOENA PHASES 3 AND 4

EXHIBIT C-1

A000

SVA ARCHITECTS





	Phase 1 Tower	Phase 2 Tower	Phase 3 Tower	Phase 4 Tower	Total
Total Units	154	142	117	130	543
Total Unit Net Area	76,976	100,151	74,699	88,570	340,817
Total Unit Gross Area	91,135	105,963	83,386	98,039	378,524
Indoor Community Space	5,333	4,853	3,370	952	17,508
Common Area	37,186	38,957	36,686	30,792	111,463
Total Gross Area (MUH Parking)	134,654	149,809	114,542	130,264	529,749

F.A.R.				Garage Area		Total Area (incl. Parking)	
Phases	Area Per Phase	Accumulated Area	Accumulated F.A.R.	Garage Area Per Phase	Garage Area Accumulated	Total Per Phase	Total Accumulated
Phase 1	136,654	136,654	1.403	74,664		211,319	
Phase 1 and 2	148,309	285,963	2.943	55,834	130,598	204,127	415,527
Phase 1, 2 and 3	154,662	440,625	3.608	13,838	144,331	126,985	944,652
Phase 1, 2, 3 and 4	134,364	574,789	3.963	32,668	190,467	181,135	756,122

132,348	S.F. Total Site Area
1.5	
220,630	Allowed Area
536,789	Proposed Area
4.06	Proposed F.A.R

Outdoor Recreation Space
Total Existing Phase 1 and 2 (LEVEL 1) 16,304
Note:
Level 1 at the corner of Nuuanu St. & Aliikoa St 1,489
Level 1 at the corner of Aliikoa St & Wai Aohol St 2,157
Totals Phase 1, 2, 3 and 4 21,950

Total indoor and outdoor community space 40,136

Note:
Cells indicated in light blue are existing Phase 1 and 2 information

Note:
Cells indicated in yellow are requesting exemption

Phase 3
Accessible Unit and Washer Dryer/Totals
117 Units
6 Accessible Units (5%)
5 Accessible Units with audio features (2%)
111 Adaptable Units
6 Washer Dryers

Phase 4
Accessible Unit and Washer Dryer/Totals
130 Units
7 Accessible Units (5%)
5 Accessible Units with audio features (2%)
123 Adaptable Units
7 Washer Dryers

Bike Storage
Phase 3
Long Term 59
Short Term 12
71
Phase 4
Long Term 65
Short Term 13
78

Project Parking Existing (CITY COUNCIL RESOLUTION 20-11)

Phase	Residential Provided	Retail Required
Phase 1	309	101 19
Phase 2	140	200 6
Total	306	300 25

Project Parking New (Ordinance 20-41)

Phase 1	160	0	0 (Retail space converted
Phase 2	140	0	0 to community space)
Subtotal	306	0	0
Phase 3	89	0	
Phase 4	116	0	
Total	511	0	0

Total Required 0

Existing Phase 1 and 2

	Phase 1	Phase 2	
Studio	23	11	33
1 Bedroom	130	66	196
2 Bedroom	23	77	99
3 Bedroom		11	11
Total Units	154	143	297 No changes in unit count or mix
Total Unit Gross Area	91,135	105,963	197,098
Indoor Community Space	1,666	1,989	3,655
Common Area	37,186	38,957	76,143
Retail Area	7,366	5,663	13,311 Total Retail Area (Only necessary to continually count for validation)
Garage Area	74,664	55,834	130,498
Retail Parking	19	6	25 Total Parking spaces (Only necessary to phase 3 and 4 additional parking spaces)
Loading Spaces	2	1	(2) loading spaces in phase 1 and 2 are being removed and replaced with two loading spaces in phase 3 and 4) (Demolition required)

Bicycle Parking

Required	Phase 1	Phase 2	Phase 3	Phase 4
Short Term	6	17	12	13
Long Term	16	74	59	65
Total	22	91	71	78
Provided				
Short Term	6	6	6	6
Long Term	16	46	59	32
Total	22	46	65	38

Loading Spaces 594 Unit

	Required	Provided
12x35	2	1
8.5x20	3	1
	5	2

EXPOLIS MIXED USE

TAX PARCEL (TMK): [redacted]
LOCATION ADDRESS: 2020 WAIKA ST, EXPOLIS , HI 96707
PHASE 1: HALE MOENA (KUPUNA), 2020 WAIKA ST, EXPOLIS, HI 96707
PHASE 2: HALE MOENA (OHANA), 2025 ALOHEIA ST, EXPOLIS, HI 96707
PHASE 3: TO BE DETERMINED
PHASE 4: TO BE DETERMINED

EXISTING PHASE 1 AND 2 CITY COUNCIL RESOLUTION 20-11

- ITEM 7
  - EXEMPTION FROM LAND USE ORDINANCE (LUO) SECTION 21-5.130-3(B) AND TABLE 21-5.4, TO ALLOW RESIDENTIAL USE IN THE B-3 COMMUNITY BUSINESS DISTRICT.
- ITEM 8
  - EXEMPTION FROM LUO SECTION 21-5.130-4(C)(4) AND FIGURE 21-5.7, TO ALLOW PORTIONS OF THE UPPER FLOORS OF THE RENTAL APARTMENT BUILDING AND CONDOMINIUM BUILDING AMEB TO ENCROACH INTO THE BUILDING HEIGHT SETBACK ENVELOPE
- ITEM 9
  - EXEMPTION FROM LUO SECTION 21-6.30 AND TABLE 21-6.1, TO ALLOW FEWER THAN THE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES, THE PROJECT REQUIREMENT IS TO PROVIDE FOR TOTAL OF 592 PARKING STALLS. THE PROJECT PROVIDES FOR 306, OR 53 FEWER STALLS THAN REQUIRED
- ITEM 10
  - EXEMPTION FROM LUO SECTION 21-6.105, TO ALLOW FEWER THAN THE MINIMUM NUMBER OF REQUIRED LOADING SPACES. THE PROJECT REQUIREMENTS IS TO PROVIDE A TOTAL OF SEVEN LOADING STALLS. THE PROJECT PROVIDES FOR FIVE, OR TWO FEWER STALLS THAN REQUIRED.
- ITEM 11
  - EXEMPTION FROM THE EXPOLIS URBAN DESIGN PLAN GUIDELINES (SECTION 5.3.2.1 -BUILDING ENVELOPE), TO ALLOW AN EXEMPTION FROM THE REQUIREMENT FOR A SLOPING ROOF FORM, AND TO EXCEED THE 125 FOOT HEIGHT LIMIT FOR THE HIGHEST OCCUPIED FLOOR, THE PROJECT INCLUDES TWO TOWERS, EACH WITH A HEIGHT OF 130 FEET TO THE HIGHEST OCCUPIED FLOOR.

UNIT COUNTS PHASES 1, 2, 3 AND 4

	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL
STUDIO	23	11	33	30	97
ONE BEDROOM	130	66	51	30	275
TWO BEDROOM	23	77	39	40	169
THREE BEDROOM		11	11	30	52
TOTAL	154	143	117	130	544

BUILDING CODE INFORMATION

OCCUPANCY CLASSIFICATION: R-2, S-2, A-4, B
CONSTRUCTION TYPE: IB
ALLOWABLE BUILDING HEIGHT (TABLE 504.3): 85
ALLOWABLE AREA FACTOR: UL
PROPOSED BUILDING HEIGHT: PHASE 1 ROOFTOP HEIGHT 130'-0"
PHASE 4 ROOFTOP HEIGHT 130'-0"
PROPOSED AREA: PHASE 1 AREA 132,631 SF
PHASE 4 AREA 129,264 SF
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
PRIMARY STRUCTURAL FRAME: 2 HOURS
BEARING WALLS
EXTERIOR: 2 HOURS
INTERIOR: 2 HOURS
NON-BEARING WALLS AND PARTITIONS
EXTERIOR: 0 HOURS
NON-BEARING EXTERIOR WALL
INCREMENTAL X > 30 FEET: 0 HOURS
EAST WALL: X < 10 FEET: 2 HOURS
SOUTH WALL: X < 20 FEET: 2 HOURS
WEST WALL: X < 10 FEET: 2 HOURS
FLOOR CONSTRUCTION: 2 HOURS
ROOF CONSTRUCTION: 1-HOUR HOURS
REQUIRED SEPARATION OF OCCUPANCIES:
1 HOUR FOR OCCUPANCY S-2, S-2, A-4, B TYPE IB
AUTOMATIC SPRINKLER SYSTEM: REQUIRED
COMMON FIRE WATCH: 0.3 HOUR
COMMON AVG OF TRAVEL: 125 FT
DEF ACCESS TRAVEL DISTANCE: 200FT
ROOF: MIN 30 PT (UNDERLAID 0-3)

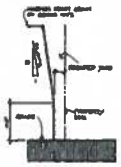
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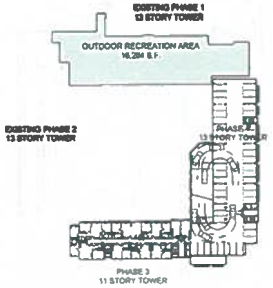
A001

SVA ARCHITECTS

HALE MOENA PHASES 3 AND 4

EXHIBIT C-2

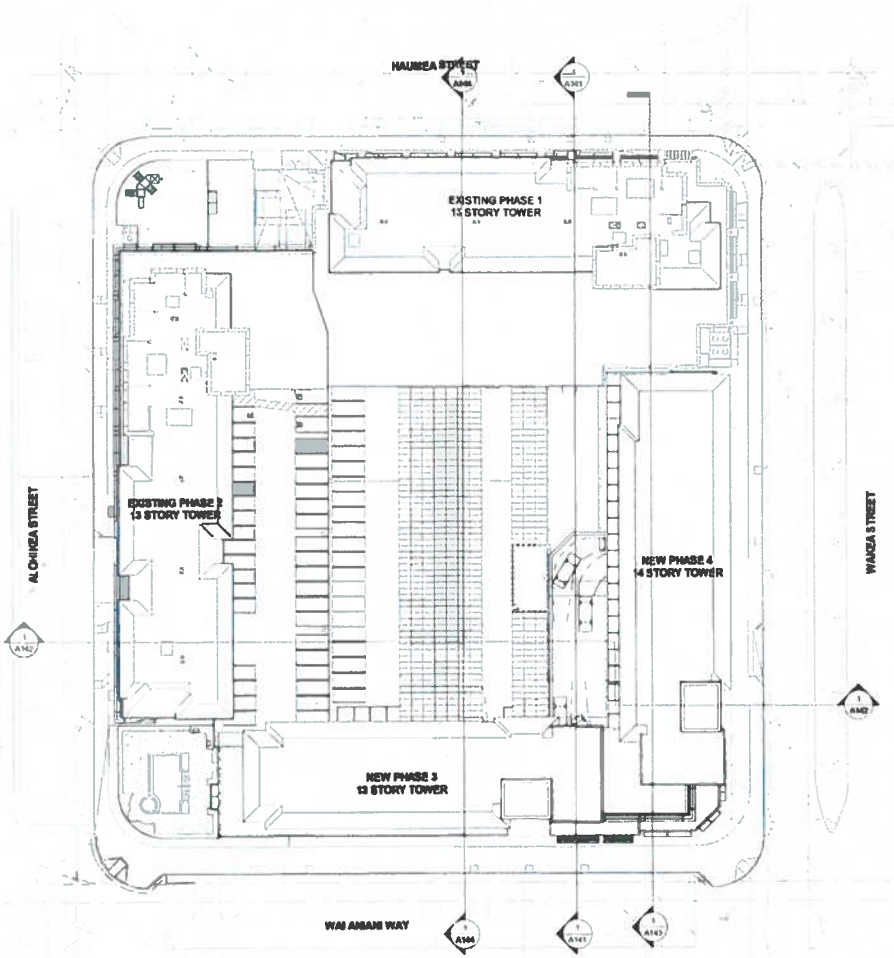




3 **Level 3 Community/Rec**
1" = 80'-0"



2 **Level 1 Community/Rec**
1" = 80'-0"



1 **Site**
1/32" = 1'-0"

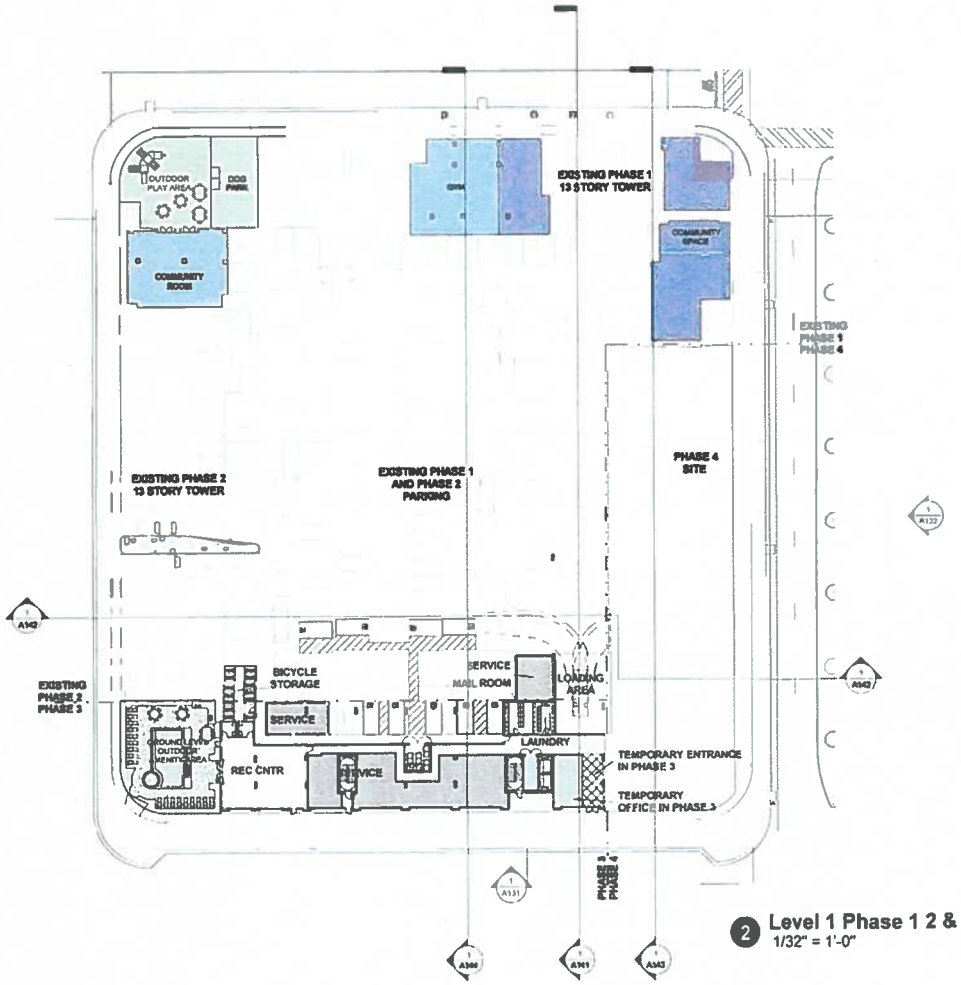
HALE MOENA PHASES 3 AND 4

EXHIBIT C-3

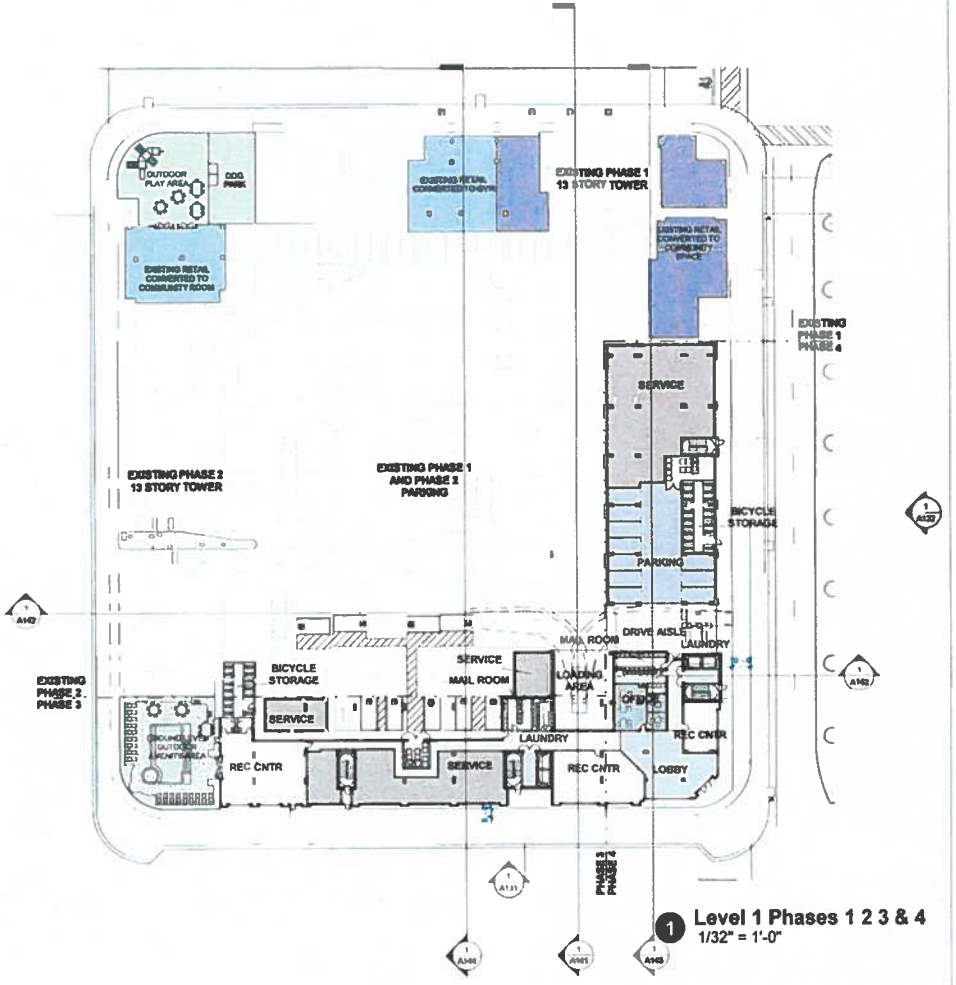
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A100

SVA ARCHITECTS



2 **Level 1 Phase 1 2 & 3**
1/32" = 1'-0"



1 **Level 1 Phases 1 2 3 & 4**
1/32" = 1'-0"

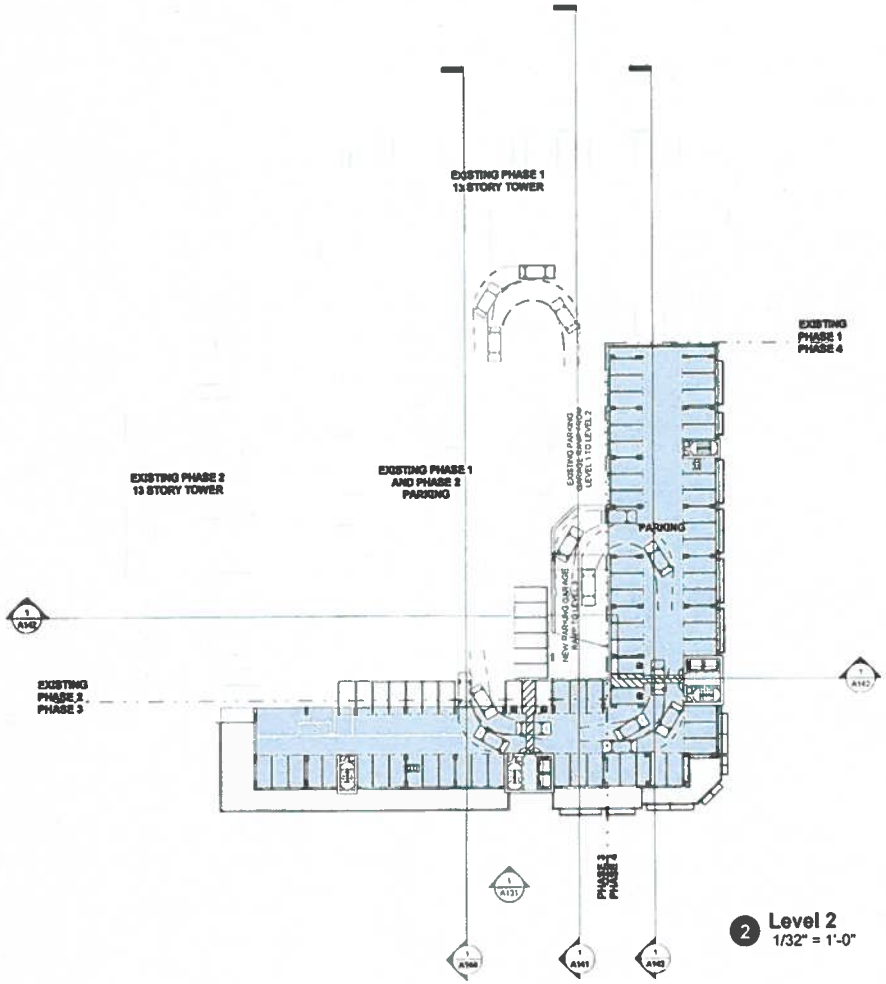
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HALE MOENA PHASES 3 AND 4

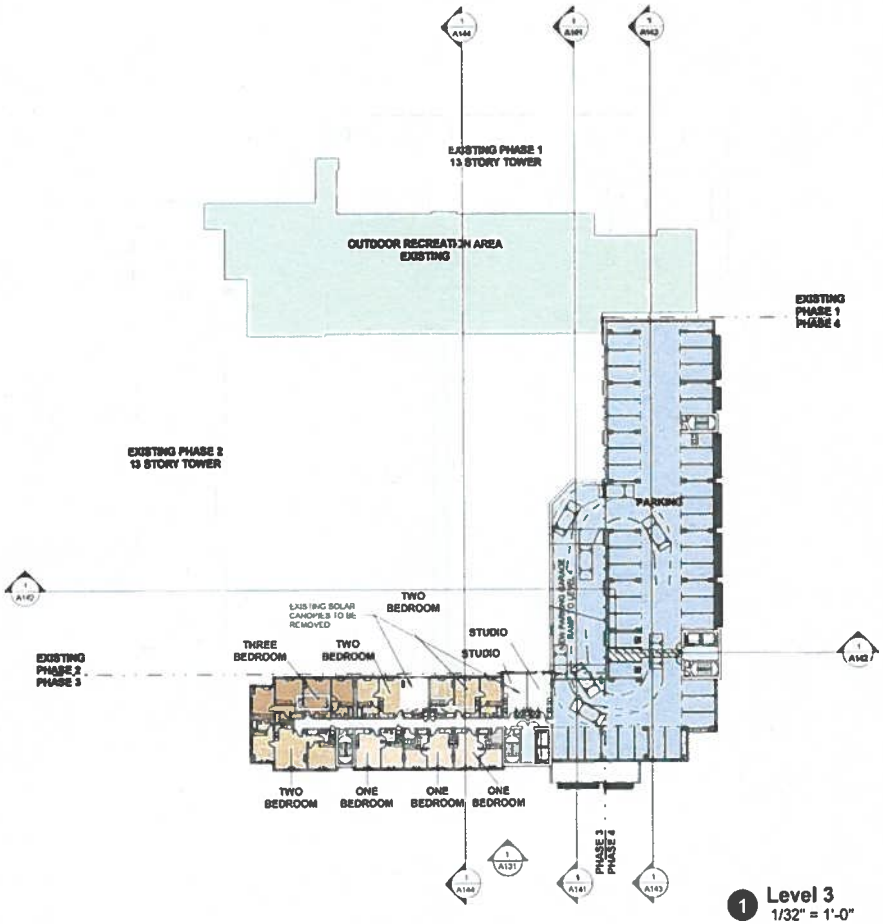
EXHIBIT C-4

A101

SVA ARCHITECTS



2 Level 2
1/32" = 1'-0"



1 Level 3
1/32" = 1'-0"

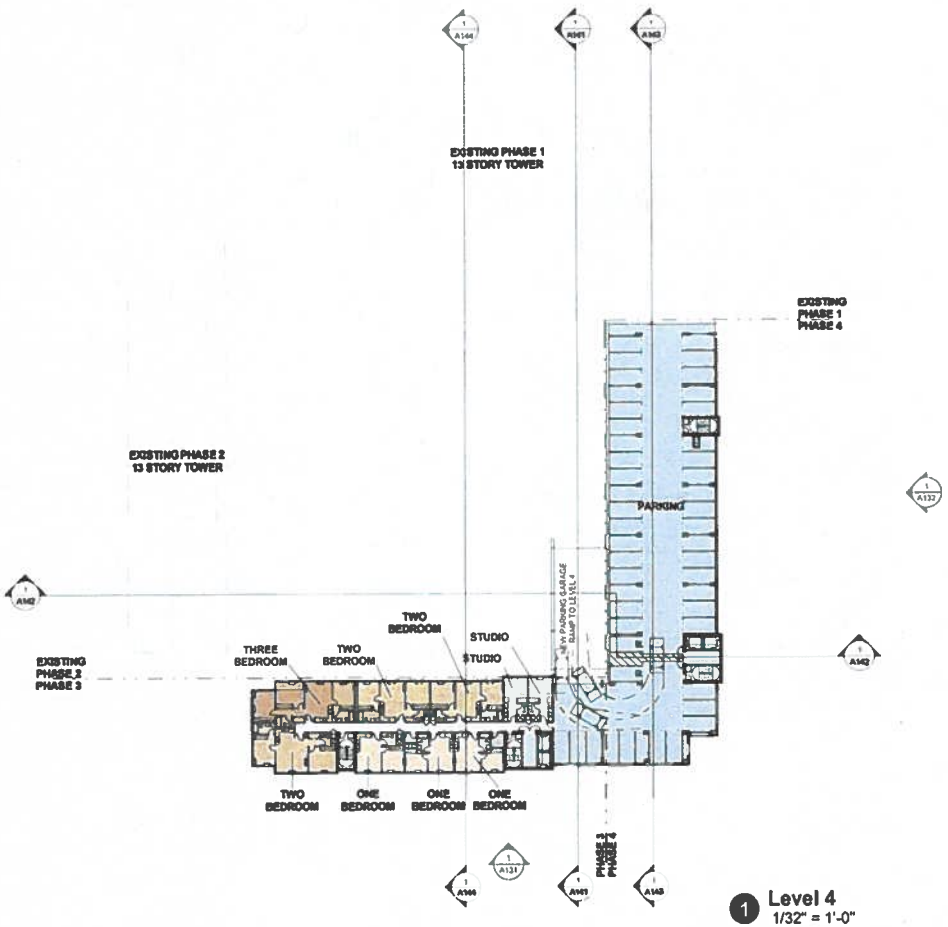
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HALE MOENA PHASES 3 AND 4

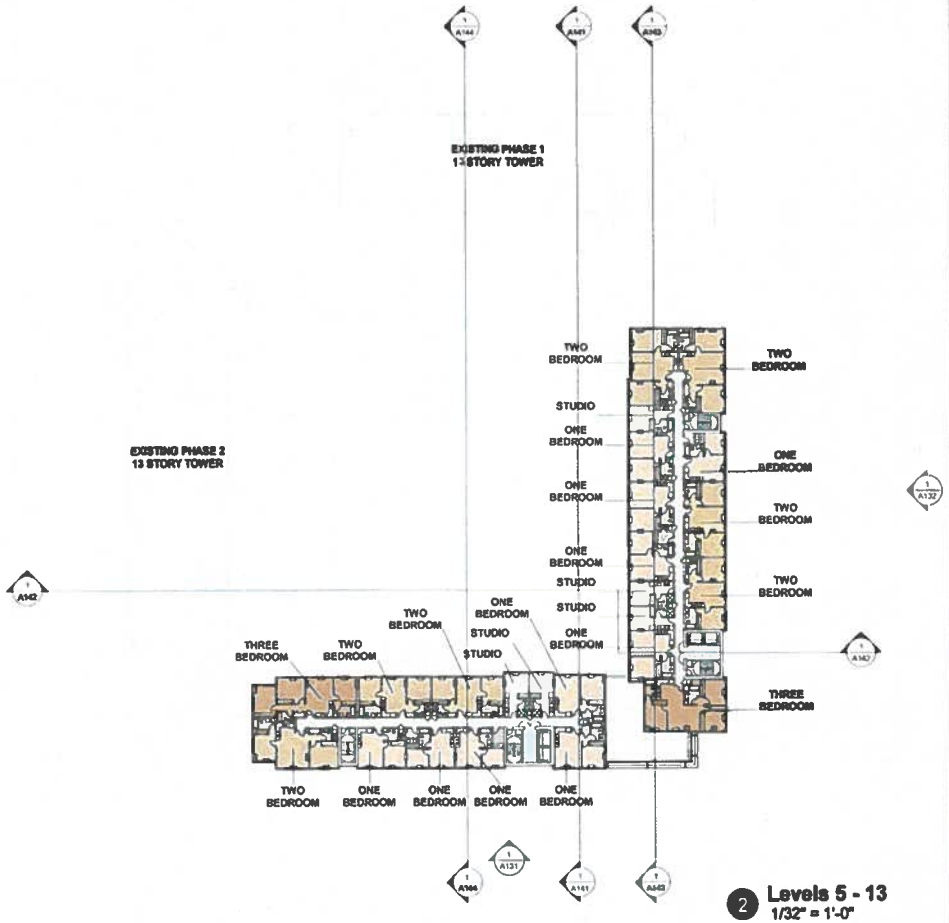
EXHIBIT C-5

A102

SVA ARCHITECTS



1 Level 4
1/32" = 1'-0"



2 Levels 5 - 13
1/32" = 1'-0"

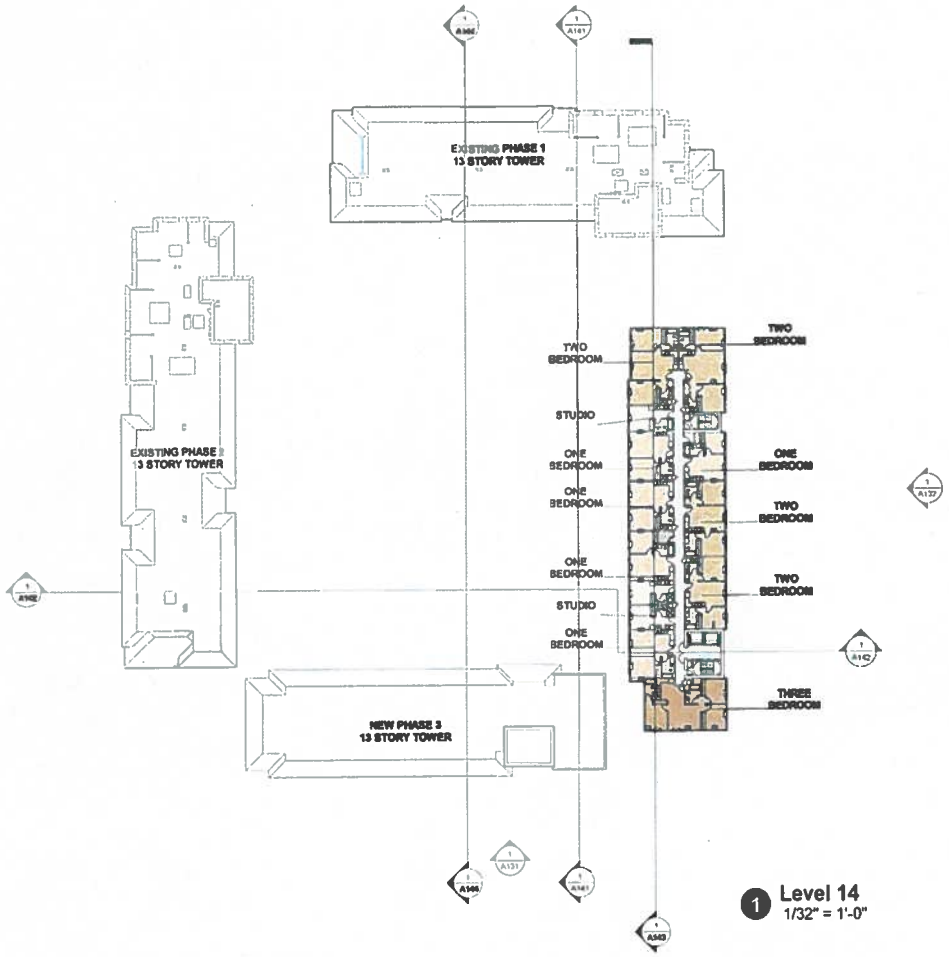
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HALE MOENA PHASES 3 AND 4

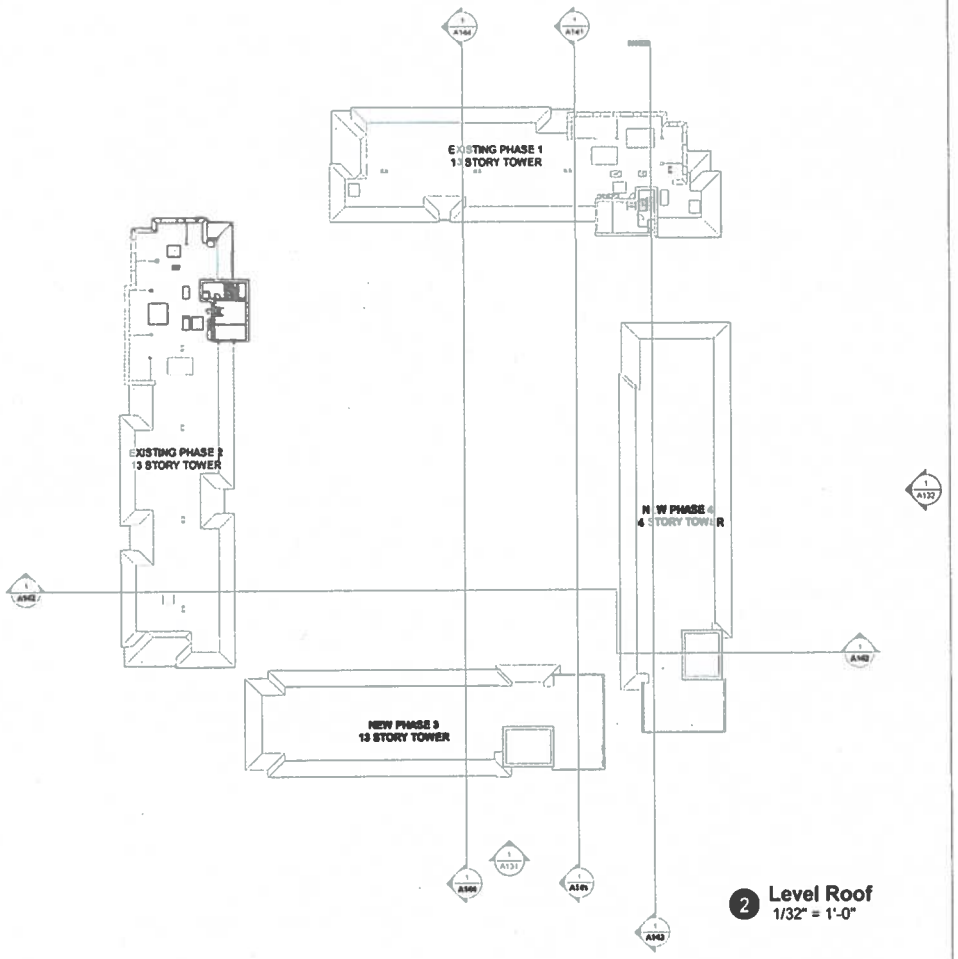
EXHIBIT C-6

A103

SVA ARCHITECTS



1 Level 14
1/32" = 1'-0"



2 Level Roof
1/32" = 1'-0"

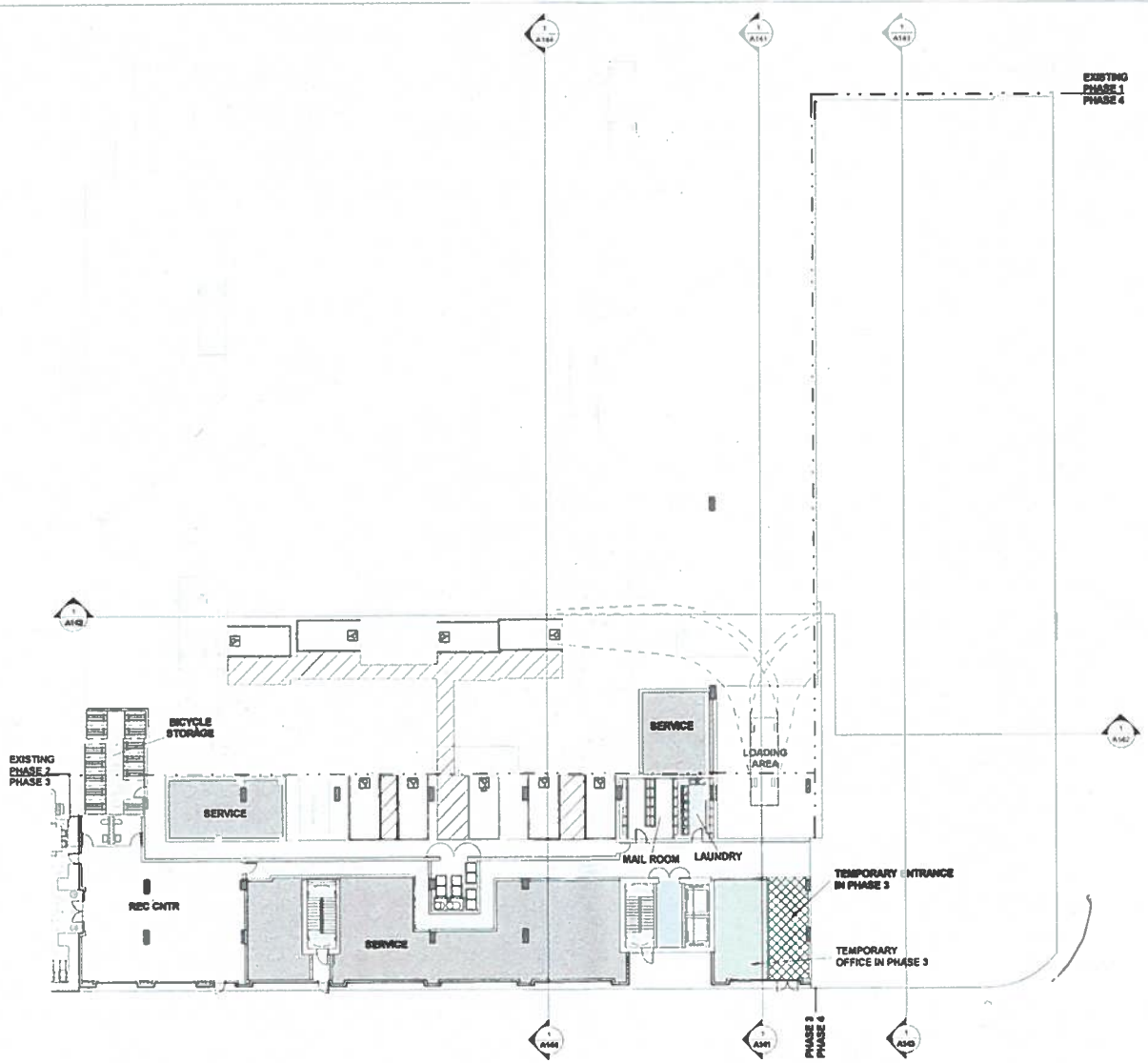
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-7

A104

SVA ARCHITECTS



1 Level 1 Phase 3
1/16" = 1'-0"

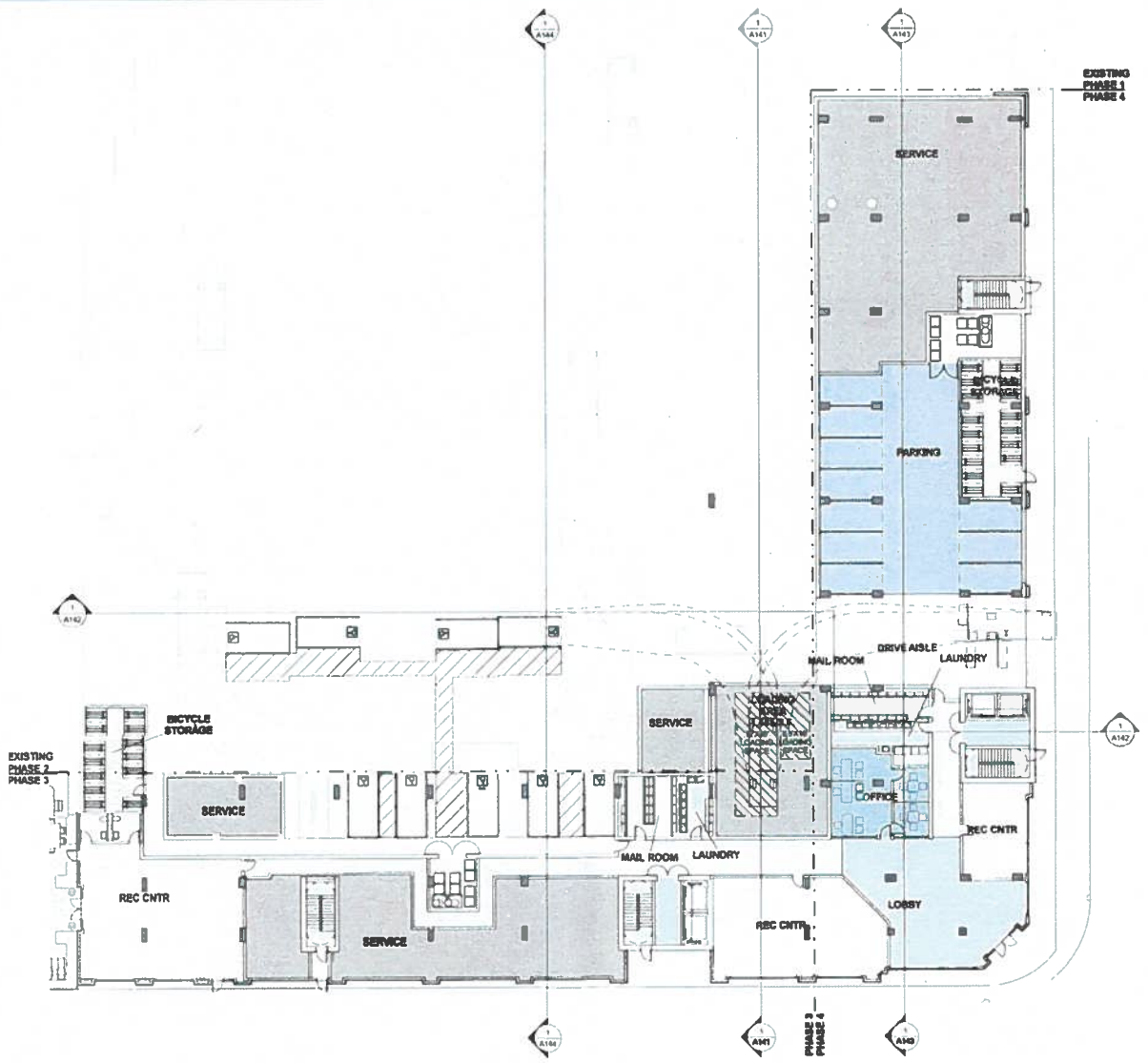
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-8

A111A

SVA ARCHITECTS



1 Level 1 Phase 3 & 4
1/16" = 1'-0"

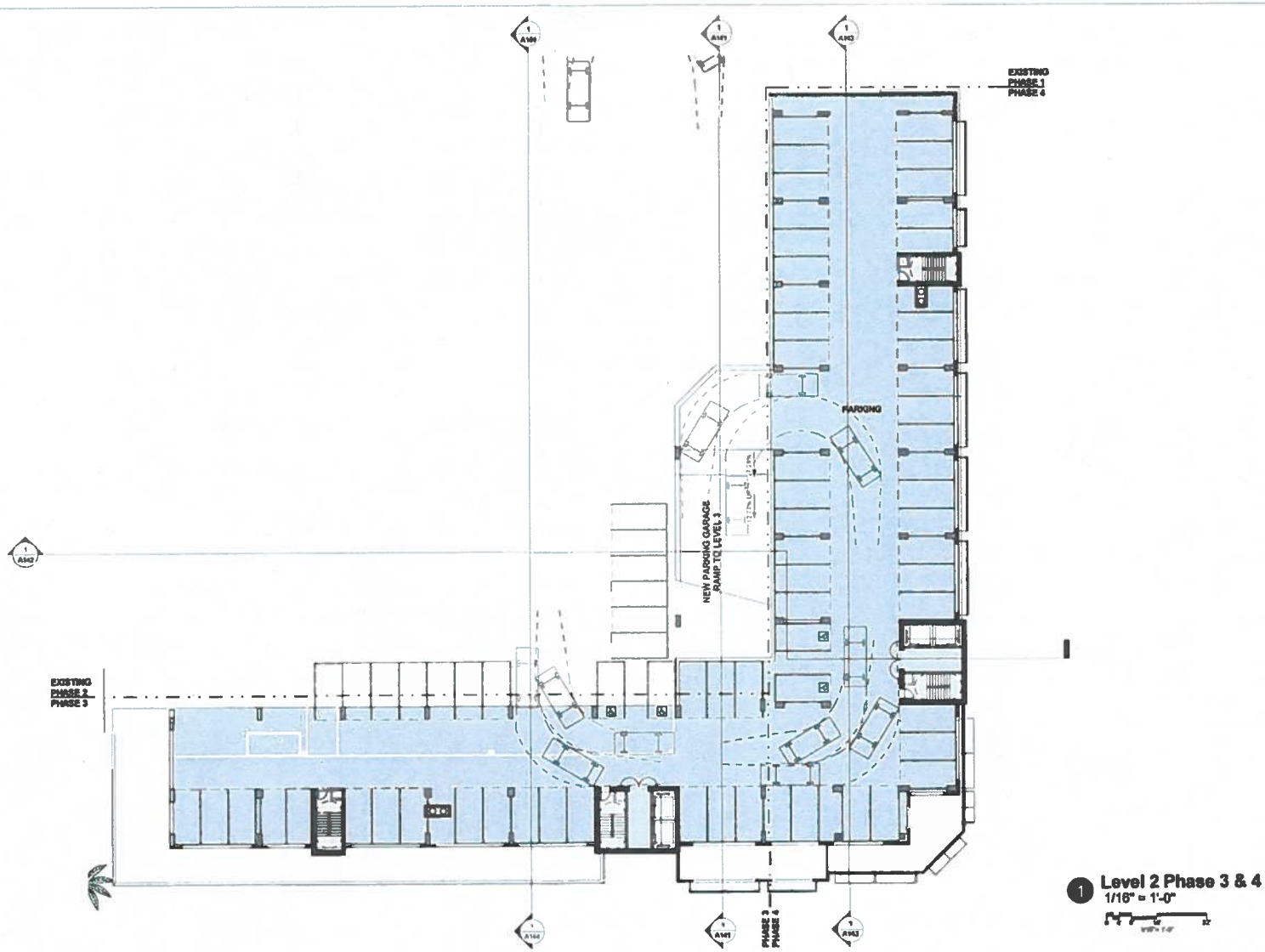
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-9

A111B

SVA ARCHITECTS



1 Level 2 Phase 3 & 4
1/16" = 1'-0"

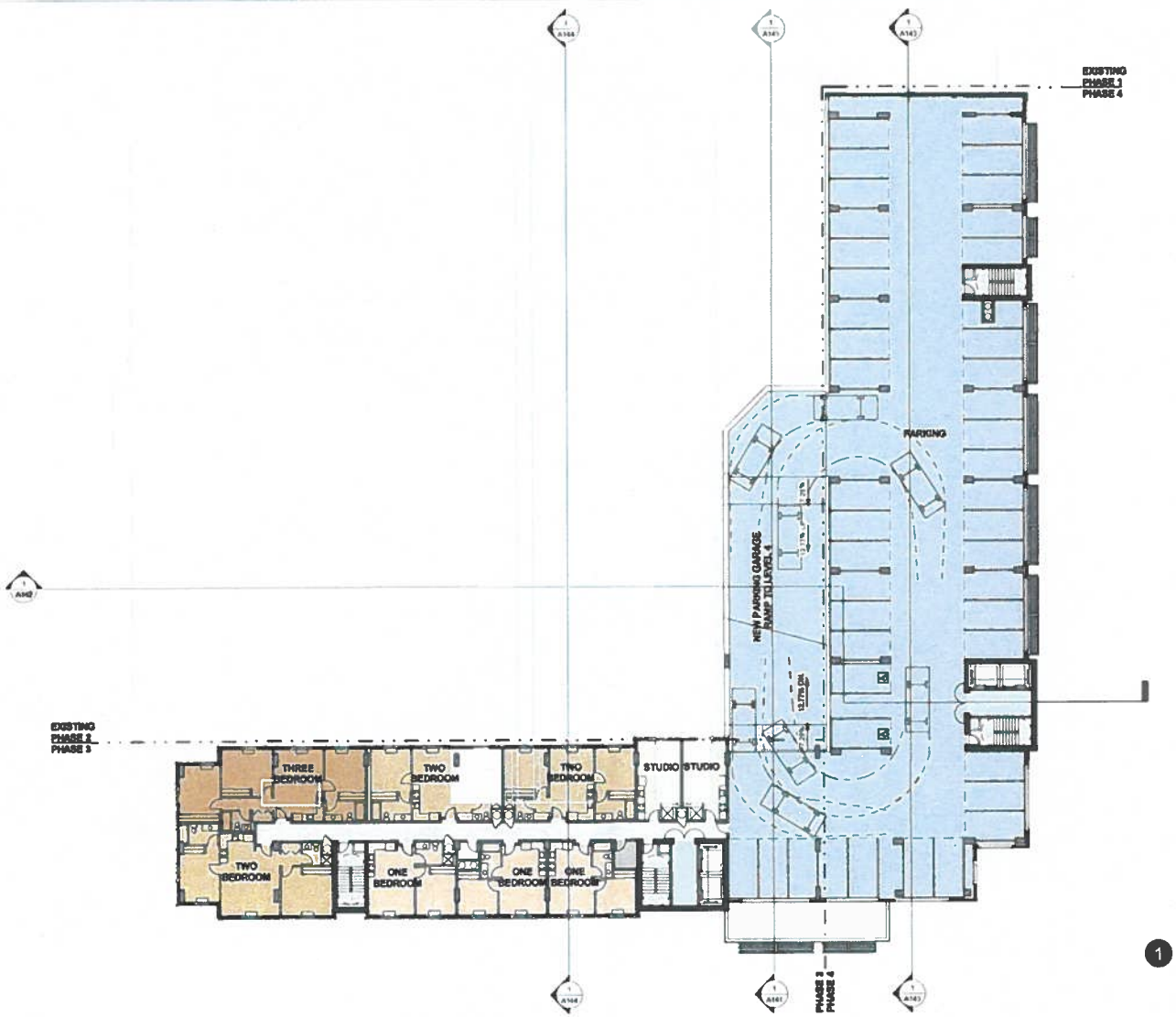
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-10

A112

SVA ARCHITECTS



1 Level 3 Phase 3 & 4
1/16" = 1'-0"

7/22/2024

HALE MOENA PHASES 3 AND 4

EXHIBIT C-11

A113

SVA ARCHITECTS



1 Level 4 Phase 3 & 4
1/16" = 1'-0"

7/22/2024

A114

HALE MOENA PHASES 3 AND 4

EXHIBIT C-12

SVA ARCHITECTS



1 **Levels 5 - 13 Phase 3 & 4**
1/16" = 1'-0"

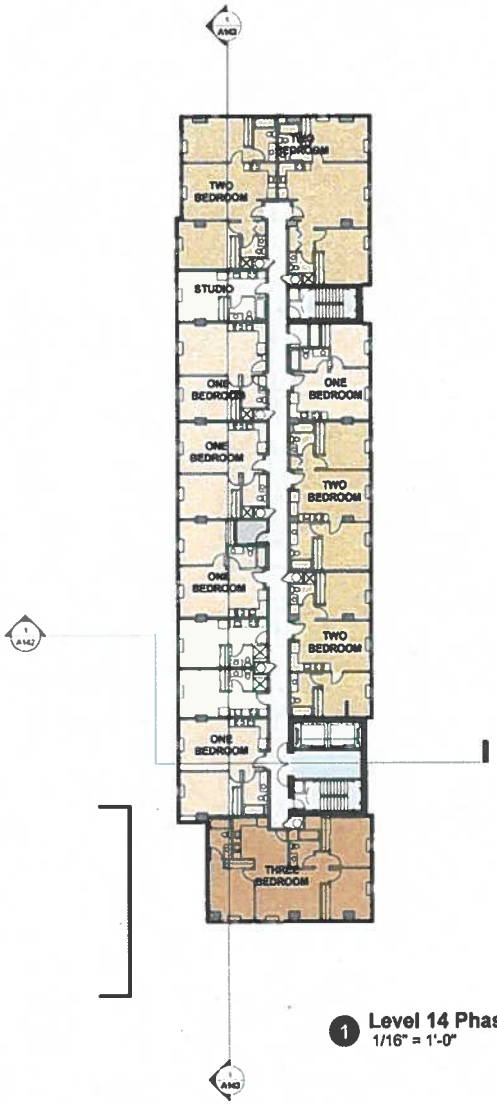
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HALE MOENA PHASES 3 AND 4

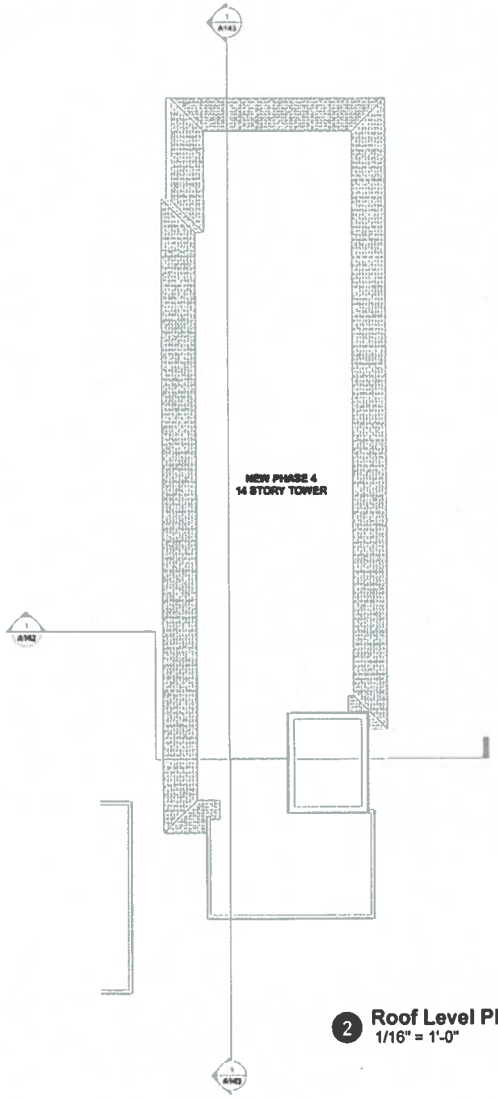
EXHIBIT C-13

A115

SVA ARCHITECTS



1 Level 14 Phase 4
1/16" = 1'-0"



2 Roof Level Phase 4
1/16" = 1'-0"

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7/22/2024

HALE MOENA PHASES 3 AND 4

EXHIBIT C-14

A116

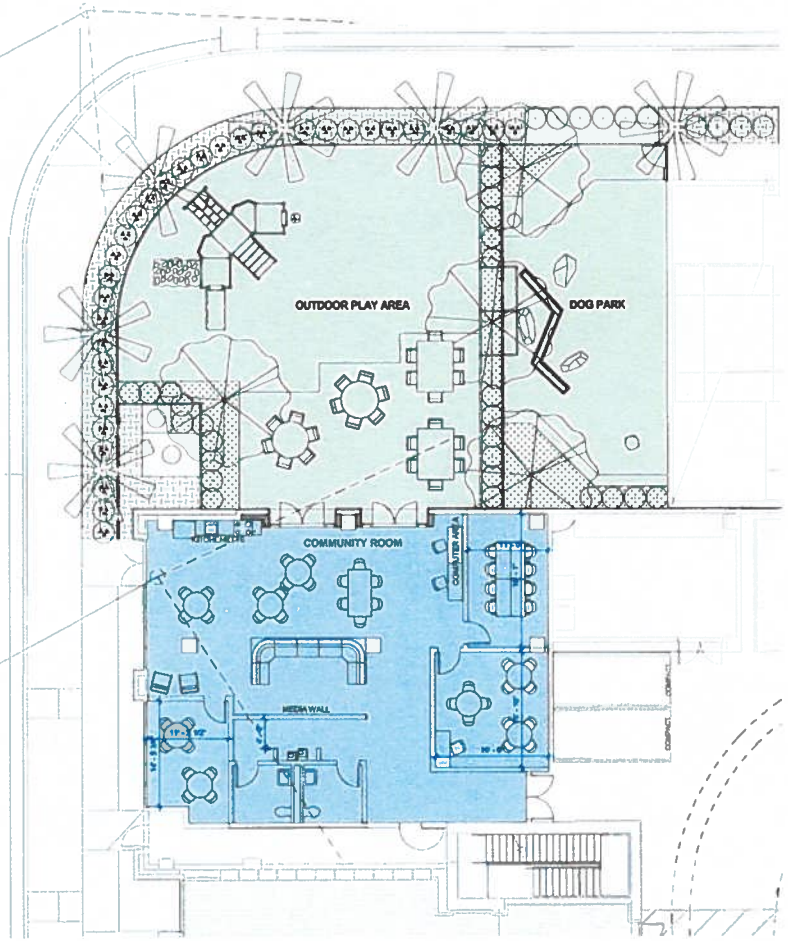
SVA ARCHITECTS



OUTDOOR PLAY AREA



COMMUNITY ROOM



PHASE 2 AREA

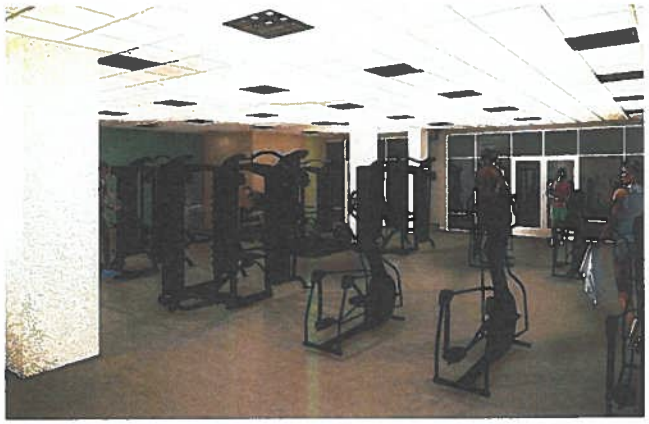
7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

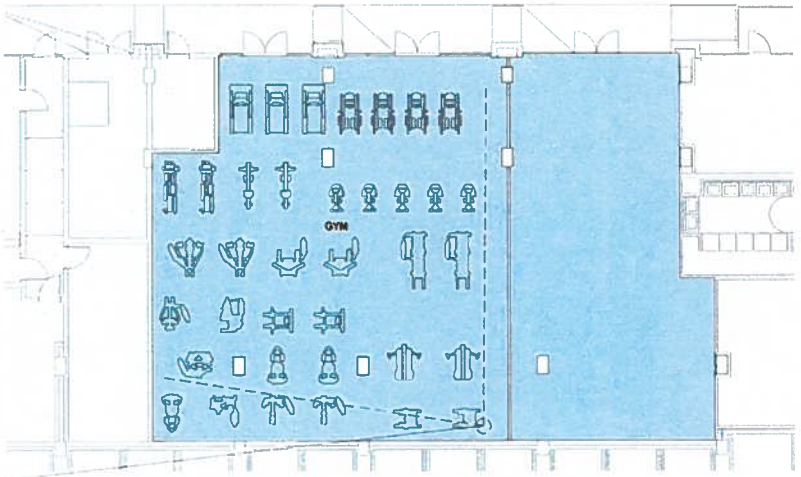
EXHIBIT C-15

A121

SVA ARCHITECTS



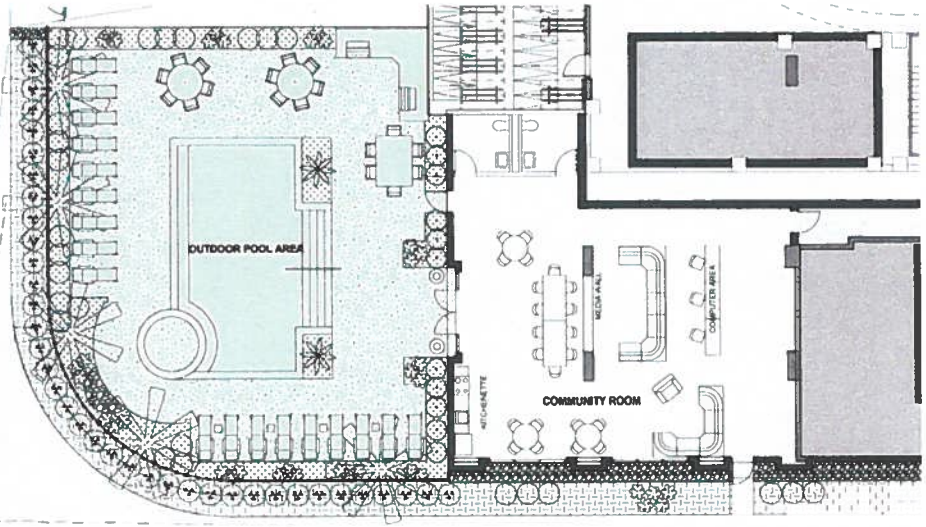
GYM



PHASE 1 AREA



POOL AREA



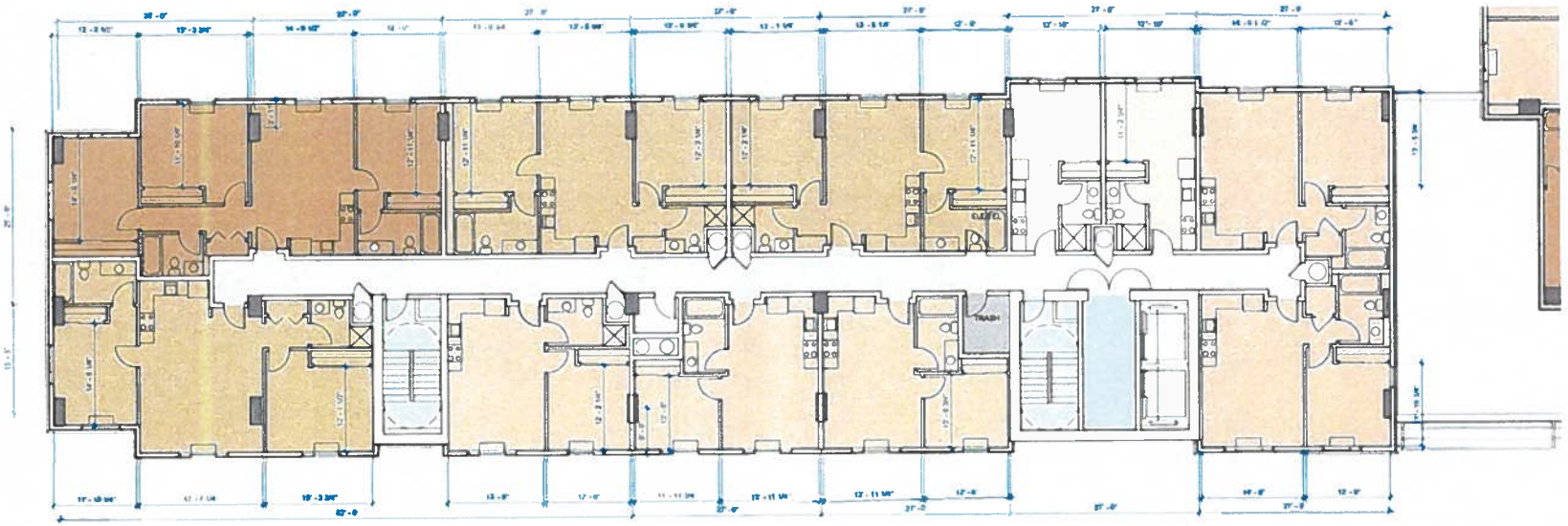
PHASE 3 - 4 AREA

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-16

SVA ARCHITECTS



1 Level 5 Units Phase 3
1/8" = 1'-0"

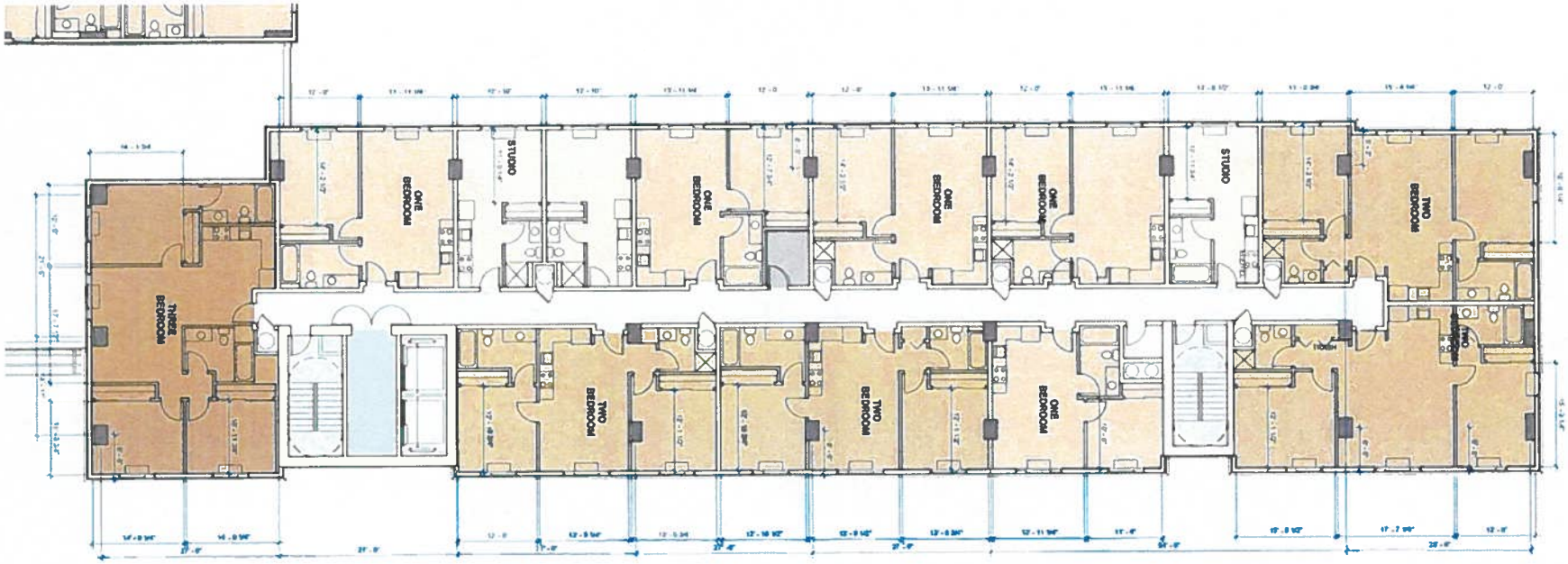
7/22/2024

HALE MOENA PHASES 3 AND 4

EXHIBIT C-17

A123

SVA ARCHITECTS



Level 5 Units Phase 4 1

1/8" = 1'-0"

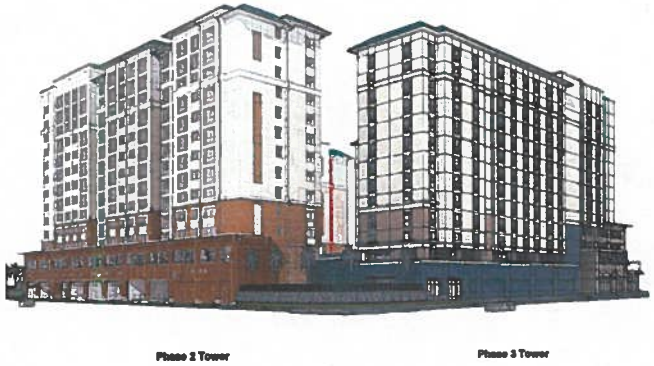
7/22/2024

A124

SVA ARCHITECTS

HALE MOENA PHASES 3 AND 4

EXHIBIT C-18



2 3D View 2



3 3D View 1



1 South
1/16" = 1'-0"

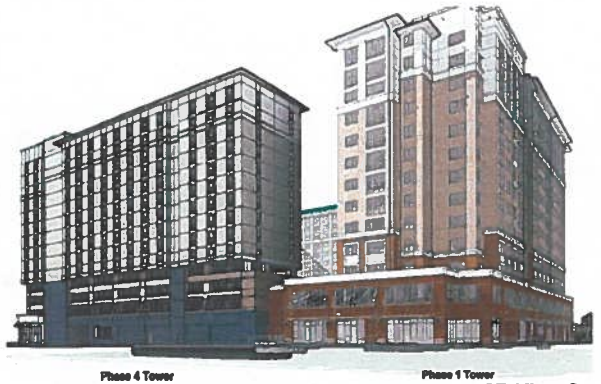
7/22/2024

HALE MOENA PHASES 3 AND 4

EXHIBIT C-19

A131

SVA ARCHITECTS



2 3D View 3



1 East
1/16" = 1'-0"

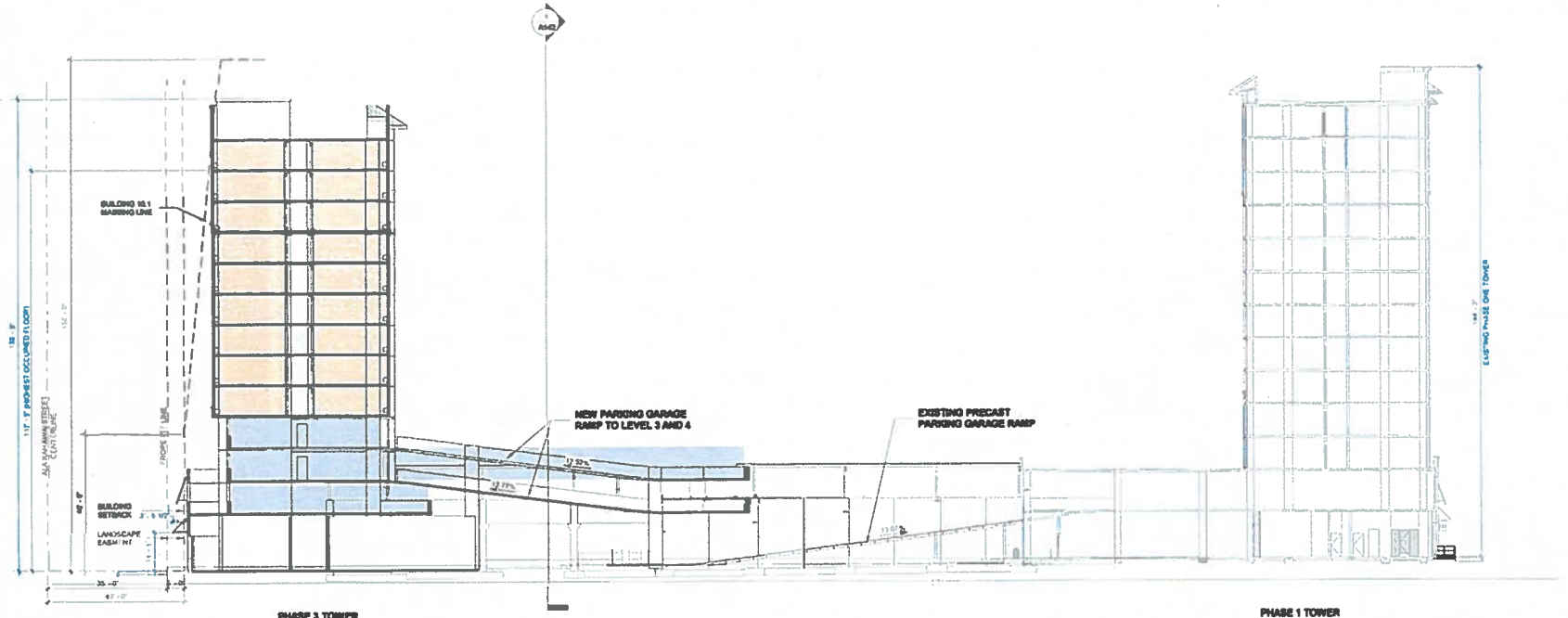
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HALE MOENA PHASES 3 AND 4

EXHIBIT C-20

A132

SVA ARCHITECTS



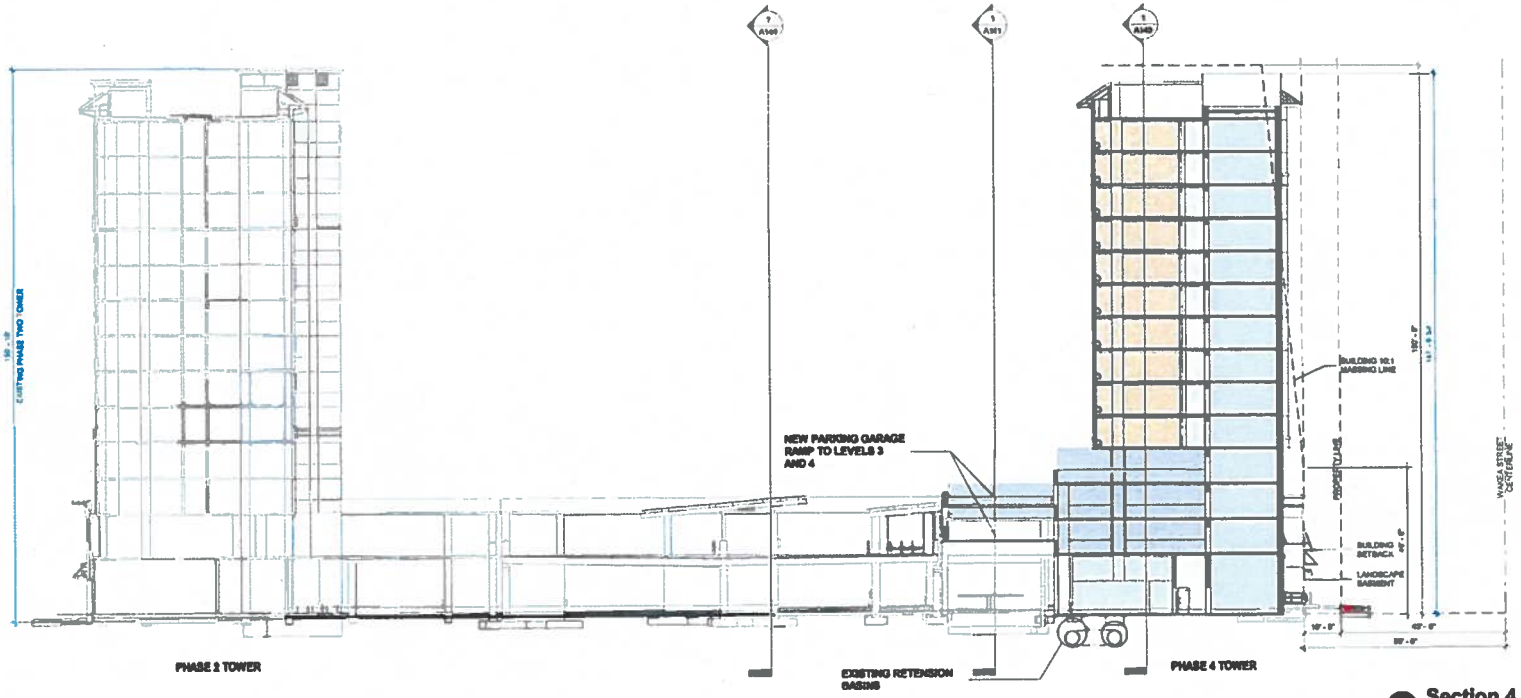
1 **Section 1**
1/16" = 1'-0"

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-21

SVA ARCHITECTS



1 **Section 4**
1/16" = 1'-0"

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HALE MOENA PHASES 3 AND 4

EXHIBIT C-22

A142

SVA ARCHITECTS