CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 24-273

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.

WHEREAS, on January 27, 2016, the Council of the City and County of Honolulu ("City 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, for the Kapolei Mixed-Use Development Project (the "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, O'ahu, identified as Tax Map Key (1) 9-1-088: 021 (por.), as depicted in Exhibits _____, attached hereto and made a part hereof ("Property"); and

WHEREAS, on December 06, 2017, the City Council, by adoption of Resolution 17-320, amended Resolution 16-11, CD1, to: (1) extend the deadline to commence construction of the Project from January 27, 2018, to January 27, 2020, and (2) change Phase 2 of the Project as described in Resolution 16-11, CD1, to the affordable rental housing described in Resolution 17-320; and

WHEREAS, Phase 1 of the Project included a 13-story multi-family rental apartment building, 150 feet in height, with a total of 154 units serving senior households earning maximum incomes ranging 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"), as well as 7,412 square feet of ground floor retail space, and 185 parking stalls. Phase 2 of the Project included a 13-story multi-family condominium building, 150 feet in height, with a total of 143 units affordable to households earning maximum incomes of up to 60 percent of the AMI, as well as 7,086 square feet of ground floor retail space, and 170 parking stalls. Phase 3 of the Project was to include 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. Phase 3 (ground-floor retail) was not completed; and

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CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 24-273

RESOLUTION

WHEREAS, Highridge Costa Development Company, LLC (the "Developer"), with co-developer Form Partners, LLC, with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC"), proposes to convert Phase 3 into Phases 3 and 4 as affordable rental apartment buildings on a portion of the Property ("Phases 3 and 4 rental housing"), and convert the existing retail space in Phases 1 and 2 of the Project to community space ("Phases 1 and 2 community space"). The Phases 3 and 4 affordable rental housing and Phases 1 and 2 community space improvements together constitute the modified Project ("Modified Project"). The conversion of Phase 3 into Phases 3 and 4 affordable rental housing reflects the high demand for affordable housing in the Kapolei area as evidenced by the 100% occupancy of Phases 1 and 2 (both buildings have waiting lists). The conversion of retail space into Phases 1 and 2 community space reflects the current market conditions, as the retail space in Phases 1 and 2 remains vacant since being built out; and

WHEREAS, as proposed, Phase 3 rental housing will be a 13-story multi-family rental apartment building, with 116 affordable units affordable to households earning incomes between 30 to 60 percent of the AMI and 1 manager's unit, 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. Phase 4 rental housing will be a 14-story multi-family rental apartment building, with 129 affordable units affordable to households earning incomes between 30 to 60 percent of the AMI and 1 manager's unit, 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

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; and

WHEREAS, as proposed, approximately 10,311 square feet of existing retail space in Phases 1 and 2 will be converted into Phases 1 and 2 community space for residents. In total, the Project will include approximately 40,138 square feet of indoor (17,188 square feet) and outdoor (22,950 square feet) community space; and

RESOLUTION

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

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

WHEREAS, the AMI levels for the proposed Phases 3 and 4 rental housing are as follows:

Affordability Mix:	Phase 3	Phase 4	Total:
30%	12	13	25
50%	12	13	25
60%	92	103	195
Manager's Unit	1	1	2
Total	**117**	**130**	**247**

WHEREAS, the Modified Project will help address the critical need for affordably priced housing within the City of 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's Board of Directors, by approval of a For Action, approved the modification of Phase 3 of the Project to the proposed Phases 3 and 4 described above with proposed exemptions; and

WHEREAS, the City 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, construction standards for subdivision, development and improvement of land, and the construction of dwelling units thereon pursuant to Hawaii Revised Statutes ("HRS") Section 201H-38; and

RESOLUTION

WHERAS, the City Council has reviewed the preliminary plans and specifications for the Modified Project, prepared by SVA Architects, submitted to the City Council by HHFDC; and

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

WHEREAS, the requested exemptions meet 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; and

WHEREAS, the requested exemptions from planning, zoning, and construction standards, and the terms of Resolution 16-11, CD1 (as amended by Resolution 17-320), other than the revisions mentioned above, remain unchanged; now, therefore,

BE IT RESOLVED by the City Council that Resolution 16-11, CD1 (as amended by Resolution 17-320), is hereby amended to change Phases 1 through 3 of the Project as described in Resolution 16-11, CD1 (as amended by Resolution 17-320), to the Modified Project described above;

BE IT FURTHER RESOLVED that the City Council approves the Modified Project, which approval includes exemptions from certain requirements for the Modified Project, as set forth in the preliminary plans and specifications for the Modified Project, Resolution 16-11, CD1 (as amended by Resolution 17-320), is amended by amending the below exemptions, to read as follows (deletions are bracketed and stricken; new material is underscored):

Application Fees and Infrastructure and/or Public Works Fees and Charges

1. Exemption from Sections 18-6.1 and 18-6.2, Revised Ordinances of Honolulu 1990 (ROH), to allow an exemption from plan review and building permit fees for Phases 1, [~~and~~] 2, 3, and 4 of the Project. Plan review fees are estimated at $25,000 for each phase[~~,~~]. [~~and building~~] Building permit fees are estimated at $124,000 for Phase 1, [~~and~~] $130,000 for Phase 2[~~,~~], $421,066 for Phase 3, and $427,810 for Phase 4.

RESOLUTION

2. Exemption from [~~ROH Section 14-14A~~] ROH Sections 18A-2.4(a) and 18A-2.4(b), to allow an exemption from grading and grubbing permit fees for Phases 1 and 2 of the Project, estimated at $1,045 and $990, respectively[~~.~~]; and for Phases 3 and 4 of the project, estimated at $1,055 and $1,055, respectively.

3. Exemption from [~~ROH Section 14-12.12~~] ROH § 43-11.12(f), to allow an exemption from private storm drain connection license fees for Phases 1, [~~and~~] 2, 3, and 4 of the Project, estimated at $1,000 for [~~each phase.~~] Phase 1, $1,000 for Phase 2, $200 for Phase 3, and $200 for Phase 4.

4. Deferral from [~~ROH Sections 14-10.1 and 14-10.3~~] ROH § 43-10.1, § 43-10.2, and § 43-10.3, to allow a deferral of payment of wastewater system facility charges for Phases 1 and 2 of the Project, estimated at $633,000 and $588,000 respectively, until a certificate of occupancy is issued for each phase.

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 for:

   a) Phase 3 of the project attributed to 116 affordable rental dwelling units rented to households earning 60 percent or below of the AMI, estimated at $112,176; and

   b) Phase 4 of the project attributed to 129 affordable rental dwelling units rented to households earning 60 percent or below of the AMI, estimated at $124,488.

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, of the payment of wastewater system facility charges attributed to:

   a) One manager's unit in Phase 3 of the project, estimated at $6,616; and

   b) One manager's unit in Phase 4 of the project, estimated at $6,616.

Fire Department Fire Plans Review Fee

7. Exemption from ROH § 20-1.1(3), to allow an exemption from Honolulu Fire Department Fire Plans Review Fee for Phases 3 and 4

of the project, estimated at $42,107 for Phase 3 and $42,781 for Phase 4.

Board of Water Supply Rules and Regulations

[~~5.~~]8. Deferral from Sections 1-102, 2-202(2), and 2-202(3) of the Board of Water Supply Rules and Regulations, to allow a deferral of the payment of water system facility and installation of water service fees for Phases 1 [~~and~~], 2, 3, and 4 of the Project, until a certificate of occupancy is issued for each phase[~~.~~] and estimated at $198,609, for Phase 3 and $225,144 for Phase 4.

Park Dedication Ordinance

9. Exemption from ROH Chapter 22, Article 7, to allow exemption from park dedication requirements for 544 dwelling units (based on 10% of maximum permitted floor area and allowance for on-site recreation areas provided in the Project) estimated at 9,111 square feet of park space or payment of an equivalent in-lieu fee estimated at $405,000; provided that the four manager's dwelling units are only exempt from the park dedication requirement 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 units as a revenue-generating or profit-generating dwelling units for the required affordability period, including any extensions thereof.

Land Use Ordinance

[~~6.~~]10. Exemption from Land Use Ordinance (LUO) [~~Section 21-3.120-2(b) and Table 21-3.4~~] § 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~~] includes [~~154~~] 153 senior [~~housing~~] affordable rental units and a manager's unit[~~.~~], Phase 2 [~~will~~] 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.

[~~7.~~]11. Exemption from LUO [~~Section 21-3.110-1(c)(4) and Figure 21-3.7~~] § 21-3.110-1(c)(3) and Figure 21-3.3, to allow portions of the upper floors of the rental apartment building [~~and condominium building~~] mass to encroach into the building height setback envelope[~~.~~] and allow awnings above eleven feet above the finish grade to encroach into the setback.

~~[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.]~~

[~~9.~~]12. 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. The Project requirement is to provide for a total of seven loading stalls. The Project provides for [~~five~~] two, or [~~two~~] five fewer stalls than required.

Exemption from LUO § 21-6.130(a)(2) to allow vertical clearance of less than 14 feet for one of the loading spaces; both loading spaces will have vertical clearance of ten feet six inches.

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

14. Exemption from LUO § 21-6.40 and Table 21-6.3, relating to bicycle parking, to allow Phases 2, 3, and 4 of the Project to provide a minimum of 18 short-term parking spaces and 82 long-term parking spaces (instead of 42 short-term spaces and 198 long-term spaces). The building permit for Phase 1 was approved before LUO § 21-6.40 and Table 21-6.3 requiring bicycle parking were added to the LUO in 2017.

Kapolei Urban Design Plan

[~~10.~~]15. 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, and to exceed the 125-foot height limit for the highest occupied floor. The Project includes [~~two~~] four towers, [~~each~~] Phases 1 and 2 with a height of 130 feet for the highest occupied floor[~~.~~], Phase 3 with a height of 117 feet five inches for the highest occupied floor, and Phase 4 with a height of 126 feet seven inches for the highest occupied floor; and

BE IT FURTHER RESOLVED that except for the exemptions provided herein and listed in the For Action approved by HHFDC's 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, 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 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 the exemptions granted for this 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 preliminary plans and specifications submitted to the City Council; provided that minor modifications to the design character or specifications of the building and/or landscaping may be approved by HHFDC if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City, its officials, or 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

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 24-273

RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813, and Highridge Costa Development Company, LLC, 330 W. Victoria Street, Gardena, CA 90248.

INTRODUCED BY:

(br)

DATE OF INTRODUCTION:

NOV 12 2024
Honolulu, Hawai'i

Councilmembers

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

DEAN MINAKAMI
EXECUTIVE DIRECTOR

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
PHONE: (808) 587-0620
FAX: (808) 587-0600

IN REPLY REFER TO:
23:PECB/77

December 1, 2023

Ms. Mary Alice Evans, Interim Director
Office of Planning and Sustainable Development
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Evans:

Subject: Determination of No Additional Environmental Review to Satisfy Chapter 343, Hawaii Revised Statutes for the
Hale Moena Phase 3 and Phase 4 Affordable Housing Project (Project)
1120 Wakea Street; Kapolei, Oahu
Tax Map Key (1) 9-1-088:021

Pursuant to Section 11-200.1-11, Hawaii Administrative Rules (HAR), this letter serves as notification and a request for publication in the next issue of *The Environmental Notice* that the Hawaii Housing Finance and Development Corporation (HHFDC) has determined no additional environmental review is required for the subject Project.

The Project was initially designed as a mixed-use affordable housing project. In 2015, HHFDC approved the *Kapolei Mixed-Use Development Final Environmental Assessment* (Final EA) and issued a finding of no significant impact (FONSI). The Final EA/FONSI addressed potential impacts and provided mitigation measures for the full build-out of the Project site, which was proposed as three phases on an entire block in Kapolei. The first two phases have been completed, and now the applicant proposes to build a third phase for residential use compared to ground floor retail proposed initially.

After careful analysis and as described in the attachment, HHFDC as the approving agency is invoking Section 11-200.1-11, HAR, that the Final EA/FONSI is applicable to the Project and that additional environmental review is not required.

Sincerely,

Delmond J.H. Won
Executive Assistant

Attachment

HALE MOENA PHASE 3 AND PHASE 4
AFFORDABLE RENTAL HOUSING PROJECT
DETERMINATION OF NO ADDITIONAL ENVIRONMENTAL REVIEW NOTICE

The original Kapolei Mixed-Use Development project (Project and known as Hale Moena) was initially designed as a mixed-use affordable housing project. The Project site is located at 1020 Wakea Street; Kapolei, Hawaii 96707 and the Tax Map Key is (1) 9-1-088:021. The parcel is about 132,248 square feet and is located between Haumea and Ala Kahawai streets, and between Wakea and Alohikea streets. See Exhibit 1 for a location map and Exhibit 2 for a Tax Map Key map.

In 2015, the Hawaii Housing Finance and Development Corporation (HHFDC) approved the *Kapolei Mixed-Use Development Final Environmental Assessment* (Final EA) and issued a finding of no significant impact (FONSI).[1] The Final EA/FONSI addressed potential impacts and provided mitigation measures for the full build-out of the Kapolei Mixed-Use Development site, which was proposed as three phases on an entire block in Kapolei.

After the Final EA/FONSI was approved, the Project was processed through HHFDC under Chapter 201H, Hawaii Revised Statutes (HRS). In 2016, the Honolulu City Council adopted Resolution 16-11, CD 1, which approved various exemptions for the Project including an exemption to the Land Use Ordinance (LUO) Section 21.3-120-2(b) and Table 21-3.4 to allow residential use in the B-2 Community Business District. An exemption to maximum height in the B-2 Community Business District per the zoning map (150 feet), was not needed as the Project was designed to not exceed the height limit.

Since the Final EA/FONSI was approved and Resolution 16-11, CD 1 was adopted, Phases 1 and 2 have been built (with some changes from what was described in the Final EA/FONSI). Phase 3 has not been built and is now proposed to be divided into Phase 3 and Phase 4. For comparison purposes, below are summaries of the Project:

- As Proposed in the Final EA/FONSI (2015)
- Phase 1 and Phase 2 As Built (2020 – 2021)
- Phase 3, Now Proposed as Phase 3 and Phase 4 (2023)

AS PROPOSED IN THE FINAL EA/FONSI (2015)

As originally envisioned and discussed in the Final EA/FONSI, the Project was proposed to have three phases:

- **Phase 1:** 13-story multi-family rental apartment building along Haumea Street with 154 studio, one-bedroom and two-bedroom affordable rental housing units serving senior households earning maximum incomes ranging from 30 to 60 percent of the area median income (AMI).

[1] The link to the EA/FONSI is: https://files.hawaii.gov/dbedt/erp/EA_EIS_Library/2015-11-08-OA-FEA-Kapolei-Mixed-Use-Development.pdf

- **Phase 2:** 13-story multi-family condominium building along Alohikea Street with 143 studio, one-bedroom, two-bedroom and three-bedroom condominium units, of which 72 units would be affordable units and offered for-sale to households earning maximum incomes ranging from 100 to 120 percent of the AMI.

- **Phase 3:** 17,594 square feet of ground floor retail space along Ala Kahawai Street and Wakea Street, and 1,249 square feet of associated services space.

Parking spaces, retail space, and community and recreational areas were included for each phase.

Table 1 below provides a summary of units, parking spaces, community and recreational areas, and retail space proposed per phase. See Exhibit 3 for the site and phasing plan from the Final EA/FONSI.

Table 1: As Proposed in the Final EA/FONSI (2015)

	Final EA (2015)			
	Phase 1	Phase 2	Phase 3	**Totals**
Stories	13	13	1	N/A
Units	154	143	0	**297**
Retail Space (sf)	7,412	7,086	17,594	**32,092**
Parking Spaces	160	170	56	**386**
Community Center & Recreational Areas (sf)	10,092	23,550	0	**33,642**

PHASE 1 AND PHASE 2 AS BUILT (2020 – 2021)

Phase 1 was completed in 2020 and is called Hale Moena Kupuna. Phase 2 was completed in 2021 and is called Hale Moena Ohana. As built, Phase 2 was changed from a for-sale condominium to a rental apartment building with 100 percent of the units available to households earning maximum incomes ranging from 30 to 60 percent of the AMI.

Table 2 below provides a summary of units, parking spaces, community and recreation areas, and retail space as built in Phase 1 and Phase 2.

Table 2: Phase 1 and Phase 2 As Built (2020 – 2021)

	As Built (2020 - 2021)			
	Phase 1	Phase 2	Phase 3	**Totals**
Stories	13	13		N/A
Units	154	143		**297**
Retail Space (sf)	7,308	3,003		**10,311**
Parking Spaces	166	140		**306**
Community Center (Indoor Level 1) (sf)	953	1,962		2,915
Recreational Areas (Outdoor Level 3) (sf)	9,292	7,800		18,045
Total Community & Recreation Areas	10,245	9,762		**20,007**

PHASE 3, NOW AS PROPOSED PHASE 3 AND PHASE 4 (2023)

Phase 3 has not yet been built and now the developer, Highridge Costa Development Company, LLC (Applicant), proposes to build out the remainder of the block with two additional

affordable multi-family rental apartment buildings (identified as Phase 3 and Phase 4) rather than the ground-floor retail space previously proposed for Phase 3. In addition, the existing retail space in Phase 1 and Phase 2 will be converted to community facilities for residents. In all buildings, 100 percent of the units will be rental units available to households earning maximum incomes ranging from 30 to 60 percent of the AMI[2].

The change is needed for two reasons:

1. To meet the high demand for affordable housing in the Kapolei area as evidenced by the success and occupancy of Hale Moena Kupuna and Hale Moena Ohana (both buildings are 100% occupied and have waiting lists).

2. To adjust to current market conditions as the retail space constructed in Phases 1 and 2 remains vacant and the Applicant has not been able to lease this retail space since Phases 1 and 2 have been built out.

As now proposed, the Phase 3 building will be 11 stories and include 122 senior affordable rental units. The proposed Phase 4 building will be 13 stories and include 126 affordable rental units. No new retail space is proposed in Phase 3 and Phase 4, and the retail space built in Phase 1 and Phase 2 will be converted to community facilities for the residents. See exhibit 4 for the site plan and elevations.

Table 3 below provides a summary of units, parking spaces, and community and recreational areas proposed for Phase 3 (now Phase 3 and Phase 4) and totals for the entire Project (i.e., Phases 1 through 4).

Table 3: Phase 3, Now Proposed as Phase 3 and Phase 4 (2023)

	As Proposed (2023)				
			Original Phase 3		
	Phase 1	Phase 2	Phase 3	Phase 4	**Totals**
Stories	13	13	11	13	N/A
Units	154	143	122	126	**545**
Retail Space (sf)	0	0	0	0	**0**
Parking Spaces	166	140	61	164	**501**
Community Center (Indoor Level 1 Existing)	778	2,608			3,386
Recreational Areas (Indoor Level 1 New)	8,261	4,965	3,035	552	16,813
(Outdoor Level 1 New)	9,292	7,800	6,686	0	23,778
Total Community & Recreational Areas	17,553	12,765	9,721	552	**40,591**

As now proposed, the entire Project (i.e., Phases 1 through 4) will provide 545 multifamily units, 501 parking stalls, and 40,591 sf of indoor and outdoor recreational space. This compares to the original project as proposed in the Final EA/FONSI that had 297 multifamily units, 386 parking stalls, 32,092 square feet of retail space and 33,642 sf of indoor and outdoor recreational space.

[2] There will be one resident manager's unit in each tower for a total of four resident mangers' units.

The Applicant will seek State funding and Chapter 201H, HRS, exemptions. Multifamily dwellings are not permitted in the underlaying B-2 Community Business District and therefore, the Applicant will request an exemption from the *Land Use Ordinance* (LUO), Section 21.3-110-1(b) and Table 21-3 via an application for a permit processed under Chapter 201H, HRS. The Applicant also will seek other exemptions, including exemptions from:

1. City and County of Honolulu (CCH) development-related fees (§18-6.1, Revised Ordinances of Honolulu [ROH]), including plan review (§18-6.1, ROH) and building permit (§18-6.2, ROH) fees, grading permit fees (§18A-2.4(a) ROH), deferral of payment of wastewater system facility charges (§43-10.1, §43-10.2, and §43-10.3, ROH), and deferral of payment of water system facility and installation of water service fees (Sections 1-102, 2-202(2), and 2-202(3) of the Board of Water Supply Rules and Regulations).

2. Park dedication ordinance requirements (Chapter 22, Article 7, ROH) regarding land dedication and lieu payment amounts. However, the entire Project will include approximately 40,591 square feet of on-site community and recreational areas (see Table 3), and the Kapolei Regional Park is two blocks away from the Project site.

3. CCH LUO (Chapter 21, ROH) relating to the building height setback envelope, maximum density, loading zones, and bicycle parking requirements.

ENVIRONMENTAL ANALYSIS

To support this analysis, three studies were prepared:

1. Traffic engineer prepared a *Mobility Analysis* for Phases 3 and 4 that addresses transportation impacts and includes mitigation recommendations for all modes of transportation. The *Mobility Analysis* accounts for the existing vehicular traffic generated by Phases 1 and 2 and considers the cumulative transportation impact of the entire Project (i.e., Phases 1 through 4).

2. Civil engineer prepared a new *Preliminary Engineering Report* (PER) for Phases 3 and 4. The PER considers the cumulative impact of the entire Project (Phases 1 to 4).

3. A Visual Analysis exhibit (see Exhibit 5).

Below is a summary of relevant environmental analysis of the Project:

1. *Land Use and Zoning.* The Project site is within CCH B-2 (Business) zoning district. As part of the 201H application, the Applicant will be seeking various exemptions from CCH's *Land Use Ordinance* (Chapter 21, Revised Ordinances of Honolulu) relating to zoning, building height setback envelope, maximum density, loading zones, and bicycle parking requirements.

2. *Traffic.* The Applicant's traffic engineer prepared a *Mobility Analysis* for Phases 3 and 4 that addresses impacts and includes mitigation recommendations for all modes of transportation, including vehicle transportation. The *Mobility Analysis* accounts for the existing vehicle traffic generated by Phase 1 and Phase 2 and considers the cumulative impact of the entire Project (Phases 1 through 4). The analysis concludes that the Project will have no significant impacts on any roadway segments or intersections.

Based on a multimodal evaluation of mobility effects from the Project, no potential impacts to pedestrian facilities, bicycle facilities, and transit facilities are anticipated.

3. *Infrastructure*. The Applicant's civil engineer prepared a new Preliminary Engineering Report (PER) for Phase 3 and Phase 4. The PER considers the cumulative impact of the entire Project (Phases 1 through 4). The PER indicates potable water, wastewater, drainage, gas, electric, telephone and cable infrastructure are available from existing infrastructure lines along Wakea Street and Ala Kahawai. The PER includes an approved Sewer Connection Application from the Department of Planning and Permitting, Wastewater Division.

    a. Water System: The Board of Water Supply (BWS) supplies water to the site for the existing Phase 1 and Phase 2. Phase 3 and Phase 4 are located along Ala Kahawai Street and Wakea Street. Both streets have BWS potable water and recycled water lines available for the Project connections. In a letter dated October 13, 2023, BWS stated:

        "The existing water system is adequate to accommodate the proposed mixed-use development However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval."

    b. Wastewater: CCH, Department of Planning and Permitting, Wastewater Branch approved a Sewer Connection Application for Phase 3 and Phase 4 on March 3, 2023.

    c. Electricity: Hawaiian Electric Company (HECO) has distribution circuits along Wakea and Haumea Streets. Depending on the size of the Project's electrical load, the circuits may need to be upgraded. An Electrical Service Request will be submitted to HECO. Associated fees for providing electrical services will be paid by the Developer.

4. *Visual.* The visual character of the community surrounding the Project site is a mixture of multi-story commercial/retail buildings and mid-rise office towers. The Project site is within the B-2 zoning district, and the zoning map for the area where the Project site is located allows for building heights of up to 150 feet.

    The existing Phase 1 residential tower is 13 stories and 144 feet and three inches high. The existing Phase 2 residential tower is 13 stories and 150 feet and 10 inches high.[3] The proposed Phase 3 residential tower will be 11 stories and 120 feet and 4 inches high. The proposed Phase 4 residential tower will be 13 stories and 138 feet and 4 inches high.

    While the residential towers are tallest structures in the area, they are grouped within a single block, thus the visual impact of the Phase 3 and Phase 4 residential towers is not

[3] Which includes vent pipes, fans, roof access stairwells, and structures housing rooftop machinery, such as elevators and air conditioning as permitted under Land Use Ordinance § 21-4.60.

significantly greater in context with the existing Phase 1 and Phase 2 residential towers. All the residential towers are designed in an architectural style consistent with other buildings in the immediate vicinity.

See Exhibit 5 for a visual analysis showing the existing Phase 1 and Phase 2 residential towers and the proposed Phase 3 and Phase 4 residential towners.

5. *Environmental Site Assessment.* A Phase 1 Environmental Site Assessment (ESA) of the entire Project site found no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historical environmental conditions (HRECs) or business environmental risks (BER). Based on the findings, the ESA recommends no further investigation.

6. *Public Health and Safety.* The Applicant will submit an FAA Form 7460-1 to the Federal Aviation Administration (FAA), the federal agency responsible for evaluating objects affecting navigable airspace.

7. *Noise.* The construction of Phases 3 and 4 will cause an incremental increase in construction-related noise, but it will be temporary and is not anticipated to be significant in the surrounding area where the predominant source of noise would be from vehicular traffic. If the noise emissions are above standards stipulated in Section 11-46, HAR (Community Noise Control), a permit will be required regulating the permissible noise levels.

8. *Cumulative Impacts.* The entire Project (Phases 1 through 4), along with other proposed developments in the area, is not anticipated to result in significant cumulative impacts.

In addition, the Applicant will obtain all required permits and comply with permit conditions to mitigate construction-related impacts.

CONSULTATIONS

HHFDC analyzed the Project and believes it will have the same level of environmental impacts as disclosed in the Final EA/FONSI. As the approving agency for this Project, HHFDC notified agencies of its intent to invoke Section 11-200.1-11, HAR, to provide a transparent process that the Final EA/FONSI is applicable to the Project and that additional environmental review is not required.

The following parties were consulted:

AGENCY / ORGANIZATION	NAME	CONSULTATION DATE
Hawaii Department of Education (DOE)	Keith Hayashi, Superintendent	10/20/2023
Hawaii Department of Transportation (DOT)	Ed Sniffen, Director	10/20/2023
Office of Planning and Sustainable Development (OPSD)	Mary Alice Evans, Interim Director	10/20/2023
Hawaii Department of Health	Kenneth Fink, Director	10/20/2023
CCH Department of Planning and Permitting (DPP)	Dawn Takeguchi Apuna, Director	10/20/2023
CCH Mayor's Office of Housing and Homelessness	Denise Iseri-Matsubara, Executive Director	10/20/2023
CCH Department of Parks and Recreation	Laura Thielen, Director	10/20/2023
CCH Department of Transportation Services (DTS)	J. Roger Morton, Director	10/20/2023
Aina Nui Corporation	Steve Kelly, Vice President	10/20/2023

The following comments were received.

1. Office of Planning and Sustainable Development. No comments.

2. Hawaii Department of Education. Request for Applicant to meet with the DOE to execute agreement. *The Applicant acknowledges this comment.*

3. Hawaii Department of Transportation (DOT). DOT provided the following comments with their respective responses indicated below.

    a. The Project is approximately 1.12 miles from the boundary of Kalaeloa Airport (JRF). The Applicant is advised to read the Technical Advisory Memorandum. *The Applicant acknowledges this comment.*

    b. The Applicant is requested to provide a copy of the Federal Aviation Administration (FAA) response to the Part 77 analysis to DOT Airports Division, Planning Section. *The Applicant has submitted the FAA 7460-1 to the FAA, and a copy of the analysis will be sent to DOT, Airports Division once it has been completed.*

    c. Due to the proximity to JRF, the developer and future residents should be aware of potential noise, fumes, smoke, vibrations, odors, etc., resulting from aircraft flight operations over or near the project location. *The Applicant acknowledges this comment.*

    d. If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the approach path of aircrafts can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. Also, PV systems have also been known to emit radio frequency interference to aviation-dedicated radio signals, thereby disrupting the reliability of air-to-ground communications.

        If the above creates a hazardous condition for pilots, the owner of the PV system will immediately mitigate the hazard upon notification by DOT and/or FAA. *The Applicant acknowledges these comments.*

    e. DOT requires that the proposed development does not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. If the development creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by DOT and/or FAA. *The Applicant acknowledges these comments.*

    f. DOT concurs with the Mobility Analysis Report.

    g. The Applicant is requested to review of the 2015 Traffic Impact Analysis Report, Section 6 and describe the status of each of the recommended actions.

        As requested by DOT, the Applicant has conducted a status review of the recommended transportation improvements that were included in the Final EA. The transportation recommendations in the FEA were based on findings from the Kapolei Ohana Mixed-Use Project Traffic Impact Analysis Final Report (TIAR prepared by Hatch Mott MacDonald, February 14, 2014). The review indicates

that several of the recommended transportation actions have not been implemented, as they either are not necessary under current conditions or have not been required by DPP or DTS. The more recent Mobility Analysis Report (Fehr & Peers, July 19, 2023) analyzes current conditions (with Phases 1 and 2 already built and fully occupied) and projects future conditions with the addition of traffic from the proposed Phases 3 and 4. Since the 2023 Mobility Analysis Report provides a more current analysis of exiting conditions and projected conditions, it effectively supersedes the 2014 TIAR and the Applicant will implement the recommendations in the 2023 Mobility Analysis Report.

h. Determine applicability of the following permits: (1) Permit to Perform Work Upon State Highways, Permit to Operate or Transport Oversize and/or Overweight Vehicles and Loads Over State Highways, and Permit for Occupancy and Use of State Highways. *The Applicant will work with DOT, Highways Division and comply with any permit requirements.*

DETERMINATION OF NO ADDITIONAL REVIEW

Section 11-200.1-11, Hawaii Administrative Rules (HAR), provides that when an agency is considering whether a prior exemption, an environmental assessment (EA) with a finding of no significant impact, or an accepted environmental impact statement (EIS) satisfies Chapter 343, HRS, for a proposed action, the agency may determine that additional environmental review is not required if it meets the following three criteria:

1. The proposed action was a component of, or is substantially similar to, an action that received an exemption, an EA with a finding of no significant impact, or an accepted EIS.

2. The proposed action is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in a prior exemption, an EA with a finding of no significant impact, or an accepted EIS.

3. In the case of an EA with a finding of no significant impact or an accepted EIS, the proposed action was analyzed within the range of alternatives.

Hale Moena Phase 3 and Phase 4 meets the above criteria in the following ways:

1. It is substantially similar to the original concept of developing affordable housing on the property as originally proposed and analyzed in the Final EA/FONSI.

2. It is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in the Final EA/FONSI.

3. It is consistent with the Final EA/FONSI as affordable housing was the primary subject of analysis of the Final EA/FONSI. As currently proposed, Phases 3 and 4 will provide a greater amount of affordable housing but no retail space; however, the overall Project has been optimized with more affordable housing and more indoor and outdoor recreational space while removing retail space to better match with current demand in the region. While the Final EA/FONSI alternatives section discussed alternatives based on the B-2 zoning of the property, more affordable housing was an implicit alternative.

HHFDC analyzed the Project and concludes it will have the same level of environmental impacts as disclosed in the Final EA. As the approving agency for this Project, HHFDC invokes Section 11-200.1-11, HAR, that additional environmental review is not required.

List of Exhibits:

Exhibit 1 – Location and Surrounding Uses
Exhibit 2 – Tax Map Key
Exhibit 3 – Phasing Plan
Exhibit 4 – Site Plan and Elevations
Exhibit 5 – Visual Analysis
Exhibit 6 – Typical consultation letter and impacts matrix (excluding exhibits listed above)
Exhibit 7 – Copy of comment letters received from:

A. OPSD
B. DOE
C. DOT

Reviewed and Approved by the Executive Director AH
October 10, 2024

FOR ACTION

I. REQUEST

Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: (1) the Certification of Highridge Costa Development Company, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (2) The Project Proposal; and (3) Execution of Development Documents for Approved Exemptions for the Hale Moena Phases 3 and 4 Located in Kapolei, Oahu, TMK No.: (1) 9-1-088: 021 (por.)

II. FACTS

Project Name:	Hale Moena Phases 3 and 4		
Applicant Name:	Highridge Costa Development Company, LLC		
Tax Map Key and Location:	(1) 9-1-088: 021 (por.) 1020 Wakea Street, Kapolei, HI 96707		
HHFDC Involvement:	201H Exemptions		
Landownership:	Private – KMUD III, LP		
Type:	New construction; affordable rental housing		
Target Population:	Family		
Length of Affordability:	Rental: 62 Years		
No. of Units:	Total: 247		
Unit Type Mix Phase 3:	Units 22 51 33 11 117	Type Studio 1-Bed 2-Bed 3-Bed Total	GSF (approx. range) 336- 337 556-694 906-1,114 1,268
Unit Type Mix Phase 4:	Units 30 50 40 10 130	Type Studio 1-Bed 2-Bed 3-Bed Total	GSF (approx. range) 333-358 555-677 919-1,126 1,308
Affordability Mix Phase 3:	Units 12 12 92 1 117	Affordability 30% AMI 50% AMI 60% AMI Manager's units Total units	
Affordability Mix Phase 4:	Units 13 13 103 1 130	Affordability 30% AMI 50% AMI 60% AMI Manager's units Total units	

Development Concept:	Construction of a new project, to include affordable rental residential units and community space, comprised of two apartment buildings.
Parking:	89 (Phase 3) 136 (Phase 4) 225 Total stalls
Est. Completion:	April 2028 (Phase 3) March 2029 (Phase 4)
Amenities and Services:	The Project includes the development of 3,922 SF of indoor community space (3,370 SF in Phase 3 and 552 SF in Phase 4) and 3,197 SF of outdoor community space (adjacent to Phase 3). Lastly, approximately 10,311 SF of existing retail space (7,308 SF in Phase 1 and 3,003 SF in Phase 2) will be converted to community space for residents.
Developer Contact:	Highridge Costa Development Company, LLC Contact: Mohannad H. Mohanna 330 W. Victoria Street, Gardena, CA 90248 (424) 258-2906
Co-Developer Contact:	Form Partners, LLC Contact: Chris Deuchar 900 Fort Street Mall, Suite 1140, Honolulu, HI 96813 (808) 940-0007
Application Preparer/ Consultant Contact:	PBR Hawaii & Associates, Inc. Contact: Tom Schnell 1001 Bishop Street, Suite 650, Honolulu, HI 96813 (808) 521-5631

A. Hale Moena Phases 3 and 4 (Project) is a proposed residential project, which includes the phased development of affordable rental units and indoor and outdoor community space, to be constructed on TMK: (1) 9-1-088: 021 (por.) (Property/Site), located at 1020 Wakea Street, in Kapolei, on Oahu, owned by KMUD III, LP (**Exhibit A** and **Exhibit B**).

B. City and County of Honolulu (City) Resolution 16-11, CD 1 (as amended by City Resolution 17-320) approved Hale Moena Phases 1-3 (formerly known as Kapolei Mixed-Use Development), proposed as an integrated mixed-use affordable housing project, with Phases 1 and 2 primarily as multifamily affordable rental apartments with retail space and Phase 3 as supplementary retail space.

Phase 1 (Hale Moena Kupuna) was completed in 2020 as a senior affordable rental apartment building, and Phase 2 (Hale Moena Ohana) was completed in 2021 as a family affordable rental apartment building. Phase 3 (ground-floor retail) was not built and is now proposed to be divided into Phases 3 and 4 as two additional family affordable rental apartment buildings. In addition, the existing retail space in Phases 1 and 2 are proposed to be converted into community space for residents, as the Developer has not been able to lease this retail space.

All 544 rental units within Phases 1-4 will be affordable to households earning between 30-60% of the United States (U.S.) Department of Housing and Urban Development's (HUD) Area Median Income (AMI).

C. The Project includes the phased development of Phases 3 and 4 of the Hale Moena affordable residential project. Phases 3 and 4 are comprised of 245 rental units affordable to households at or below 60% of the HUD AMI, and 2 managers' units. Specifically, Phase 3 includes a new 13-story building (two

parking levels) with 116 affordable units and 1 manager's unit; and Phase 4 includes a new 14-story building (four parking levels) with 129 affordable units and 1 manager's unit.

In addition, the Project involves the development of 3,922 square feet (SF) of new indoor community space (3,370 SF in Phase 3 and 552 SF in Phase 4) and 3,197 SF of new outdoor community space (adjacent to Phase 3). Additionally, approximately 10,311 SF of existing retail space (7,308 SF in Phase 1 and 3,003 SF in Phase 2) will be converted to new community space for residents. In total, Phases 1-4 will include approximately 40,138 SF of indoor (17,188 SF) and outdoor (22,950 SF) community space.

The Project includes 225 new parking spaces in approximately 68,869 SF of structured parking area (89 in Phase 3 and 136 in Phase 4). Additionally, a total of 12 short-term bicycle parking spaces (6 in Phase 3 and 6 in Phase 4) and 42 long-term bicycle parking spaces (20 in Phase 3 and 22 in Phase 4) will be provided. The Phase 3 building will be approximately 138 feet high, and the Phase 4 building will be approximately 147 feet high. The Phase 3 and 4 building podiums will be connected, with shared parking on level 2 (**Exhibit C** and **Exhibit D**).

III. DISCUSSION

A. In October 2023 (revised August 2024), Highridge Costa Development Company, LLC (Developer / Highridge Costa) submitted a request to the Hawaii Housing Finance and Development Corporation (HHFDC) for approval of certain exemptions from statutes, ordinances, and rules for the Project pursuant to Section 201H-38, Hawaii Revised Statutes (HRS) (Application).

B. The Developer is a privately owned and managed real estate development firm that focuses on affordable housing. The Developer is focused on designing, developing, and financing affordable apartments for families and seniors. The Developer was formed in 1994 and has been involved in the development of over 30,000 affordable housing units in 300 communities throughout the U.S. The Developer has experience in the utilization of federal Section 42 Low-income Housing Tax Credits, tax-exempt mortgage-backed revenue bonds, Fannie Mae affordable housing grants, and a variety of State and County finance housing programs. The Developer's recent involvement with HHFDC includes the 690 Pohukaina, Kahoapili, Kokua Senior Hale Apartments, Liloa Hale, Pahoa Ridge, Mayor Wright Homes Redevelopment, Ka Lei Momi Kapaa, and the Kapolei Mixed Use (Hale Moena) Phases 1 & 2 projects.

Highridge Costa's co-developer will be Form Partners, LLC (Form Partners). Form Partners specializes in the development, investment, and operation of commercial real estate in Hawaii. Form Partners and its related entities have developed over 400 resort, urban residential, and commercial condominiums in Hawaii, with total development costs of more than $200 million. Form Partners has also entitled property, allowing for an additional $850 million of development costs in Hawaii. Form Partners has previously partnered with the Developer on the 690 Pohukaina, Kahoapili, Pahoa Ridge, Mayor Wright Homes Redevelopment, and Ka Lei Momi Kapaa projects.

Detailed descriptions of Highridge Costa's and Form Partners' development experience are included in **Exhibit E**.

C. The proposed Budget (Use of Funds) for Phase 3 is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	$ 2,631,200	$ 20.50	$ 22,488	2.8 %
Construction – Sitework	1,500,000	11.69	12,821	1.6
Construction – Vertical	52,498,324	408.98	448,704	56.7
Construction – Overhead, Profit, & General Requirements (OH, P, & GR)	7,219,399	56.24	61,704	7.7
Interim & Soft Costs	14,815,873	115.42	126,632	16.1
Financing & Syndication	785,000	6.12	6,709	0.9
Developer Fee & Overhead	6,500,000	50.64	55,556	7.0
Project Reserves	812,008	6.33	6,940	0.9
Contingency	5,852,816	45.60	50,024	6.3
Total Budget	**92,614,620.00**	**721.49**	**791,578.00**	**100**

Actual GSF = 128,365 (including structured parking).

D. The proposed Financing Structure (Source of Funds) for Phase 3 is as follows:

Source	Interim	Permanent
Tax Credit Equity	$ 12,201,878	$ 49,942,727
CitiBank	58,552,737	9,429,597
Deferred Costs	406,004	-
RHRF Loan	15,954,001	33,242,296
Deferred Developer Fee	5,500,000	-
Total	**92,614,620.00**	**92,614,620.00**

E. The proposed Budget (Use of Funds) for Phase 4 is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	$ 2,631,200	$ 14.51	$ 20,240	2.8 %
Construction – Sitework	1,500,000	8.27	11,538	1.6
Construction – Vertical	53,885,741	297.17	414,505	57.3
Construction – OH, P, & GR	7,462,355	41.15	57,402	7.9
Interim & Soft Costs	14,872,053	82.02	114,400	15.8
Financing & Syndication	785,000	4.33	6,038	0.9
Developer Fee & Overhead	6,500,000	35.85	50,000	6.9
Project Reserves	440,125	2.43	3,385	0.5
Contingency	6,036,769	33.29	46,436	6.4
Total Budget	**94,113,243.00**	**519.02**	**723,948.00**	**100**

Actual GSF = 181,330 (including structured parking).

F. The proposed Financing Structure (Source of Funds) for Phase 4 is as follows:

Source	Interim	Permanent
Tax Credit Equity	$ 12,570,118	$ 51,375,041
CitiBank	60,603,000	10,790,444
Deferred Costs	440,125	-
RHRF Loan	15,000,000	31,947,758
Deferred Developer Fee	5,500,000	-
Total	**94,113,243**	**94,113,243**

G. Approval of this For Action does not obligate HHFDC to provide any financing award.

H. The estimated schedule for Phase 3 is as follows:

Board Approval of 201H Exemptions	October 2024
Building Permit	August 2026
Construction Financing Closing	August 2026
Construction Start Date	September 2026
Occupancy Permit Date	April 2028
Placed in Service Date	April 2028
95% Stabilized Occupancy	April 2029
100% Occupancy	May 2029

The estimated schedule for Phase 4 is as follows:

Board Approval of 201H Exemptions	October 2024
Building Permit	August 2026
Construction Financing Closing	August 2026
Construction Start Date	September 2027
Occupancy Permit Date	March 2029
Placed in Service Date	March 2029
95% Stabilized Occupancy	March 2030
100% Occupancy	April 2030

I. The primary contingencies to timely completion are entitlement and financing risk. While the Developer believes the Project's Application for financing to HHFDC will be competitive, HHFDC financing programs are typically oversubscribed and HHFDC is under no obligation to make any such award for the Project.

J. Sustainability features will include:

1. Existing photovoltaic solar system to reduce common area energy costs;
2. Energy Star certified appliances;
3. Low-flow plumbing fixtures to conserve water;
4. LED lighting throughout the building including common areas and units. All exterior lighting will be shielded for night sky protection in compliance with section 201.8.5, HRS;
5. Large operable windows in each unit to maximize natural daylight and lessen reliance on air conditioning;
6. Low Impact Development storm water quality features to capture, treat, and infiltrate first flush storm water runoff into the sub-grade using tree-box filters; and

7. Durable materials that extend the usable life of the facility with minimal maintenance.

Other sustainability features may include:

1. Cost-optimal energy performance measures;
2. Advanced metering of electrical consumption;
3. Enhanced exhaust in bathrooms;
4. Interior finish materials with low volatile organic compounds; and
5. Use of recycled and locally sourced products as may be applicable and available.

K. Members of the Developer's team include:

1. Developer – Highridge Costa Development Company, LLC
2. Co-Developer – Form Partners, LLC
3. Planning Consultant – PBR HAWAII & Associates, Inc.
4. Architect – SVA Architects
5. Civil Engineer – Bills Engineering, a subsidiary of Bowers + Kubota
6. Traffic Engineer – Fehr & Peers
7. Archaeologist – Keala Pono Archaeological Consulting
8. General Contractor – Hawaiian Dredging Construction Company, Inc.
9. Property Manager – TBD

L. EKNA Services, Inc. conducted a Phase 1 Environmental Site Assessment (ESA) for a portion of the Property, dated July 2004. Partner Engineering and Science, Inc. conducted a Phase 1 ESA for a portion of the Property, dated September 2022. The Phase 1 ESAs revealed no evidence of environmentally adverse or detrimental effects or recognized environmental conditions on the Property. An updated Phase 1 ESA for the Project area will be required when the Developer applies for HHFDC financing.

M. The Kapolei Mixed-Use Development Final Environmental Assessment and its Finding of No Significant Impact was published on November 8, 2015, in *The Environmental Notice*, pursuant to Chapter 343, HRS. By letter dated December 1, 2023, HHFDC determined that additional environmental review is not required for the Project, pursuant to Section 11-200.1-11, Hawaii Administrative Rules (HAR); a notice of this determination was published on December 8, 2023, in *The Environmental Notice*.

N. The Developer presented the Project at the following meetings:

1. On September 12, 2023, the Developer hosted an in-person meeting with the current residents of Hale Moena Phases 1 and 2.

2. On September 27, 2023, the Developer presented the Project and received comments at the Makakilo-Kapolei-Honokai Hale Neighborhood Board No. 34 meeting.

3. On July 24, 2024, the Developer presented the Project and received comments at the Makakilo-Kapolei-Honokai Hale Neighborhood Board No. 34 meeting.

O. By letter dated August 20, 2024, HHFDC accepted the Application for processing pursuant to Section 201H-38, HRS, and requested that the Developer forward its exemption request to the agencies and elected officials listed in **Exhibit F** for review and comment. On August 21, 2024, the Developer sent the Project

materials to the review stakeholders which were given 30 calendar days to provide comments.

P. This For Action seeks the HHFDC Board of Directors' (HHFDC Board) approval of certain exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, HRS, for the Project. The 201H exemptions requested are listed in **Exhibit G.** The exemptions are in Ramseyer format because the Developer is requesting an amendment to the previous 201H resolution (Resolution 16-11, CD 1 [as amended by CCH Resolution 17-320]) to allow the addition of Phases 3 and 4. If the City and County of Honolulu Council adopts a resolution amending Resolution 16-11, CD 1 [as amended by CCH Resolution 17-320]) to include Phases 3 and 4, this will result in a single resolution with all 201H exemptions for Phases 1 to 4. A summary of comments received for the Project is listed in **Exhibit H.**

None of the exemptions recommended for approval affect health and safety, nor do they contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Honolulu Board of Water Supply (BWS).

Q. Affordable rental units shall be subject to HHFDC restrictions for affordability, including the requirement that such rental units shall remain affordable for at least 30 years from the certificate of occupancy of the final affordable rental unit in the Project. Land use restrictions as required by HHFDC (Restrictions) shall be placed on the fee simple interest in the Project to ensure that the units remain affordable for the required affordability period. The Developer has indicated that they intend to submit for General Excise Tax (GET) exemption for the eligible portions of the Project. Should the Restrictions be prematurely terminated for any reason prior to the end of the affordability period and should HHFDC approve any GET exemptions for development of the Project, HHFDC reserves the right to recapture from the Developer and/or the Project a prorated portion of any GET exemptions (approved by HHFDC) for the development of the Project.

R. The Developer has provided evidence of ability to obtain a Performance and Labor and Material Payment Bonds in the amount of 100% of the contract sum for the Project.

S. A Market Overview for the Project (dated June 2024) was provided which evidences the market demand of affordable rentals in the Ewa District on Oahu. The Project would help to meet the estimated demand for 36,300 to 46,300[1] new primary resident-oriented housing units on Oahu by 2035. The Project would also contribute to the State goal for development of 22,500 new affordable rental housing units by December 31, 2026[2].

T. Under Section 201H-38, HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules, HHFDC may develop on behalf of the State or with an eligible developer, or may assist under a government assistance program in the development of, housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon; provided that:

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[1] Based on the 2019 Hawai'i Housing Planning Study (prepared by SMS Research & Marketing Services, Inc.) and the 2024 Hawai'i Housing Demand: 2025-2035 (published by the State, Department of Business, Economic Development and Tourism).

[2] Per Act 127, Session Laws of Hawai'i 2016.

1. The corporation finds the housing project is consistent with the purpose and intent of this chapter, and meets minimum requirements of health and safety;

2. The development of the proposed housing project does not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or of the various boards of water supply authorized under Chapter 54, HRS;

3. The legislative body of the county in which the housing project is to be situated shall have approved the project with or without modifications:

   a. The legislative body shall approve, approve with modification, or disapprove the project by resolution within forty-five days after the corporation has submitted the preliminary plans and specifications for the project to the legislative body. If on the forty-sixth day a project is not disapproved, it shall be deemed approved by the legislative body;

   b. No action shall be prosecuted or maintained against any county, its officials, or employees on account of actions taken by them in reviewing, approving, modifying, or disapproving the plans and specifications; and

   c. The final plans and specifications for the project shall be deemed approved by the legislative body if the final plans and specifications do not substantially deviate from the preliminary plans and specifications. The final plans and specifications for the project shall constitute the zoning, building, construction, and subdivision standards for that project.

4. The land use commission shall approve, approve with modification, or disapprove a boundary change within forty-five days after the corporation has submitted a petition to the commission as provided in section 205-4, HRS. If, on the forty-sixth day, the petition is not disapproved, it shall be deemed approved by the commission.

For the purposes of this section, "government assistance program" means a housing program qualified by the corporation and administered or operated by the corporation or the United States or any of their political subdivisions, agencies, or instrumentalities, corporate or otherwise.

U. Section 15-307-24(b), HAR, provides that the HHFDC Board may certify that the Developer is an eligible developer for the purposes of development of housing projects approved by the corporation under Chapter 201H, HRS, if the HHFDC Board finds that the Developer:

1. Has demonstrated compliance with all laws, ordinances, rules, and other governmental requirements that the Developer is required to meet;

2. Has the necessary experience;

3. Has adequate and sufficient financial resources and support and has secured or has demonstrated the ability to secure a performance or payment bond, or other surety to develop housing projects of the size and type which the Developer proposes to develop; and

4. Has met all other requirements that the corporation determines to be appropriate and reasonable.

V. HHFDC finds the following:

1. That the Project primarily includes housing units affordable to households with incomes at or below 140% of the AMI;

2. That the Developer, or other newly formed, sole purpose entity or affiliate of Developer, is an Eligible Developer pursuant to Section 15-307-24, HAR;

3. That the proposal and Application for exemptions from statutes, ordinances, and rules meets minimum proposal requirements pursuant to Section 15-307-26, HAR;

4. That the Project and proposed exemptions are consistent with the purpose and intent of Chapter 201H, HRS, and meets minimum requirements of health and safety; and

5. That the exemptions recommended for approval do not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities, or the various boards of water supply authorized under Chapter 54, HRS.

IV. RECOMMENDATION

That the HHFDC Board approve the following:

A. Developer, or other successor entity approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, HAR;

B. Development of the Project with the proposed exemptions from statues, ordinances, and rules as recommended for approval herein, pursuant to Section 201H-38, HRS;

C. Execution of any Development Agreement and Restrictions for such exemptions as required by the Executive Director; and

D. Authorize the Executive Director to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following:

A. Approval with or without modification by the Honolulu City Council pursuant to Section 201H-38, HRS;

B. Exemptions and deferrals from BWS' Rules and Regulations are subject to the approval of BWS;

C. The Development Agreement will include deadlines for commencement and completion of construction;

D. Approval as to form of the applicable development documents and Restrictions by the Department of the Attorney General and execution by the Executive Director;

E. The Project shall not be sold, transferred, or otherwise used to satisfy the reserved housing or affordable housing requirement for any other project at any other location; and

F. Compliance with all applicable laws, rules, regulations, and such other terms and conditions as may be required by the Executive Director.

Attachments:
Exhibit A – Location Map
Exhibit B – TMK Map
Exhibit C – 3-D Renderings
Exhibit D – Selected Preliminary Drawings
Exhibit E – Developers' Experience
Exhibit F – List of Review Agencies
Exhibit G – List of Requested 201H Exemptions
Exhibit H – Summary of Agency Comments

Prepared by: Michele Leong, Housing Development Specialist

Reviewed by: Albert Palmer, Development Section Chief

Randy Chu, Development Branch Chief

Approved by the Board of Directors as

☒ Circulated ☐ Amended

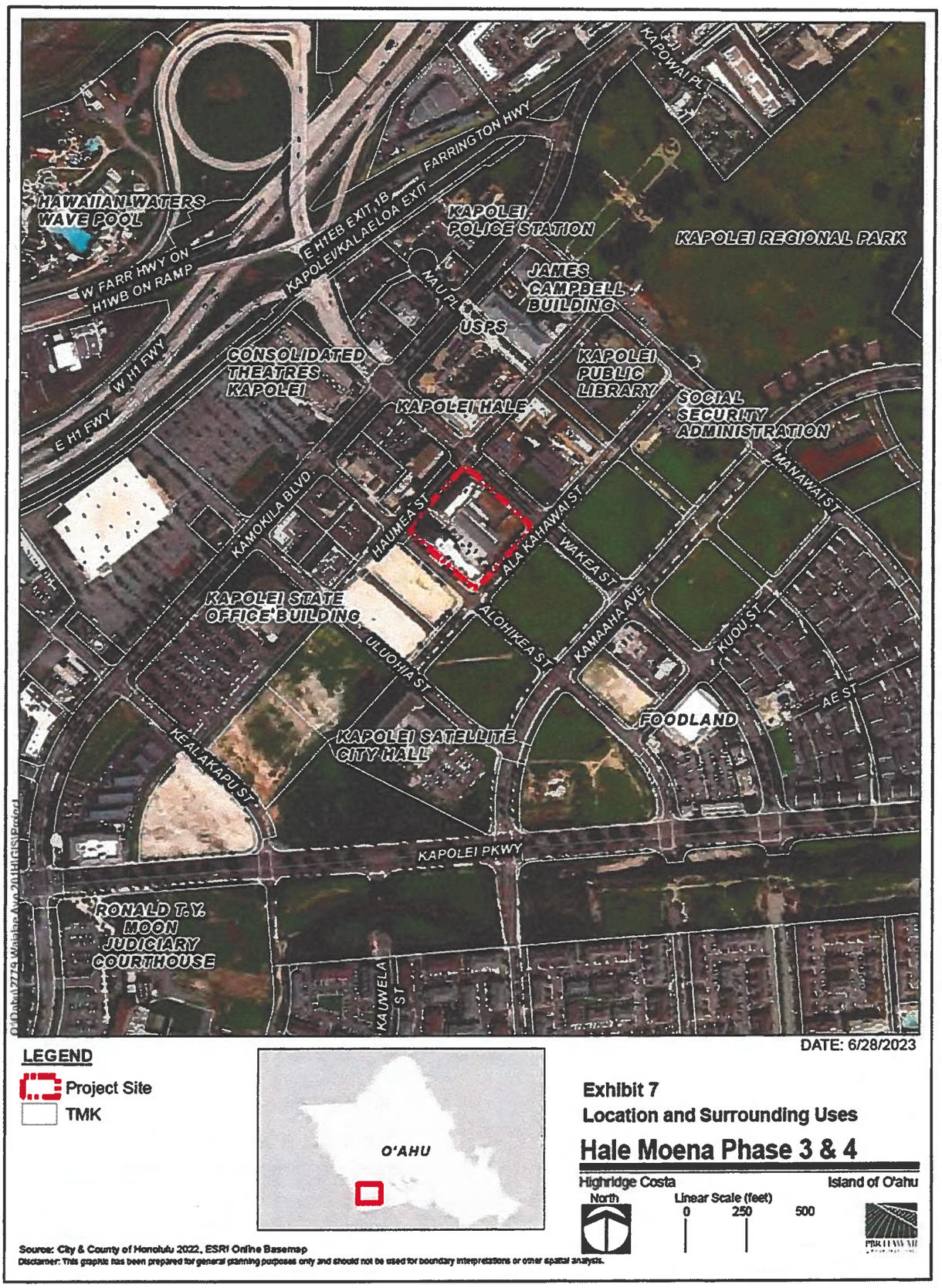
On October 10, 2024

Development Branch

Please take necessary action.

Executive Director

LOCATION MAP



TMK MAP


KAMOKILA BLVD
HAUMEA ST
WAKEA ST
(1) 9-1-088:021
ALA KAHAWAI ST
ALOHIKEA ST
KAMAAHA AVE
ULUOHIA ST
\\PBRFS065\Planning\Oahu\Kapolei Mixed Use Phases 3 & 4 201H\GIS\Project
DATE: 6/9/2023
LEGEND
Project Site
TMK
Tax Map Key
Hale Moena Phase 3 & 4
Highridge Costa
Island of O'ahu
North
Linear Scale (feet)
0
100
200
Source: City & County of Honolulu 2022, ESRI Online Basemap
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

3-D RENDERINGS
LOOKING WEST – PHASES 3 & 4

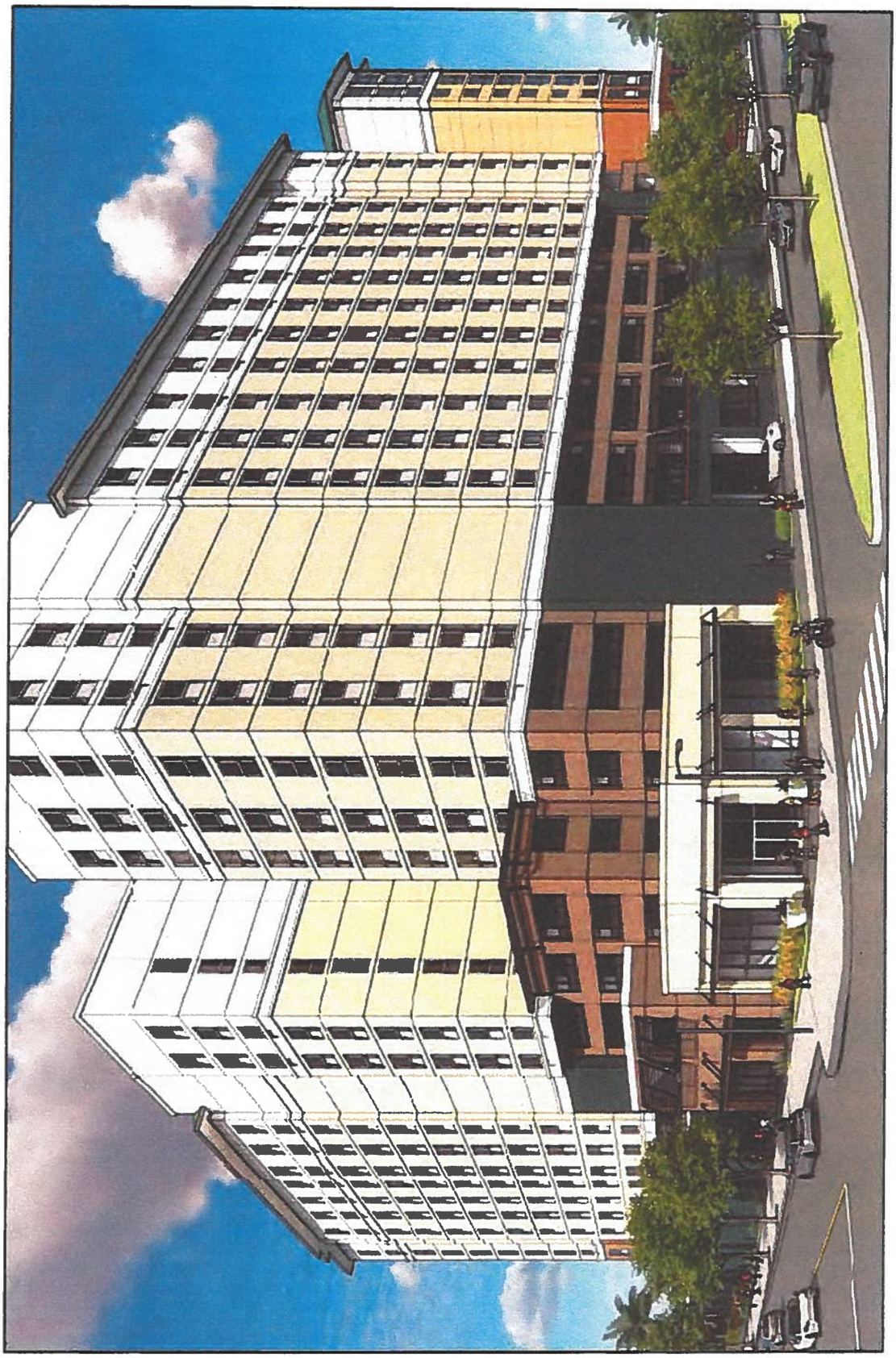
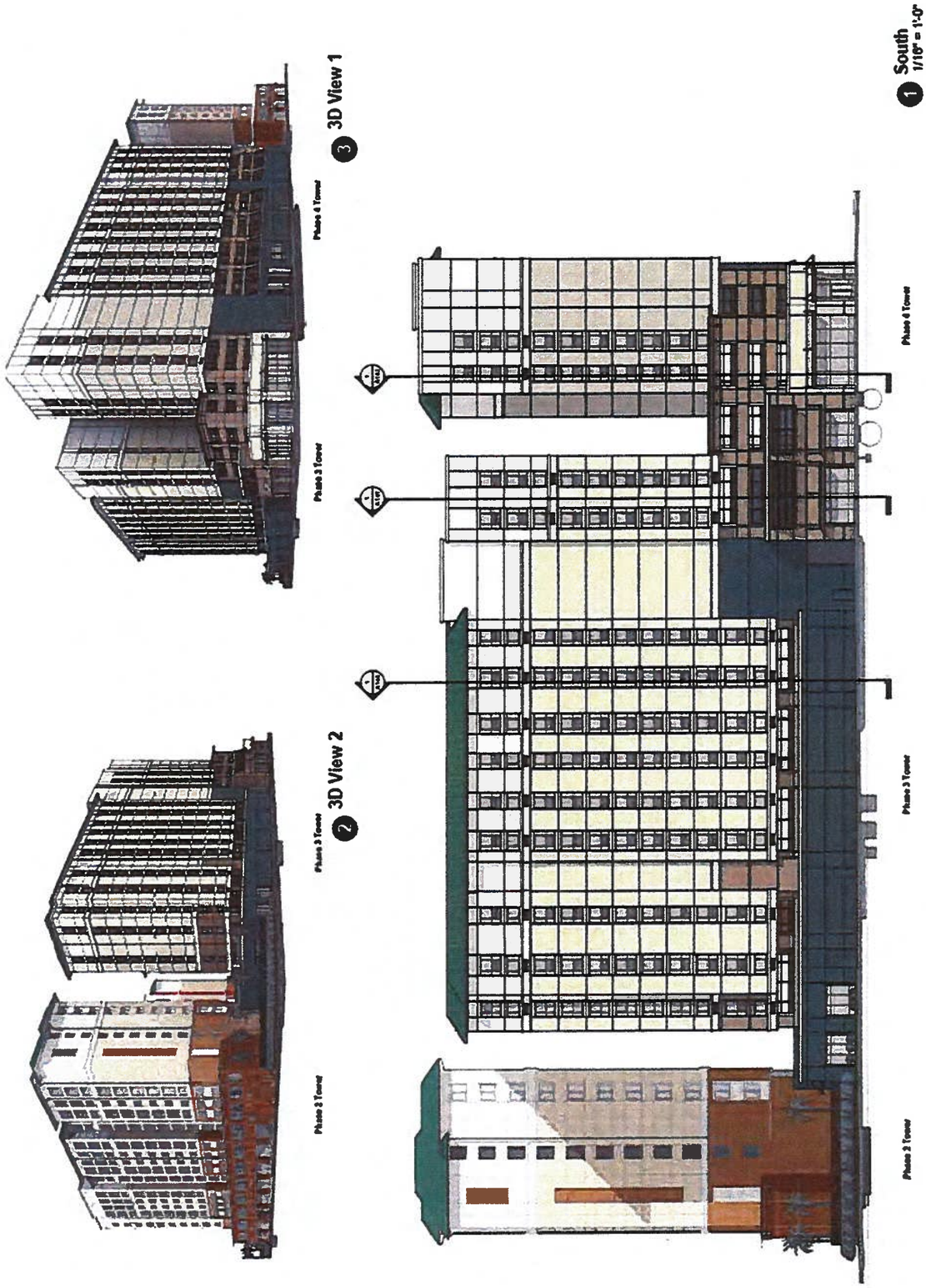
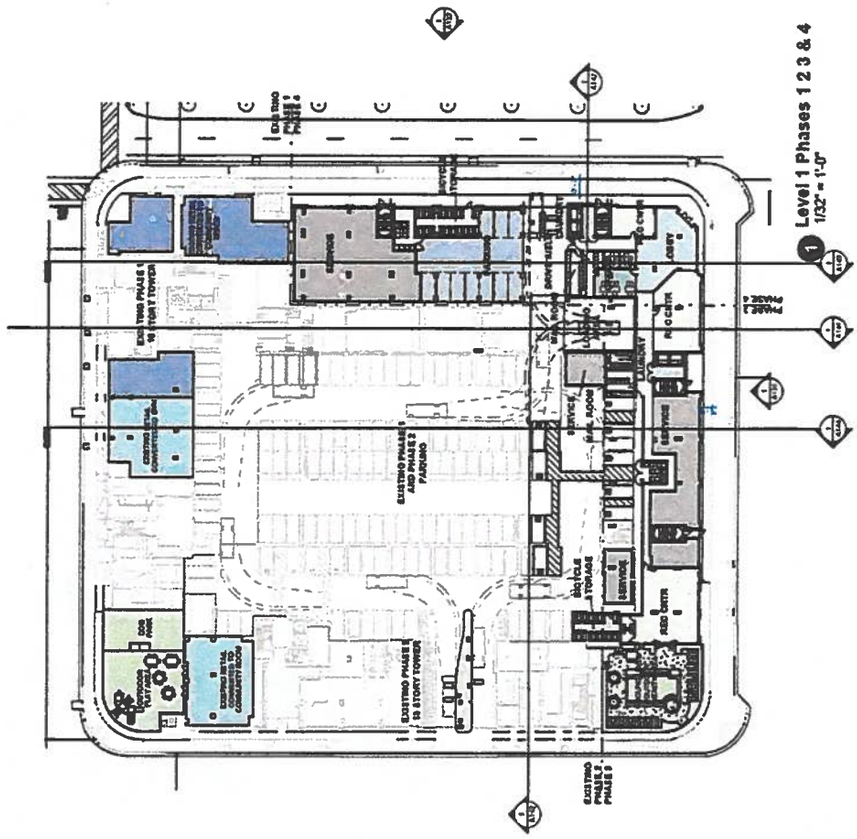


EXHIBIT C
Page 1

3-D RENDERINGS
LOOKING NORTH/WEST – PHASES 2-4



SELECTED PRELIMINARY DRAWINGS
OVERALL SITE – LEVEL 1– PHASES 1-4



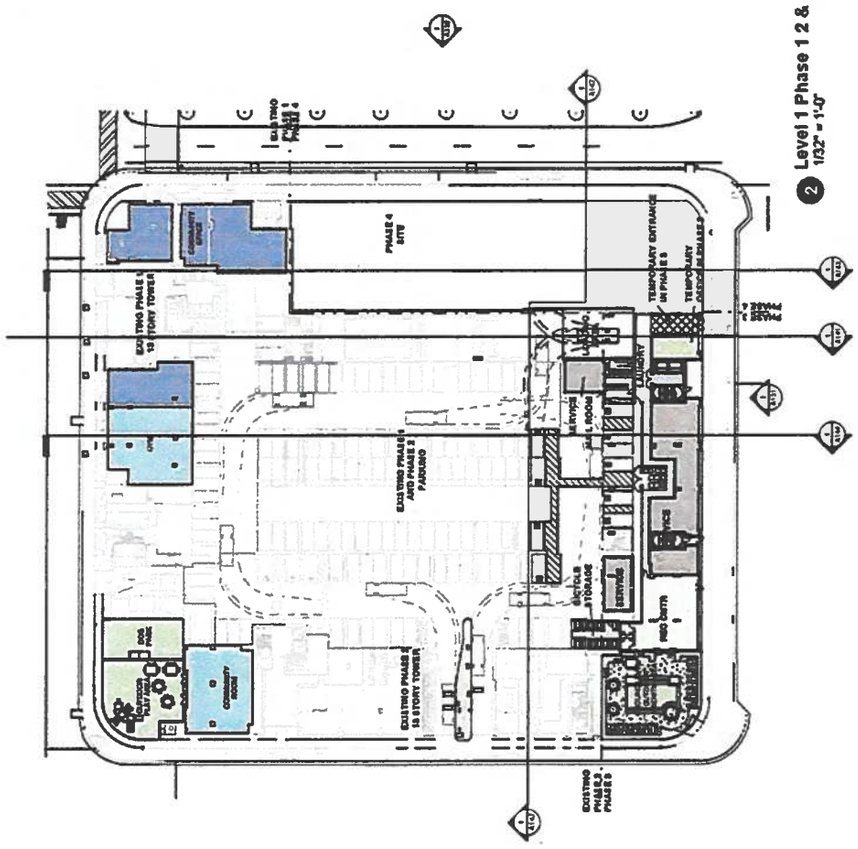
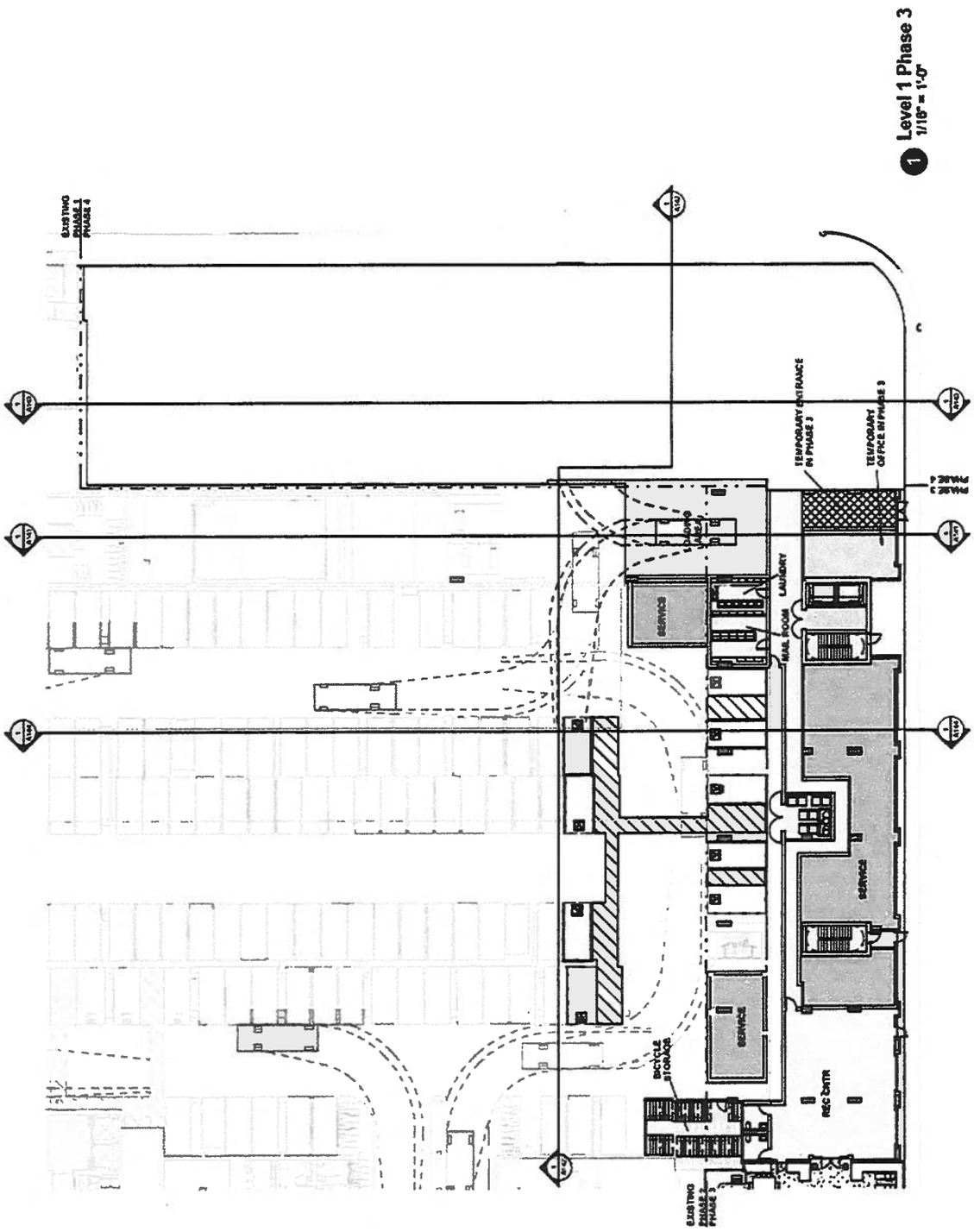
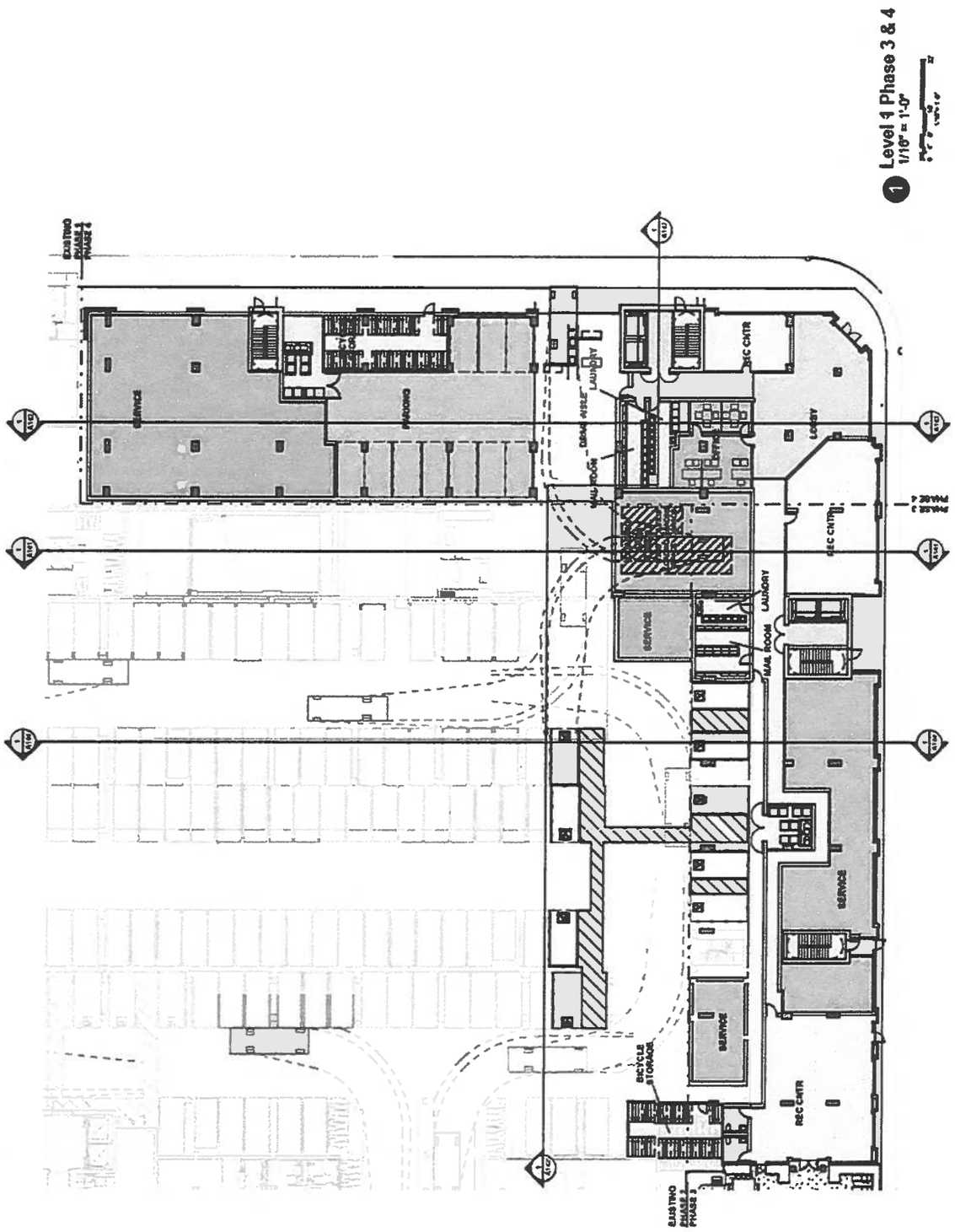


EXHIBIT D
Page 1

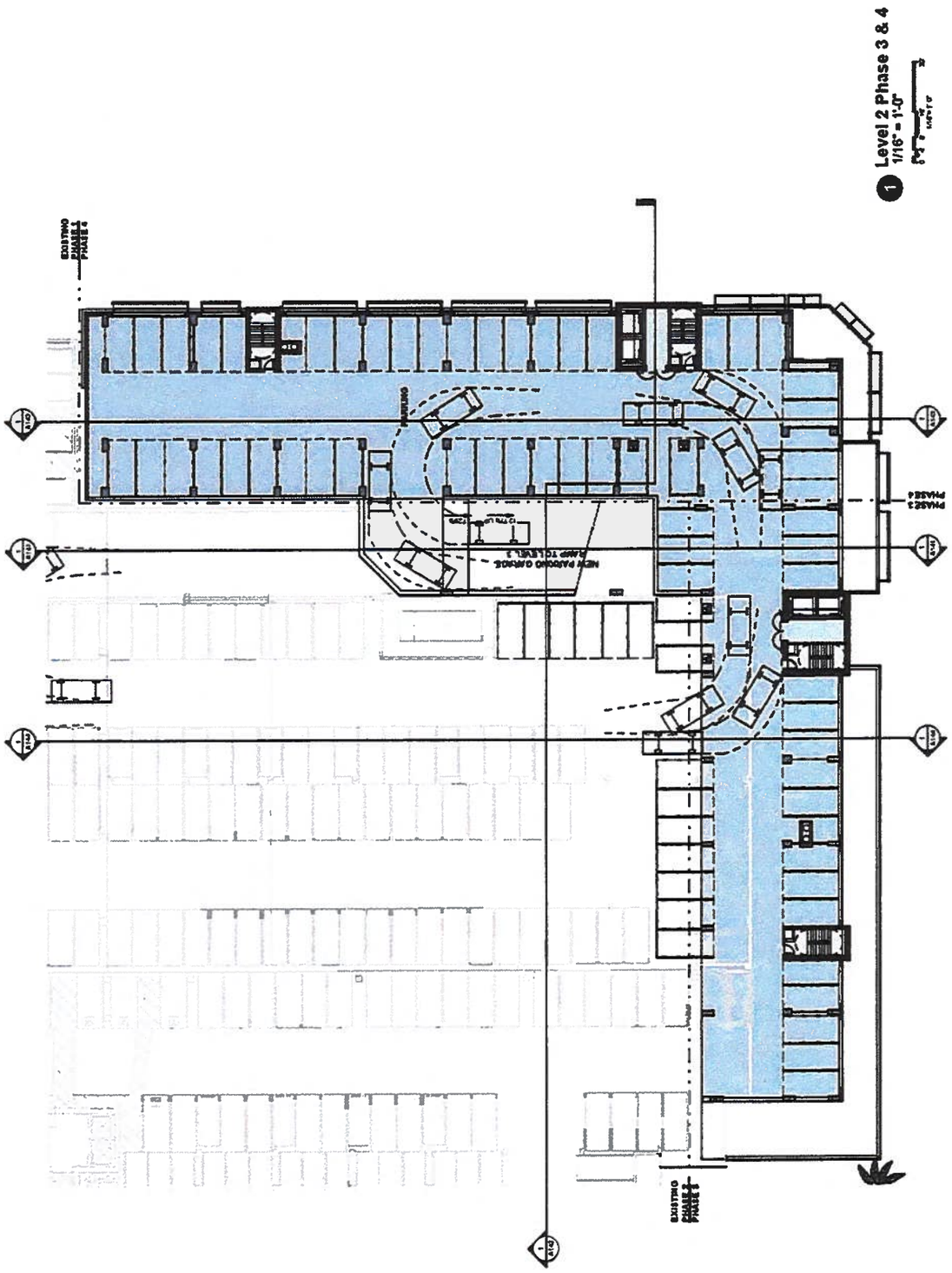
SELECTED PRELIMINARY DRAWINGS
FLOOR PLAN – LEVEL 1 – PHASE 3



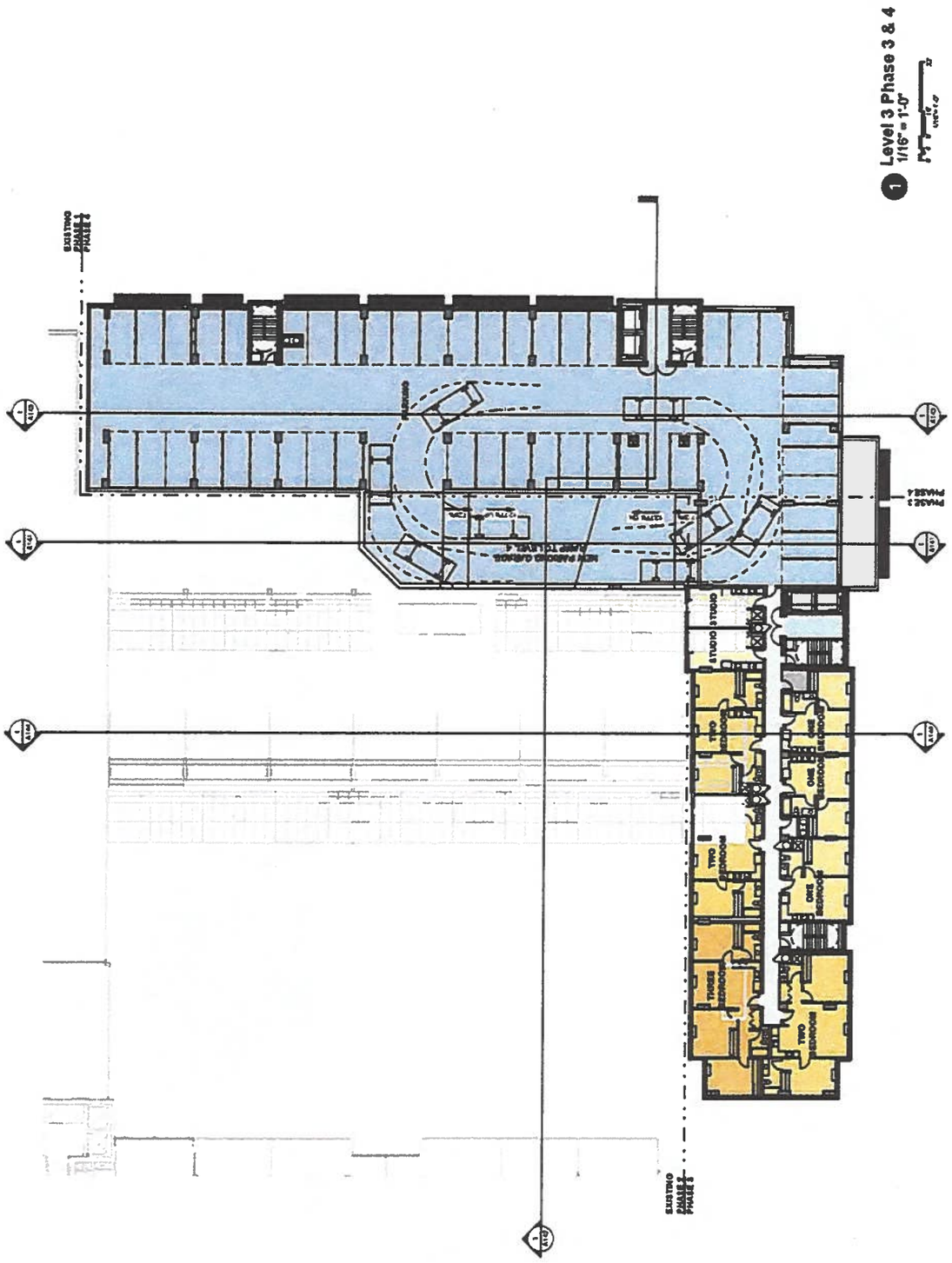
SELECTED PRELIMINARY DRAWINGS
FLOOR PLAN – LEVEL 1 – PHASES 3 & 4



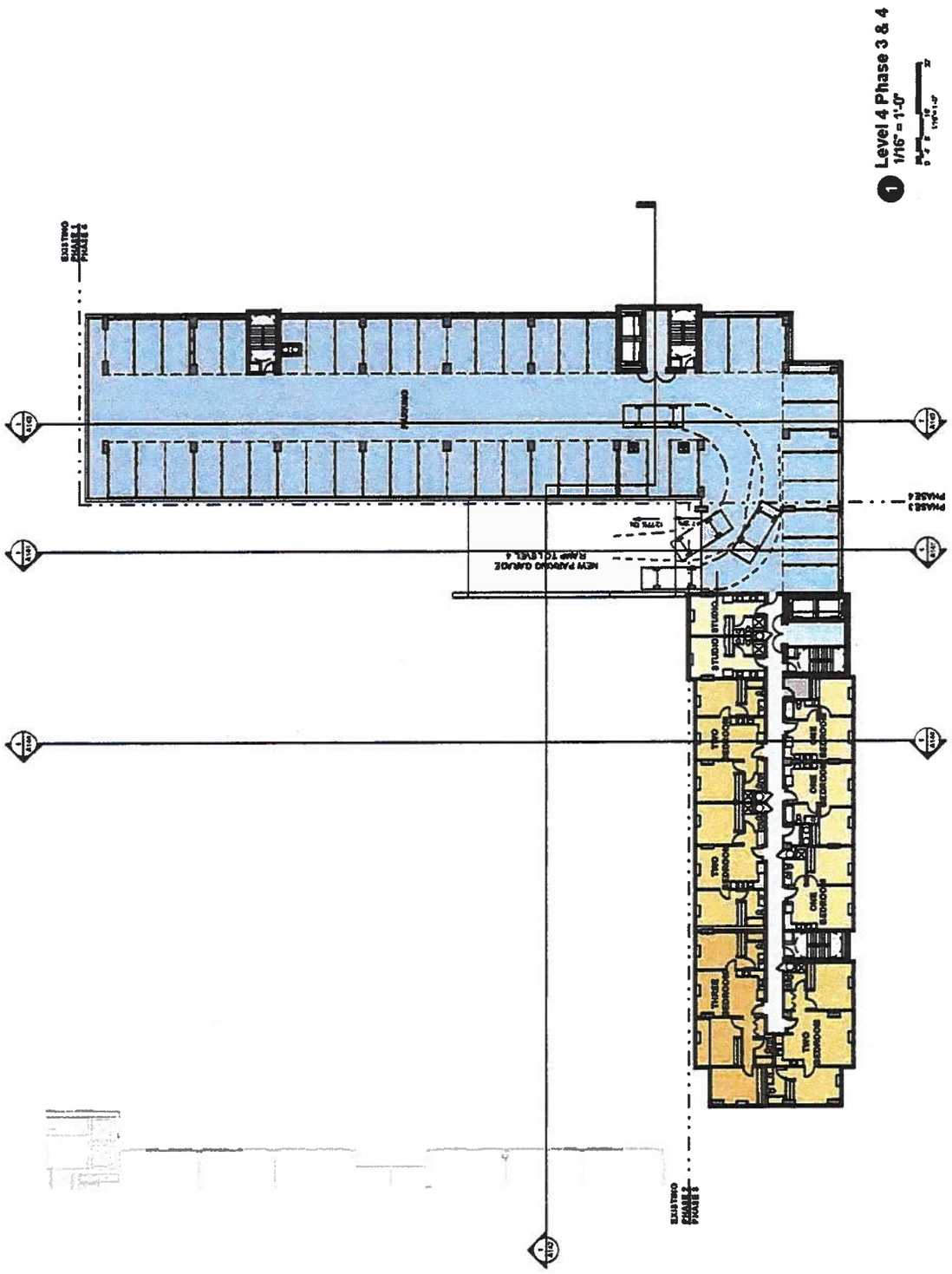
SELECTED PRELIMINARY DRAWINGS
FLOOR PLAN – LEVEL 2 – PHASES 3 & 4



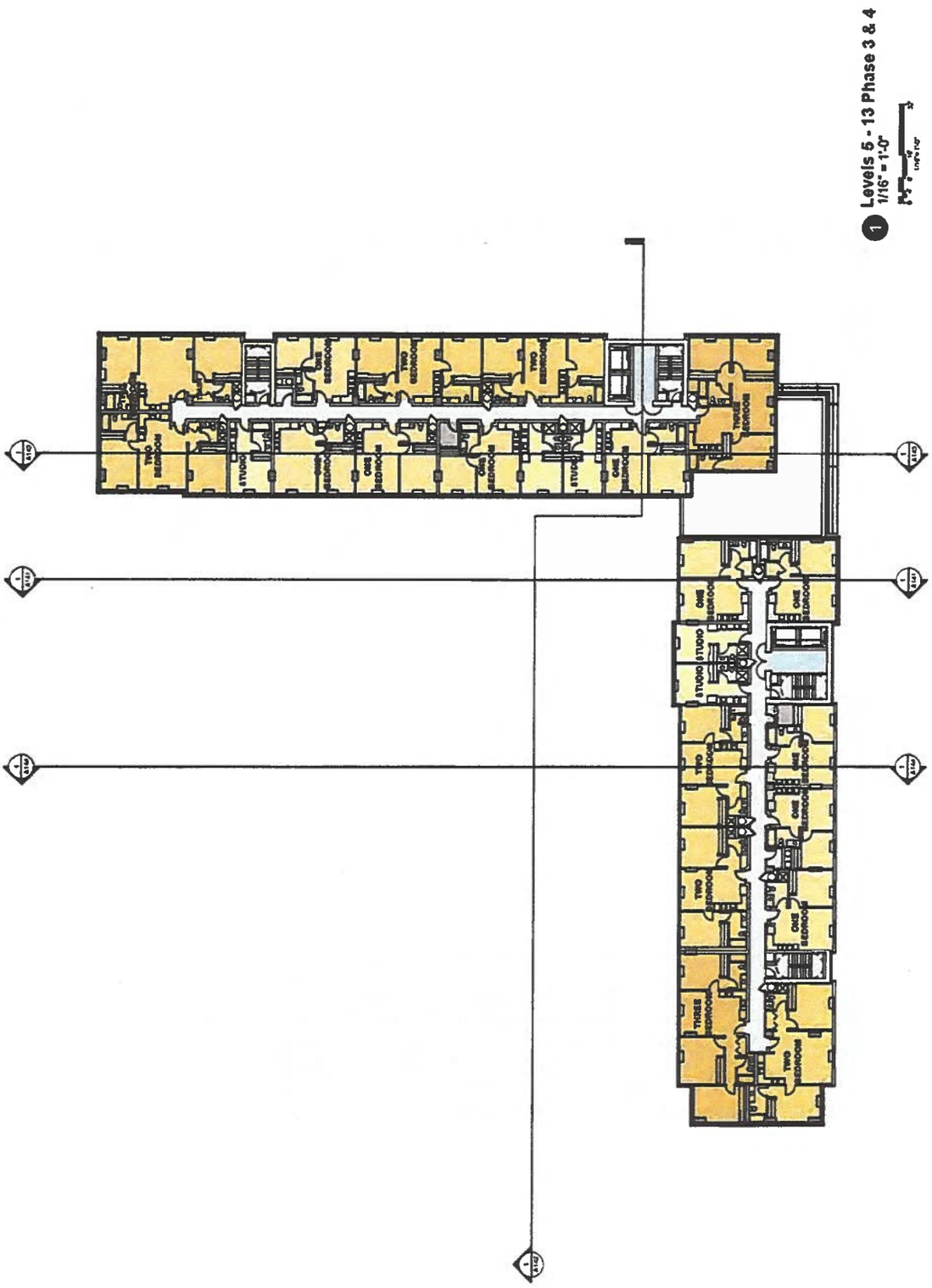
SELECTED PRELIMINARY DRAWINGS
FLOOR PLAN – LEVEL 3 – PHASES 3 & 4



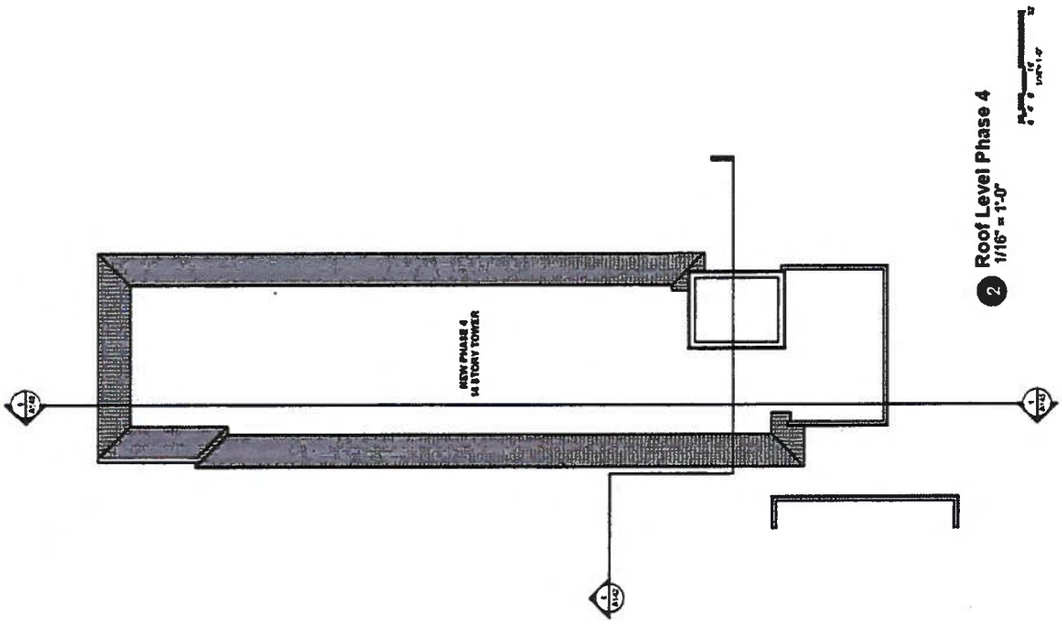
SELECTED PRELIMINARY DRAWINGS
FLOOR PLAN – LEVEL 4 – PHASES 3 & 4

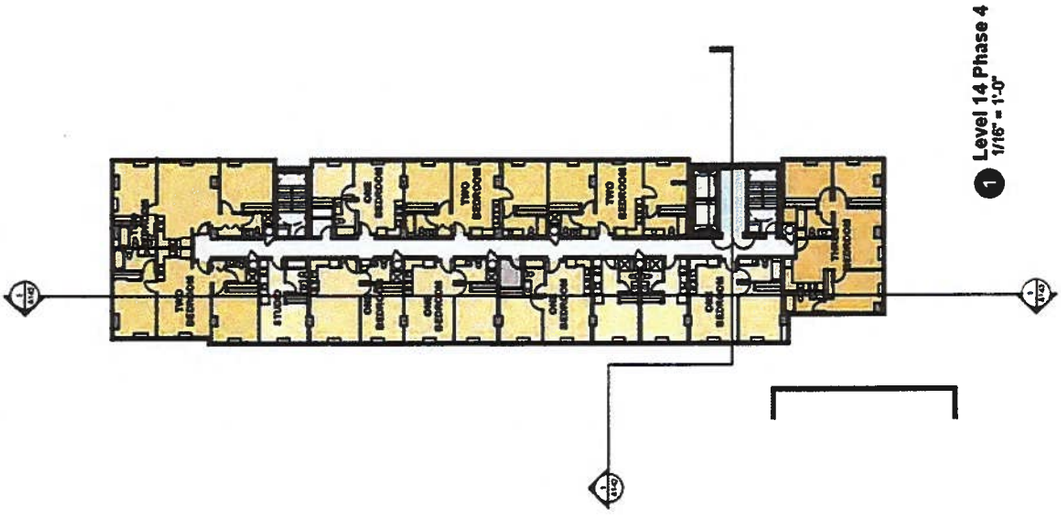


SELECTED PRELIMINARY DRAWINGS
FLOOR PLAN – LEVELS 5-13 – PHASES 3 & 4

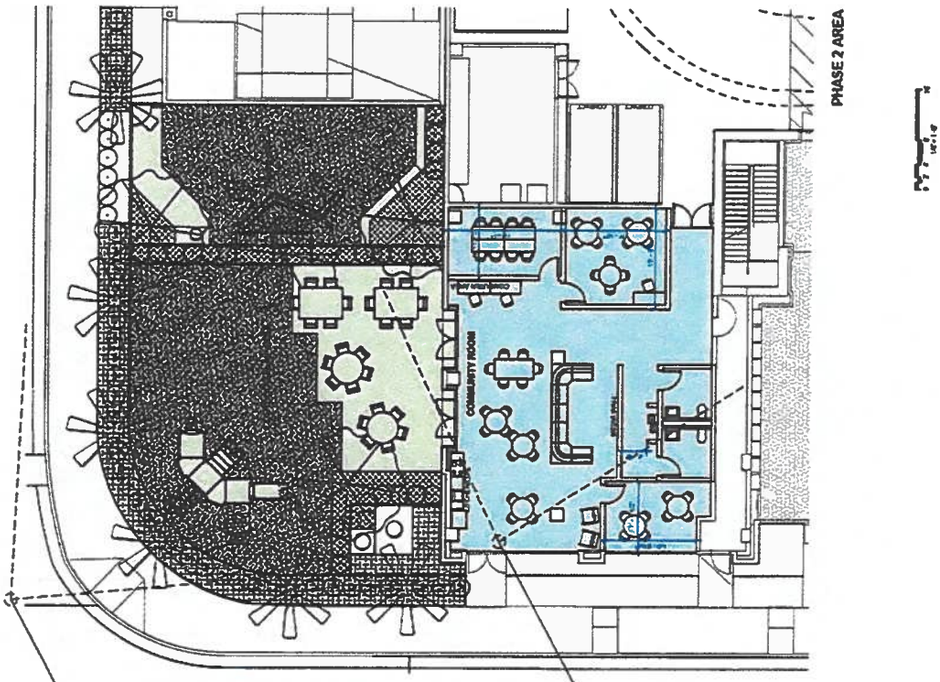


SELECTED PRELIMINARY DRAWINGS
FLOOR PLAN – LEVELS 14 & ROOF – PHASE 4





SELECTED PRELIMINARY DRAWINGS
COMMUNITY SPACE EXAMPLE – LEVEL 1 – PHASE 2



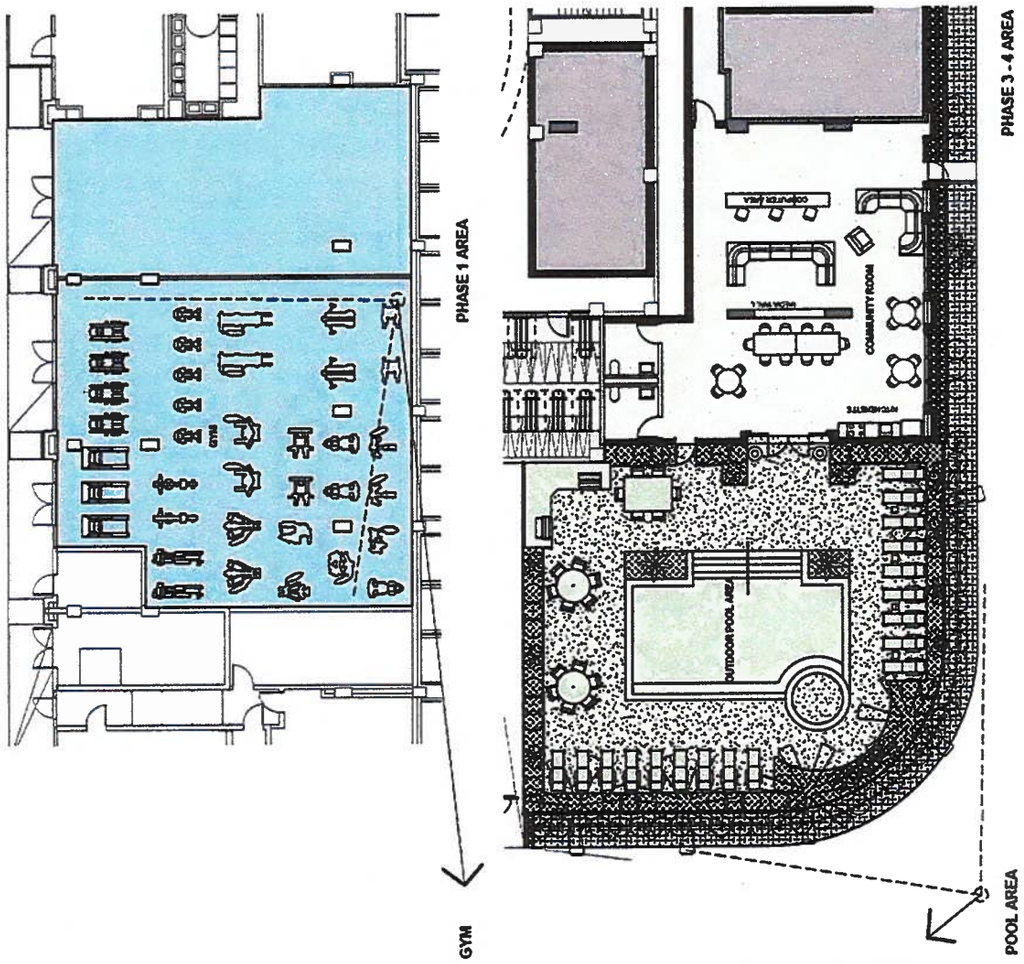
OUTDOOR PLAY AREA



COMMUNITY ROOM



SELECTED PRELIMINARY DRAWINGS
COMMUNITY SPACE EXAMPLE – LEVEL 1 – PHASES 1 & 3

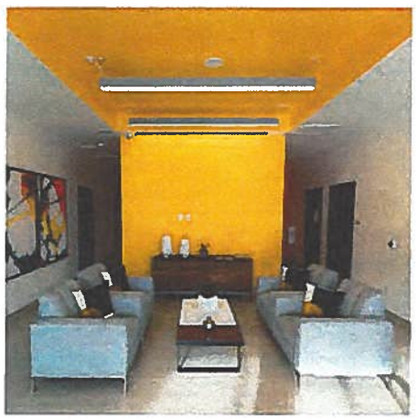






DEVELOPMENT EXPERIENCE

Highridge Costa is among America's leading developers, financiers, owners and operators of affordable workforce and senior apartment communities. Created in 1994, Highridge Costa is a joint venture between Michael Costa, and the principals of Highridge Partners, Inc., a diversified privately held investment company with assets totaling $7 billion. With a focus on the design, development and financing of affordable family and senior apartments, the organization has extensive expertise in the utilization of federal Section 42 Low Income Housing Tax Credits (both 4% and 9%), Tax Exempt Mortgage-Backed Revenue Bonds, HUD, and Fannie Mae affordable housing grants as well as a variety of state and local housing programs. Highridge Costa strives to deliver an attractive product that complements and enhances the surrounding community.



With over 30,000 units across 300 apartment communities developed and invested in, Highridge Costa brings tremendous development experience to the table and has formed strong relationships with institutional lenders and public-sector agencies alike. With an emphasis on continuity, the organization has retained its key leadership staff since inception and has a proven record of managing projects from early design through completion and beyond.

The firm brings unparalleled financial strength to the table, along with a depth of construction experience and an understanding of all aspects of the development process few other builders can match. The company's success in the rental housing industry is due in large part to its recognition of the fact that no two developments or communities are exactly alike and that an emphasis on flexibility, resourcefulness, and transparency is the best way to ensure that all stakeholders needs are met.

In addition to its extensive experience in the development, acquisition, and entitlement of real estate, Highridge Costa has its own construction department that oversees all properties under construction. The construction department interfaces with its General Contractors on a regular basis and conducts monthly site visits to its construction sites. Once a project is completed, Highridge Costa utilizes its best-in-class asset management department to ensure the long term financial viability, maintenance, and quality of each community. As both multifamily and senior housing specialists, Highridge Costa has built a solid reputation for creativity as well as results.





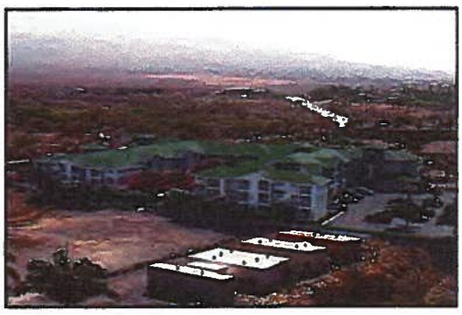
HALE MOENA

A completed two-phase senior and family community located in Kapolei, HI. Phase I is comprised of 154 units and Phase II is comprised of 143 units.



KOKUA

A 224 unit senior community located in Honolulu, HI. Kokua is currently under construction.



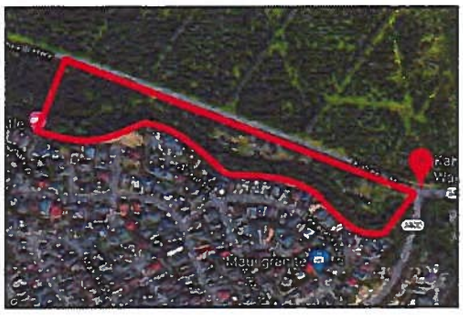
LILOA HALE

A 117 unit senior community located in Kihei, HI. Liloa Hale is expected to close in Q2 2023.



KEAWALAU

A three-phase 537-unit family and senior community located in Waipahu, HI. Phase I is expected to close in Q2 2024, and phase II and phase III are expected to close in Q2 2025.



HALE MAHAOLU KE KAHUA

A 120-unit family community located in Waiehu, HI. Hale Mahaolu Ke Kahua is expected to close in Q1 2024.

FORM PARTNERS

900 FORT STREET MALL, SUITE 1140 HONOLULU, HI 96813 808-940-0007 WWW.FORMPARTNERS.COM

COMPANY

Form Partners specializes in the development, investment, and operation of commercial real estate in Hawaii. Form Partners is dedicated to delivering the highest level of excellence in all aspects of our business and is committed to creating value and delivering superior financial returns for our partners, investors, and clients.

FORMATION & HISTORY

Form Partners is the evolution of the U.S. Pacific Group of Companies (USPG). Founded in Honolulu, Hawaii in 1989 USPG is a Honolulu-based group of commercial real estate investment, development, and construction companies established by experienced developers and seasoned contractors who are empirically confident and adept at executing in major investment and development arenas.

SERVICES

Form Partners provides the following RE services.

- Entitlements
- Acquisition
- Operations
- Repositioning
- Development
- Redevelopment

EXPERIENCE

Collectively, Form Partners & USPG's principals and partners have over 100 years of investment, development, and construction experience. Our principals and partners have successfully developed more than 1,000 acres of real estate, including over 2,000 resort and urban residential units, built over $2 billion as general contractors. Since their inception, Form Partners and USPG have earned a reputation for being companies with great vision, integrity, and professionalism.

EXECUTION

Form Partners ability to overcome challenges, identify solutions, entitle, and execute complex transactions while understanding local market nuisances is the foundation of our competitive advantage. Form Partners experience, nimble operating structure and strong long-term relationships with strategic partners, financial institutions, and third-party consultants enable us to transform visionary ideas into reality.



THE ILIKAI HOTEL & LUXURY SUITES / 2012-2016

Development Manager
1777 Ala Moana Blvd.

The Ilikai, a mixed-use hotel, condo, and commercial project. As the development Manager, Form Partners devised and executed the redevelopment plan to convert hotel units into residential condo units (condo-tel). From an entitlement perspective this project required a Waikiki Special Design District Permit as well as an SMA permit. In addition, the project required approvals from an existing condo association including a super majority vote of all owners (1,009) in the association approving our redevelopment plan. The redevelopment work (approximately $34 million) included adding kitchens and totally renovating all units (176) and common areas on the four upper floor hotel/units (Floors 22-25) as well as converting the existing second floor commercial and meeting rooms into 41 new condo-tel units (217 total units). Additional improvements included adding a new pool/recreation deck to the roof of a 1st floor commercial condo unit adjacent to the new 2nd floor residential units, as well as the redevelopment of all the lobby commercial and back of house areas which included the creation of 50 new parking stalls (required for the 2nd floor conversion). Average sales price PSF for the condo-tel units was more than $1,200 psf. Total sales were over $145 million, excluding the front desk, commercial units, back of house facilities and parking areas.

SELECT PROJECT



THE COVE WAIKIKI / 2010-2014

Developer & Development Manager
1800 Kaio'o Drive

Waikiki Palms Limited Partnership (WPLP), an affiliate of Form Partners LLC, purchased 1.6 acres of prime Waikiki land within walking distance to the Beach, Ala Moana Shopping Center, Ala Moana Beach Park, and the Ala Wai Yacht Harbor in the spring of 2005. WPLP thereafter vacated and demolished the property's 12 dilapidated, sub-standard buildings. As Development Manager, U.S. Pacific Development (Form Partners), designed, entitled, and permitted The Cove Waikiki, a 117-unit three building, mid-rise condominium project. Sales began in December of 2011 and construction was completed in April of 2014. Total project sales exceeded $55 million. USPD (FP) secured all entitlements for The Cove Waikiki including coordinating and finalizing the Waikiki Special Design District (WSDD) permit which required an environmental assessment study (EAS).

SELECT PROJECT



THE VANGUARD LOFTS / 2005 - 2011

Developer & Development Manager
720 Kapiolani Blvd.

Cooke Clayton LLC, an affiliate of Form Partners LLC, purchased the former National Cash Register (NCR) building at 720 Kapiolani Boulevard, near the CBD of Honolulu at the heart of the Kapiolani Corridor. The former 37,000 square foot office building was renovated, converted, and expanded into a 61,000 square foot Mixed-Use Project consisting of approximately 14,000 square feet of ground floor retail and 36 urban residential loft condominiums. The Vanguard Lofts was the first loft conversion project in Honolulu. U.S. Pacific Development (USPD), an affiliated company of Form Partners, handled all aspects of the redevelopment including environmental remediation (asbestos), design, permitting (State/City & County), financing, construction, marketing, and sales. The project was completed in the 4th quarter of 2011 and total project sales exceeded $35 million. U.S. Pacific Development worked closely with the Hawaii Community Development Authority (HCDA) State Agency on all zoning/use permits and was able to secure several zoning modifications including variances on height, yard setbacks and concessions for a non-conforming structure. In addition, USPD was able to convince the HCDA board to approve a "modern/non-typical" architectural look for a residential building in the Kakaako district.

SELECT PROJECT

LIST OF REVIEW AGENCIES

State of Hawaii

- Department of Health *
  - Environmental Management Division, Wastewater Branch *
- Department of Land and Natural Resources *
  - Commission on Water Resource Management *
  - Division of Aquatic Resources *
  - Engineering Division *
- Department of Transportation *
  - Airports Division
  - Highways Division
  - Statewide Transportation Planning Office *
- Office of Planning and Sustainable Development *

City and County of Honolulu

- Department of Community Services *
- Department of Design and Construction *
- Department of Environmental Services
- Department of Facility Maintenance
- Department of Land Management
- Department of Parks and Recreation
- Department of Planning and Permitting
  - Building Division
  - Land Use Permits Division
  - Planning Division
  - Site Development Division
- Department of Transportation Services
- Honolulu Board of Water Supply *
- Honolulu Fire Department *
- Honolulu Police Department *
- Office of Housing

Elected Officials

- Senator Mike Gabbard, District 21
- Representative Kanani Souza, District 43
- Councilmember Andria Tupola, Ph.D., District 1

* = Received comments

LIST OF REQUESTED 201H EXEMPTIONS

BE IT FURTHER RESOLVED that Resolution 16-11, CD1, as amended by Resolution 17-320, is amended by to read as follows (deletions are bracketed and stricken; new material is underscored):

Application Fees and Infrastructure and/or Public Works Fees and Charges

1. Exemption from Sections 18-6.1 and 18-6.2, Revised Ordinances of Honolulu 1990 (ROH), to allow an exemption from plan review and building permit fees for Phases 1, [~~and~~] 2, 3, and 4 of the Project. Plan review fees are estimated at $25,000 for each phase[~~;~~]. [~~and building~~] Building permit fees are estimated at $124,000 for Phase 1, [~~and~~] $130,000 for Phase 2[~~.~~], $421,066 for Phase 3, and $427,810 for Phase 4.

2. Exemption from [~~ROH Section 14-14A~~] ROH Sections 18A-2.4(a) and 18A-2.4(b), to allow an exemption from grading and grubbing permit fees for Phases 1 and 2 of the Project, estimated at $1,045 and $990, respectively[~~.~~]; and for Phases 3 and 4 of the project, estimated at $1,055 and $1,055, respectively.

3. Exemption from [~~ROH Section 14-12.12~~] ROH § 43-11.12(f), to allow an exemption from private storm drain connection license fees for Phases 1, [~~and~~] 2, 3, and 4 of the Project, estimated at $1,000 for [~~each phase.~~] Phase 1, $1,000 for Phase 2, $200 for Phase 3, and $200 for Phase 4.

4. Deferral from [~~ROH Sections 14-10.1 and 14-10.3~~] ROH § 43-10.1, § 43-10.2, and § 43-10.3, to allow a deferral of payment of wastewater system facility charges for Phases 1 and 2 of the Project, estimated at $633,000 and $588,000 respectively, until a certificate of occupancy is issued for each phase.

   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:

   a) Phase 3 of the project attributed to 116 affordable rental dwelling units rented to households earning 60 percent or below of the AMI, estimated at $112,176; and

   b) Phase 4 of the project attributed to 129 affordable rental dwelling units rented to households earning 60 percent or below of the AMI, estimated at $124,488.

   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:

   a) One manager's unit in Phase 3 of the project, estimated at $6,616; and

   b) One manager's unit in Phase 4 of the project, estimated at $6,616.

Fire Department Fire Plans Review Fee

5. Exemption from ROH § 20-1.1(3), to allow an exemption from Honolulu Fire Department Fire Plans Review Fee for Phases 3 and 4 of the project, estimated at $42,107 for Phase 3 and $42,781 for Phase 4.

Board of Water Supply Rules and Regulations

[~~5.~~]6. Deferral from Sections 1-102, 2-202(2), and 2-202(3) of the Board of Water Supply Rules and Regulations, to allow a deferral of the payment of water system facility and installation of water service fees for Phases 1 [~~and~~], 2, 3, and 4 of the Project, until a certificate of occupancy is issued for each phase[~~,~~] and estimated at $198,609, for Phase 3 and $225,144 for Phase 4.

Park Dedication Ordinance

7. Exemption from ROH Chapter 22, Article 7, to allow exemption from park dedication requirements for 544 dwelling units (based on 10% of maximum permitted floor area and allowance for on-site recreation areas provided in the Project) estimated at 9,111 square feet of park space or payment of an equivalent in-lieu fee estimated at $405,000; provided that the four manager's dwelling units are only exempt from the park dedication requirement 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 units as a revenue-generating or profit-generating dwelling units for the required affordability period, including any extensions thereof.

Land Use Ordinance

[~~6.~~]8.[1] Exemption from Land Use Ordinance (LUO) [~~Section 21-3.120-2(b) and Table 21-3.4~~] § 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~~] includes [~~154~~] 153 senior [~~housing~~] affordable rental units and a manager's unit[~~,~~], Phase 2 [~~will~~] 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.

[~~7.~~]9. Exemption from LUO [~~Section 21-3.110-1(c)(4) and Figure 21-3.7~~] § 21-3.110-1(c)(3) and Figure 21-3.3, to allow portions of the upper floors of the rental apartment building [~~and condominium building~~] mass to encroach into the building height setback envelope[~~,~~] and allow awnings above eleven feet above the finish grade to encroach into the setback.

~~[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.]~~

[~~9.~~]10. 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. The Project requirement is to provide for a total of seven loading stalls. The Project provides for [~~five~~] two, or [~~two~~] five fewer stalls than required.

Exemption from LUO § 21-6.130(a)(2) to allow vertical clearance of less than 14 feet for one of the loading spaces; both loading spaces will have vertical clearance of ten feet six inches.

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

[1] Resolution 16-11, CD1, Condition 6 was amended by Resolution 17-320.

12. Exemption from LUO § 21-6.40 and Table 21-6.3, relating to bicycle parking, to allow Phases 2, 3, and 4 of the Project to provide a minimum of 18 short-term parking spaces and 82 long-term parking spaces (instead of 42 short-term spaces and 198 long-term spaces). The building permit for Phase 1 was approved before LUO § 21-6.40 and Table 21-6.3 requiring bicycle parking were added to the LUO in 2017.

Kapolei Urban Design Plan

[~~10.~~]13. 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, and to exceed the 125-foot height limit for the highest occupied floor. The Project includes [~~two~~] four towers, [~~each~~] Phases 1 and 2 with a height of 130 feet for the highest occupied floor[~~.~~], Phase 3 with a height of 117 feet five inches for the highest occupied floor, and Phase 4 with a height of 126 feet seven inches for the highest occupied floor.

SUMMARY OF AGENCY COMMENTS

HAWAII DEPARTMENT OF HEALTH, WASTEWATER BRANCH

Email dated August 27, 2024

- As connection to the City's sewer system is available to the subject property, DOH-WWB has no objection to the project, provided that the project connects to the City's sewer system.
- DOH-WWB encourages the developer to work with the BWS and utilize recycled water for irrigation and other non-potable water purposes such as dust control, open spaces, or landscaping areas. All recycle water system/project plans must conform to applicable provisions of the HAR, Title 11, Chapter 11, "Wastewater Systems" and the DOH-WWB's "Reuse Guidelines" Volumes 1 and 2, 2016.
- Please see other standard comments from the DOH, Environmental Health Administration at https://health.hawaii.gov/epo/landuse/.

HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES

Commission on Water Resource Management
Letter dated September 13, 2024

- CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, HRS, and HAR, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.
- We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.
- We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm /initiatives/low-impact-development/
- We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.
- We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp content/uploads/2013/04/LICH_Irrigation_ Conservation0_BMPs.pdf.

Division of Aquatic Resources
Letter dated September 18, 2024

- No comments.

Engineering Division
Letter dated September 16, 2024

- The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.
- The owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (fhat.hawaii.gov) could also be used to research flood hazard information.
- If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:
    - Oahu: City, Department of Planning and Permitting (DPP) -808-768-8098.

HAWAII DEPARTMENT OF TRANSPORTATION
STATEWIDE TRANSPORTATION PLANNING OFFICE
Letter dated September 20, 2024

- HDOT's comments in the Consultation to Support Notice of Determination of No Additional Environmental Review, numbers 1 through 5 and 8 of letter STP 8.3678, dated November 17, 2023, are still valid and applicable to the proposed project (listed below). Please include a copy of HDOT's comments and appropriate responses in the Chapter 201H Application.
    - The proposed project is approximately 1.12 miles from the boundary of Kalaeloa Airport (JRF). All projects within five miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf.
    - Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp. Please provide a copy of the FAA response to the Part 77 analysis to the HDOT Airport Planning Section.
    - Due to the proximity to JRF, the developer and future residents should be aware of potential noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and are dependent on airport operations.
    - If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the approach path of aircrafts can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. If glint or glare from the PV array creates a hazardous condition

for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT and/or FAA.
    - The FAA requires a glint and glare analysis for all solar energy PV systems near airports. The www.sandia.gov/glare website has information and guidance with the preparation of a glint and glare analysis. A separate FAA Form 7460-1 will be necessary for the solar energy PV system. After the FAA determination of the Form 7460-1 glint and glare analysis, a copy shall be provided to the HDOT Airport Planning Section by the owner of the solar energy PV system.
    - Solar energy PV systems have also been known to emit radio frequency interference (RFI) to aviation-dedicated radio signals, thereby disrupting the reliability of air-to-ground communications. Again, the owner of the solar energy PV system shall be prepared to immediately mitigate the RFI hazard upon notification by the HDOT and/or FAA.
    - The HDOT requires that the proposed development does not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports for guidance. If the development creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or FAA.
    - HDOT permits and approvals that may be required for the proposed action include the following:
        - Permit to Perform Work Upon State Highway is required for any work within the State highway right-of-way (ROW). The application includes the review and approval of construction drawings and a Traffic Management Plan.
        - Permit to Operate or Transport Oversize and/or Overweight Vehicles and Loads Over State Highways.
        - Permit for the Occupancy and Use of State Highway Right-of-Way. Note this is applicable to underground and overhead power lines and stormwater management structures within the State highway ROW.
        - The permit applications and instructions are available at the following link: https://hidot.hawaii.gov/highways/home/doing-business/guide-to-permits
- HDOT concurs with the applicant's decision to implement the recommendations in the 2023 Mobility Analysis Report in lieu of the 2015 Traffic Impact Assessment included in the Hale Moena Affordable Housing Project Final Environmental Assessment.
- Describe strategies to reduce carbon emissions from the project, if any. Suggestions include:
    - Incorporate elements that encourage and enhance the use of multiple types of transportation to reduce carbon emissions.
    - Implement energy-efficient technologies and practices, such as LED lighting.
    - Use sustainable, recycled, or low-emission materials in construction and manufacturing.

HAWAII OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT
Email dated August 27, 2024

- OPSD supports the production of affordable housing and has no comments at this time.

HONOLULU BOARD OF WATER SUPPLY
Letter dated September 13, 2024

- The existing water system is adequate to accommodate the proposed affordable development. However, please be advised that this information is based upon current data, and therefore, the BWS reserves the right to change any position or information

stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

- The applicant will be required to obtain a potable water allocation letter from James Campbell Company LLC for the proposed commercial development.
- Water conservation measures are required for all proposed developments. These measures include utilization of non-potable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.
- The BWS Rules and Regulations require the use of non-potable water for the irrigation of large, landscaped areas if a suitable supply is available. The proposed mixed-use development is in close proximity to the BWS Recycled Water System and a connection is available along Haumea Street and Ala Kahawai Street. Thus, non-potable water in the form of recycled water, designated R-1, must be used and the BWS agrees to provide R-1 recycled water to the development.
- The availability of recycled water will be confirmed when the Recycled Water Service Agreement (RWSA) between the BWS and the user is executed and construction plans have been approved by the BWS. BWS reserves the right to change any position or information stated herein up until the execution of the RWSA and approval of the construction plans. When recycled water is made available the user shall be required to pay any applicable costs for its use.
- In order to use recycled water, the user shall comply with Chapter 11-62, HAR, Wastewater Systems. The user shall be required to prepare and submit to the Department of Health (DOH) Wastewater Branch a recycled water application form found in Appendix C of the DOH Volume 2 of the Reuse Guidelines (Guidelines) dated January 2016. The user shall be responsible for any permitting, training, and on-site improvements, and any associated costs, as may be required by the DOH. The delivery of recycled water is contingent on the user obtaining DOH approval to use recycled water at the subject project and submitting a copy of the DOH approval to BWS. Once the application is reviewed and deemed satisfactory, the DOH will issue an approval to construct. The user must send the approval to construct letter to BWS before the plans can be approved.
- A water meter will be required for recycled water service. Meter sizing and installation shall be coordinated with the BWS as described in the RWSA. If applicable, the user shall be responsible for obtaining the necessary easements, permits, and clearances and preparing any construction plans for the connection to the BWS recycled water system.
- The BWS R-1 Effluent system utilizes a variable speed pumping system with no elevated storage reservoirs at this time. Therefore, pump running times and water pressures will vary depending on climate, water demand, and efficient pumping operation strategies and time of day. The Customer shall be placed on a time schedule, usually at night, and shall make reasonable accommodations to allow for a defined range of system pressures. A receiving tank and booster pump may be required to supply adequate pressures to the irrigation system; however, this should be verified with the BWS.
- Reduced pressure principle backflow prevention assemblies are required on all potable water services that serve parcels with separate non-potable water services. The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.
- The construction drawings should be submitted for our review and the construction schedule should be coordinated to minimize impact to the water system.
- For the request for deferral of Water System Facilities Charges (WSFC) until the Certificate of Occupancy is obtained pursuant to Section 201-H, HRS, please coordinate with Garon Hamasaki, Service Engineering Branch of our Customer Care Division at (808) 748-5472.

- The BWS may waive the WSFC and new meter cost for qualified on-site affordable and homeless dwelling units, up to 500 dwelling units per year. The waivers will be evaluated when the building permit is submitted for approval. To qualify, the dwelling units must be certified as either affordable or homeless dwelling units by the appropriate agency of the City. Waiver of the WSFC will apply only to fixture units associated with the certified dwelling units. The amount of the meter waiver shall be calculated as a percentage of the number of certified dwelling units to the total number of dwelling units in the project. If the annual cap of 500 dwelling units has not been reached and a project is proposed that would qualify for more than the remaining number of dwelling units in that year, the Manager and Chief Engineer has the discretion to increase that year's limit.
- The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department (HFD).

HONOLULU DEPARTMENT OF COMMUNITY SERVICES
Letter dated August 27, 2024

- DCS has no objection to the requested exemptions; however, DCS defers to more relevant entities representing City interests, including but not limited to the DPP, HFD, and BWS.
- DCS asks that the project take into consideration the health, safety, accessibility, and long-term wellbeing of people living nearby and/or involved with activities in the surrounding neighborhood.

HONOLULU DEPARTMENT OF DESIGN AND CONSTRUCTION
Email dated September 12, 2024

- No Comments

HONOLULU FIRE DEPARTMENT
Letter dated August 30, 2024

- The HFD reviewed the submitted information and approves your request for an exemption from the fire plan review fees for the affordable housing units in accordance with Section 20-1.1, Fire Code of the Revised Ordinances of Honolulu and Chapter 201H, HRS, for the proposed project.

HONOLULU POLICE DEPARTMENT
Letter dated September 17, 2024

- The Honolulu Police Department recommends assessing the increased demand for emergency services, which this project would significantly affect with the addition of a new community. We recommend that the necessary infrastructure are in place adequately to ensure that the safety and wellbeing of the residents are not compromised.

Hale Moena Phases 3 & 4 Affordable Housing Summary

Hale Moena Phases 3 & 4 Affordable Housing will include two connected residential buildings with 247[1] affordable units, recreation and community spaces, and a parking garage at 1020 Wakea Street, Kapolei, Hawai'i, TMK (1) 9-1-088:021 (portion). See Attachment 1 for a location map and Attachment 2 for a TMK map.



The project is Phase 3 and Phase 4 of the Hale Moena project (formerly known as Kapolei Mixed-Use Development). Phase 1 is a senior affordable rental apartment building called Hale Moena Kupuna that was completed in 2020. Phase 2 is a family affordable rental apartment building called Hale Moena 'Ohana that was completed in 2021.

Phase 3 has not been built and is now proposed to be divided into Phase 3 and Phase 4 with two affordable rental apartment buildings rather than the ground-floor retail space previously proposed for Phase 3. In addition, the existing retail space in Phase 1 and Phase 2 is proposed to be converted to community facilities for residents of all four phases. The changes were implemented to:

[1] One unit in each phase will be a manager's unit (two units total).

1. Meet the high demand for affordable housing in the Kapolei area as evidenced by the success and occupancy of Hale Moena Kupuna and Hale Moena 'Ohana (both buildings are 100% occupied and have waiting lists).
2. Adjust to current market conditions as the retail space constructed in Phases 1 and 2 remains vacant and the Applicant has not been able to lease this retail space since Phases 1 and 2 have been built.

As now proposed, Phase 3 will be a 13-story residential tower with two parking levels. Phase 4 will be a 14-story residential tower with four parking levels. Studio, one-bedroom, two-bedroom, and three-bedroom units will be on levels 3 through 13 in Phase 3 and levels 5 through 14 in Phase 4.

The ground floors include an entry lobby, mailrooms, resident community space, recreation space, and infrastructure rooms. Phase 3 and Phase 4 will share recreation and resident community spaces with the existing two phases. Approximately 40,138 square feet of indoor and outdoor recreation and resident community space will be provided in all four phases of the project. This includes indoor recreation space (17,188 sf) and outdoor recreation space (22,950 sf).

In all buildings (Phases 1 to 4), 100 percent of the rental units will be rented to households earning between 30 to 60 percent of the AMI.[2]

Summary Table

Hale Moena Phases 3 and 4 Summary

Location and Tax Map Key	1020 Wakea Street, Kapolei, Hawai'i TMK (1) 9-1-088:021
Project Site	132,248 square feet
Total Units	247
Affordability	Within the entire Project (Phases 1 through 4), 100 percent of the rental units will be available to households earning between 30% and 60% of the area median income (AMI). [1] [1] Rental length affordability is 62 years. There will be one resident manager's unit in each tower for a total of four resident managers' units.
Parking	225 spaces (531 total spaces Phases 1 though 4)
Stories/Heights	Two buildings, one (Phase 3) 13 stories (138' – 5") and another (Phase 4) 14-stories (147' – 9").

[2] There will be one resident manager's unit in each tower for a total of four resident mangers' units.

Infrastructure and Environment	• Water System: The Board of Water Supply (BWS) supplies water to the site for the existing Phase 1 and Phase 2. Phase 3 and Phase 4 are located along Ala Kahawai Street and Wakea Street. Both streets have BWS potable water and recycled water lines available for the Project connections. Water system adequacy and availability of water for Phase 3 and Phase 4 will be confirmed at the time of Building Permit application. • Wastewater: DPP-Wastewater Branch approved a Sewer Connection Application for Phase 3 and Phase 4 on March 28, 2023. • Electricity: Hawaiian Electric Company. (HECO) has distribution circuits along Wakea and Haumea Streets. Depending on the size of the Project's electrical load, the circuits may need to be upgraded. An Electrical Service Request will be submitted to HECO. Associated fees for providing electrical services will be paid by the Developer.
Requested Exemptions	As part of the 201H application, the Applicant will be seeking exemptions from: 1. CCH development-related fees (§18-6.1, Revised Ordinances of Honolulu (ROH)), including plan review (§18-6.1, ROH) and building permit (§18-6.2, ROH) fees, grading permit fees (§18A-2.4(a) ROH), deferral of payment of wastewater system facility charges (§43-10.1, §43-10.2, and §43-10.3, ROH), and deferral of payment of water system facility and installation of water service fees (Sections 1-102, 2-202(2), and 2-202(3) of the BWS Rules and Regulations). 2. Park dedication ordinance requirements (Chapter 22, Article 7, ROH) regarding land dedication and lieu payment amounts. However, the Project will include approximately 40,138 square feet of on-site community and recreational areas and the Kapolei Regional Park is two blocks away from the Project site. 3. CHH Land Use Ordinance (Chapter 21, ROH) relating to uses permitted in the B-2 Community Business District, the building height setback envelope, maximum density, loading zones, and bicycle parking requirements.



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7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A000

SVA ARCHITECTS

HALE MOENA PHASES THREE AND FOUR
Printed 8/16/24

PHASE 3 TOWER (FAMILY)

	Units									Common Area											Total Area	Units Net Area							
	3 Bedroom		2 Bedroom		1 Bedroom		Studio															3 Bedroom		2 Bedroom		1 Bedroom		Studio	
Level	Units	Area	Units	Area	Units	Area	Units	Area	Community	Lobby	Mail Room	Office	Bike Storage	Laundry	Trash	Service	Corridor	Stairs	Elevator		Units	Area	Units	Area	Units	Area	Units	Area
13	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
12	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
11	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
10	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
9	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
8	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
7	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
6	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
5	1	1,268	3	2,950	5	3,095	2	673		169					64	162	837	396	181	9,795	1	1,153	3	2,672	5	2,783	2	600
4	1	1,268	3	2,950	3	1,726	2	672		169					64	146	756	396	181	8,328	1	1,153	3	2,672	3	1,549	2	600
3	1	1,268	3	2,950	3	1,726	2	672		169					64	146	756	396	181	8,328	1	1,153	3	2,672	3	1,549	2	600
2										169								398	167	734								
1									3,370	169	307			212	228	2,657	1,463	446	165	9,017								
	11	13,948	33	32,450	51	31,307	22	7,401	3,370	2,197	307	-	-	212	932	4,407	10,508	5,200	2,323	114,562	11	12,683	33	29,392	51	28,145	22	6,600
	Average	1,268	Average	983	Average	614	Average	336									Total Common Area			26,086	Total F.A.R. Area (exterior face of exterior wall)	Average	1,153	Average	891	Average	552	Average	300
	9.40%		28.21%		43.59%		18.80%			Total Parking Area				13,803			89 Parking Spaces Provided										Total Units	117
	117 Units																											
	85,106 Unit Gross Area		(Exterior Face Exterior and Corridor Wall and Centerline of Demising Wall)														0 Required Parking Spaces											
	76,820 Unit Net Areas		(Interior Face of Unit Walls)																									

PHASE 4 TOWER (FAMILY)

	Units									Common Area											Total Area	Units Net Area							
	3 Bedroom		2 Bedroom		1 Bedroom		Studio															3 Bedroom		2 Bedroom		1 Bedroom		Studio	
Level	Units	Area	Units	Area	Units	Area	Units	Area	Community	Lobby	Mail Room	Office	Bike Storage	Laundry	Trash	Service	Corridor	Stairs	Elevator		Units	Area	Units	Area	Units	Area	Units	Area
14	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
13	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
12	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
11	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
10	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
9	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
8	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
7	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
6	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
5	1	1,308	4	4,063	5	3,196	3	1,025		169	-	-	-	-	64	155	918	386	166	11,450	1	1,184	4	3,677	5	2,881	3	915
4	-	-	-	-	-	-	-	-		169	-	-	-	-	-	-	-	389	181	739								
3	-	-	-	-	-	-	-	-		169	-	-	-	-	-	-	-	389	181	739								
2										169	-	-	-	-	-	-	-	389	181	739								
1									552	1,582	301	690	748	294	387	4,065	358	387	183	9,547								
	10	13,080	40	40,630	50	31,960	30	10,250	552	3,779	301	690	748	294	1,027	5,615	9,538	5,414	2,386	126,264	10	11,840	40	36,770	50	28,810	30	9,150
	Average	1,308	Average	1,016	Average	639	Average	342									Total Common Area			29,792	Total F.A.R. Area (exterior face of exterior wall)	Average	1,184	Average	919	Average	576	Average	305
	7.69%		30.77%		38.46%		23.08%			Total Parking Area				53,581			136 Parking Spaces Provided										Total Units	130
	130 Units									Loading Area				1,485														
	95,920 Unit Gross Area		(Exterior Face Exterior and Corridor Wall and Centerline of Demising Wall)														0 Required Parking Spaces											
	86,570 Unit Net Areas		(Interior Face of Unit Walls)																									

	Phase 1 Tower	Phase 2 Tower	Phase 3 Tower	Phase 4 Tower	Total
Total Units	154	143	117	130	544
Total Unit Net Area	76,076	100,551	76,820	86,570	340,017
Total Unit Gross Area	91,135	105,963	85,106	95,920	378,124
Indoor Community Space	8,313	4,953	3,370	552	17,188
Common Area	37,188	38,387	26,086	29,792	131,453
Total Gross Area (W/O Parking)	136,636	149,303	114,562	126,264	526,765

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	136,636	136,636	1.033	74,664		211,300	
Phase 1 and 2	149,303	285,939	2.162	55,924	130,588	205,227	416,527
Phase 1, 2 and 3	114,562	400,501	3.028	13,803	144,391	128,365	544,892
Phase 1,2,3,and 4	126,264	526,765	3.983	55,066	199,457	181,330	726,222
			zf				

132,248 S.F. Total Site Area
2.5
330,620 Allowed Area
526,765 Proposed Area
4.00 Proposed F.A.R

Outdoor Recreation Spaces

Total Existing Phase 1 and 2 (LEVEL 3)	16,264
New	
Level 1 at the corner of Haumea St. & Alohikea St	3,489
Level 1 at the corner of Alohikea St & Wai Aniani St	3,197
Totals Phase 1, 2, 3 and 4	22,950
Total indoor and outdoor community space	40,138

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 DryerTotals
117 Units
6 Accessible Units (5%)
3 Accessible Units with audio features (2%)
111 Adaptable Units
6 Washers Dryers

Phase 4
Accessible Unit and Washer DryerTotals
130 Units
7 Accessible Units (5%)
3 Accessible Units with audio features (2%)
123 Adaptable Units
7 Washers Dryers

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

Existing Phase 1 and 2			
	Phase 1	Phase 2	
Studio	22	11	33
1 Bedrm	110	44	154
2 Bedrm	22	77	99
3 Bedrm		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	1,005	1,950	2,955
Common Area	37,188	38,387	75,575
Retail Area	7,308	3,003	10,311 Total Retail Area (Being converted to community space for residents)
Garage Area	74,664	55,924	130,588
Retail Parking	19	6	25 Retail Parking spaces (Being reassigned to phase 3 and 4 residential parking spaces)
Loading Spaces	3	1	(All loading spaces in phase 1 and 2 are being removed and replaced with two loading spaces in phases 3 and 4) (Exemption requested)

Project Parking Existing (CITY COUNCIL RESOLUTION 16-11)

Phase	Residential Provided	Residential Required	Retail
Phase 1	166	181	19
Phase 2	140	208	6
Total	306	389	25

Project Parking New (Ordinance 20-41)

Phase 1	166	0	0 (Retail space converted
Phase 2	140	0	0 to community space)
Subtotal	306	0	0
Phase 3	89	0	
Phase 4	136	0	
Total	531	0	0
		Total Required	0

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
Proposed				
Short Term	6	6	6	6
Long Term	16	40	20	22
Total	22	46	26	28

Loading Spaces	554 Unit Required	Provided
12x35	3	1
8.5x19	2	1
	5	2

KAPOLEI MIXED USE

TAX PARCEL (TMK): 91088021
LOCATION ADDRESS 1020 WAKEA ST, KAPOLEI, HI 96707
PHASE 1 HALE MOENA KUPUNA, 1020 WAKEA ST, KAPOLEI, HI 96707
PHASE 2 HALE MOENA OHANA, 1055 ALOHIKEA ST, KAPOLEI, HI 96707
PHASE 3 TO BE DETERMINED
PHASE 4 TO BE DETERMINED

EXISTING PHASE 1 AND 2 CITY COUNCIL RESOLUTION 16-11

- ITEM 7
  - EXEMPTION FROM LAND USE ORDINANCE (LUO) SECTION 21-3.120-2(B) AND TABLE 21-3.4, TO ALLOW RESIDENTIAL USE IN THE B-2 COMMUNITY BUSINESS DISTRICT.
- ITEM 8
  - EXEMPTION FROM LUO SECTION 21-3.110-1(C)(4) AND FIGURE 21-3.7, TO ALLOW PORTIONS OF THE UPPER FLOORS OF THE RENTAL APARTMENT BUILDING AND CONDOMINIUM BUILDING MASS TO ENCROACH INTO THE BUILDING HEIGHT SETBACK ENVELOPE
- ITEM 9
  - 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 TOTAL OF 389 PARKING STALLS. THE PROJECT PROVIDES FOR 306, OR 83 FEWER STALLS THAN REQUIRED
- ITEM 10
  - EXEMPTION FROM LUO SECTION 21-6.100, 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 KAPOLEI URBAN DESIGN PLAN GUIDELINES (SECTION 5.2.2.1 -BUILDING ENVELOPES, 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	22	11	22	30	85
ONE BEDROOM	110	44	51	50	275
TWO BEDROOM	22	77	33	40	162
THREE BEDROOM		11	11	10	32
TOTAL	154	143	117	130	544

BUILDING CODE REQUIREMENTS

OCCUPANCY CLASSIFICATION: R-2, S-2, A-4, B
CONSTRUCTION TYPE: IA
ALLOWABLE BUILDING HEIGHT (TABLE 504.3): UL
ALLOWABLE AREA FACTOR: UL
PROPOSED BUILDING HEIGHT: PHASE 3 ROOFTOP HEIGHT 120'-4"
PHASE 4 ROOFTOP HEIGHT 138'-4"
PROPOSED AREA: PHASE 3 AREA 112,021 SF
PHASE 4 AREA 170,294 SF
FIRE RESISTANCE RATING REQUIREMENT PER IBC TABLE 601, IA
PRIMARY STRUCTURAL FRAME: 3 HOURS
BEARING WALLS
EXTERIOR: 3 HOURS
INTERIOR: 3 HOURS
NON-BEARING WALLS AND PARTITIONS
INTERIOR: 0 HOURS
NON-BEARING EXTERIOR WALL
NORTH WALL: X > 30 0HR
EAST WALL: X < 30 1HR
SOUTH WALL: X < 30 1HR
WEST WALL: X < 30 1HR
FLOOR CONSTRUCTION: 1 HOUR
ROOF CONSTRUCTION 1-1/2 HOURS
REQUIRED SEPARATION OF OCCUPANCIES:
1 HOUR FOR OCCUPANCY R, S-2, A-4, B TYPE IA
AUTOMATIC SPRINKLER SYSTEM: REQUIRED
CORRIDOR FIRE RATING: 0.5 HOUR
COMMON PATH OF TRAVEL: 125 FT
EXIT ACCESS TRAVEL DISTANCE: 250 FT
DEAD-END: 50 FT (SPRINKLED R-2)

-

HALE MOENA PHASES 3 AND 4

7 / 22 / 2024

A001

SVA ARCHITECTS

KAPOLEI MIXED USE PHASES 3 AND 4

THE CITY OF KAPOLEI URBAN DESIGN PLAN NOVEMBER 2007

COMMERCIAL/OFFICE LAND USE CLASSIFICATION
CITY CENTER DISTRICT
THE MAXIMUM BUILDING HEIGHT IS 150 FEET INCLUDING THE REQUIRED SLOPING ROOF FORM OF UP TO 25 FEET. UP TO 125 FEET MAY BE USED AS OCCUPIED FLOOR SPACE.

SITE CURRENTLY ZONED B2 -BUSINESS, COMMUNITY

REQUESTING EXEMPTION FROM LAND USE ORDINANCE (LUO) TABLE 21-3, TO ALLOW DWELLING, MULTI-FAMILY USE IN THE B-2 COMMUNITY BUSINESS DISTRICT.

SITE FLOOR AREA RATIO F.A.R. (LUO TABLE 21-3.4)

TOTAL SITE AREA 3.036 ACRES (132,248 SQUARE FEET)

FLOOR AREA RATIO (F.A.R.) (AREAS NOTED EXCLUDE PARKING AREAS)

PHASE 1 AREA	136,584	PHASE 1 F.A.R.	1.03 (MAXIMUM 2.5 ALLOWED)
PHASE 2 AREA	149,315	PHASE 1 AND 2 F.A.R.	2.16 (MAXIMUM 2.5 ALLOWED)
PHASE 3 AREA	113,592	PHASE 1, 2 AND 3 F.A.R.	3.03 (MAXIMUM 2.5 ALLOWED)
PHASE 4 AREA	124,146	PHASE 1, 2, 3 AND 4 F.A.R.	3.98(MAXIMUM 2.5 ALLOWED)

REQUESTING EXEMPTION FROM LAND USE ORDINANCE (LUO) TABLE 21-3.4, TO INCREASE FAR ALLOWED FROM 2.5 TO 4.0

HEIGHT LIMIT (THE CITY OF KAPOLEI URBAN DESIGN PLAN NOVEMBER 2007)

PHASE 3 HIGHEST OCCUPIED FLOOR	117'-5" (125' ALLOWED)
PHASE 3 ROOFTOP HEIGHT	138'-5" (150' ALLOWED)
PHASE 4 HIGHEST OCCUPIED FLOOR	126'-7" (125' ALLOWED)
PHASE 4 ROOFTOP HEIGHT	147'-9" (150' ALLOWED)

REQUESTING EXEMPTION FROM THE CITY OF KAPOLEI URBAN DESIGN PLAN NOVEMBER 2007, TO ALLOW HIGHEST OCCUPIED FLOOR EXCEED HEIGHT LIMIT

BUILDING SET BACK

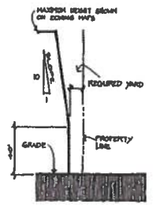
WAKEA STREET	10'
HAUMEA STREET	5'
ALOHIKEA STREET	5'
WAI ANIANI WAY	5'

BUILDING HEIGHT SETBACK (LUO SECTION 21-3.110-1(C)(3) AND FIGURE 21-3.3) (CITY OF KAPOLEI URBAN DESIGN PLAN)

WITHIN THE B-2 DISTRICT, ANY PORTION OF A STRUCTURE OVER 40 FEET IN HEIGHT MUST HAVE ADDITIONAL HEIGHT SETBACKS AS FOLLOWS:
(A) FOR EACH 10 FEET OF ADDITIONAL HEIGHT OR PORTION THEREOF, AN ADDITIONAL 1-FOOT SETBACK MUST BE PROVIDED; AND

(B) THE ADDITIONAL SETBACK MUST BE A CONTINUOUS PLANE FROM THE TOP OF THE STRUCTURE TO THE HEIGHT OF 40 FEET ABOVE GRADE

FIGURE 21-3.3
A-2, A-2, AMX-2, AMX-3, B-2, BMX-3, AND IMX-1 DISTRICT HEIGHT SETBACK



REQUESTING EXEMPTION FROM LUO SECTION 21-3.110-1(C)(3) AND FIGURE 21-3.3, TO ALLOW PORTIONS OF THE UPPER FLOORS OF THE DWELLING, MULTI-FAMILY USE BUILDING MASS TO ENCROACH INTO THE BUILDING HEIGHT SETBACK ENVELOPE AND ALLOW AWNINGS ABOVE 11' ABOVE FINISH GRADE TO ENCROACH INTO SETBACK.

PARKING (LUO 21-6.20 OFF-STREET PARKING REQUIREMENTS.)

NO OFF-STREET PARKING IS REQUIRED IN THE PRIMARY URBAN CENTER DEVELOPMENT PLAN AREA AND EWA DEVELOPMENT PLAN AREA

PROPOSED PARKING

Phase 1	166
Phase 2	140
Subtotal phase 1 & 2	306
Phase 3	89
Phase 4	136
Total	531

PARKING LAYOUT (LUO SECTION 21-6.50 PARKING SPACE DIMENSIONS AND ACCESS.)

STANDARD PARKING SPACES MINIMUM 18 FEET IN LENGTH AND 8 FEET 3 INCHES IN WIDTH (LUO SECTION 21-6.50(A)(1)

MINIMUM AISLE WIDTHS FOR PARKING BAYS 90 DEGREE PARKING ANGLE 22 FEET (LUO TABLE 21-6.4 PARKING AISLE WIDTHS)

ACCESSIBLE PARKING SPACES PROVIDED AS REQUIRED BY ADAG, ONE SPACE FOR EACH ACCESSIBLE UNIT (5% UNITS). PHASE ONE 8, PHASE TWO 8, PHASE THREE 6, PHASE FOUR 7, 29 TOTAL ACCESSIBLE SPACES PROVIDED

LOADING SPACES (LUO TABLE 21-6.5 REQUIRED NUMBER OF LOADING SPACES)

MULTI-FAMILY DWELLINGS (554 UNITS PHASES 1, 2, 3 & 4)

20 – 150 UNITS	1
151 – 300 UNITS	2
EACH ADDITIONAL 200 OR MAJOR FRACTION THEREOF	2

544 UNITS TOTAL REQUIRES 5 LOADING SPACES

REQUESTING EXEMPTION FROM LUO TABLE 21-6.1, TO ALLOW FEWER LOADING SPACES THEN THE REQUIRED 5 SPACES. 2 SPACES TO BE PROVIDED

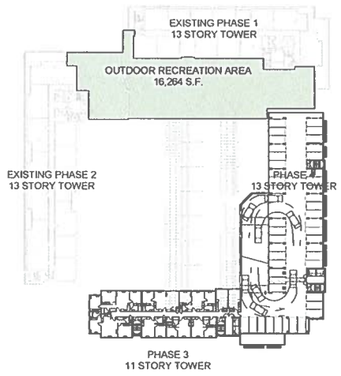
REQUESTING EXEMPTION FROM LUO 21-6.130(a)(2), TO ALLOW LOWER VERTICAL CLEARANCE THAN THE 14' REQUIRED. 10'-6" MINIMUM CLEAR PROVIDED

BICYCLE PARKING (LUO TABLE 21-6.3 BICYCLE PARKING SPACES REQUIRED)

RESIDENTIAL USES (117 UNITS PHASE 3, 130 UNITS PHASE 4)
SHORT TERM: 1 SPACE FOR EVERY 10 DWELLING OR LODGING UNITS.
LONG TERM: 1 SPACE FOR EVERY 2 DWELLINGS OR LODGING UNITS.

PHASE 3	SHORT TERM	6 (12 Req.)	LONG TERM	20 (59 Req.)
PHASE 4	SHORT TERM	6 (13 Req.)	LONG TERM	22 (65 Req.)
TOTAL	SHORT TERM	12	LONG TERM	42
PHASE 2	SHORT TERM	6 (17 Req.)	LONG TERM	40 (74 Req.)

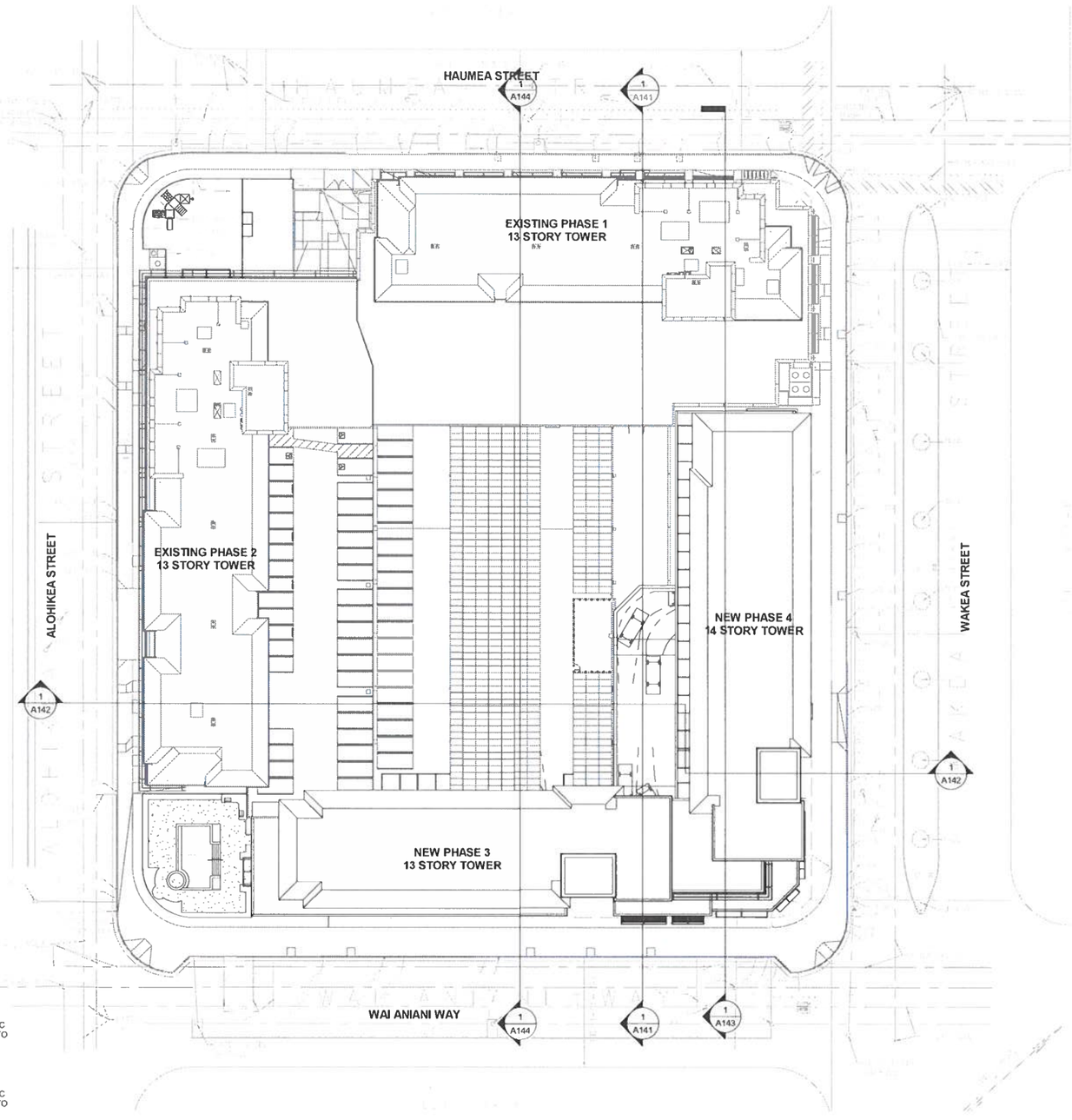
REQUESTING EXEMPTION FROM LUO TABLE 21-6.3, TO ALLOW FEWER BICYCLE PARKING SPACES THEN THE REQUIRED.



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



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



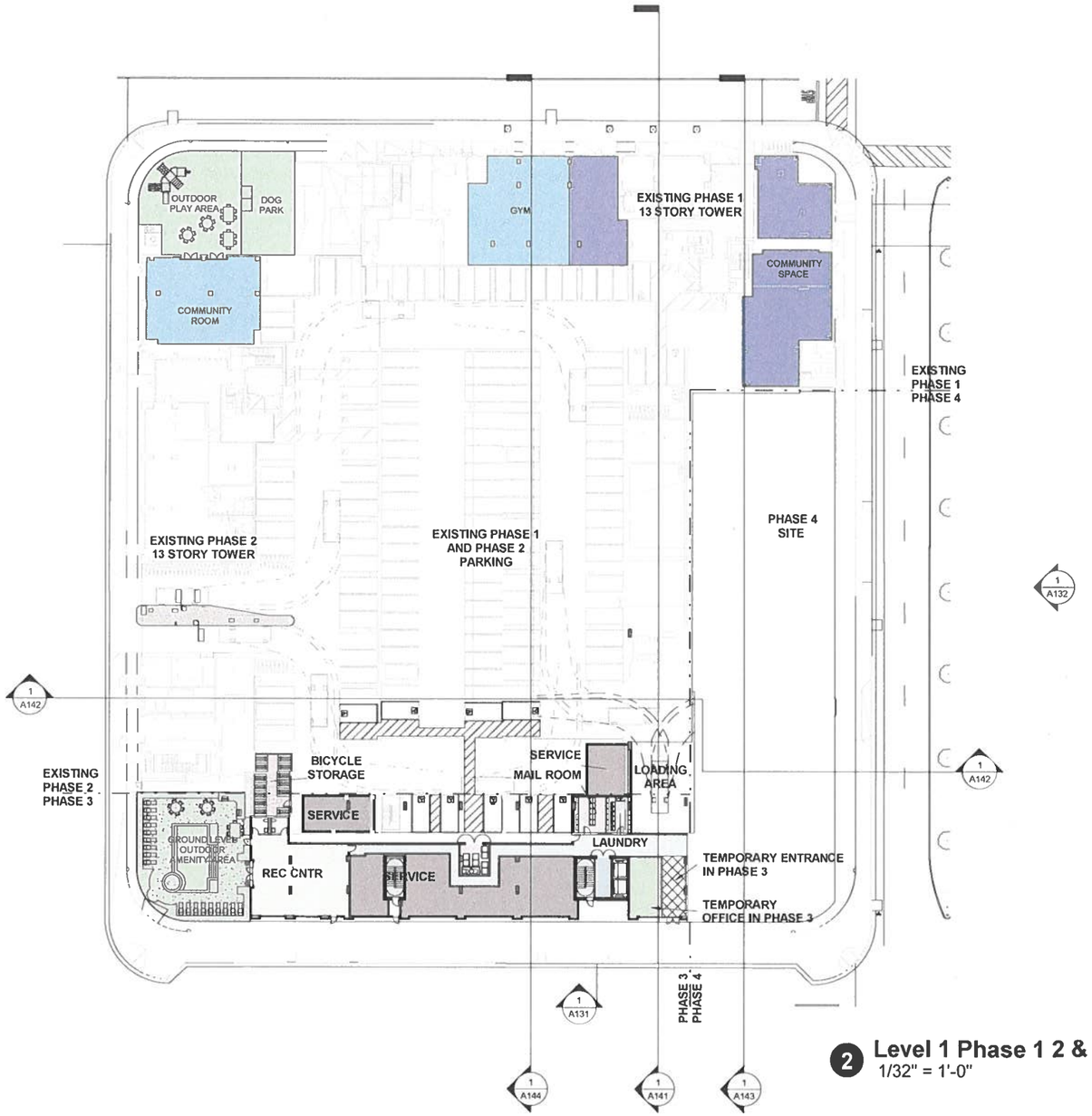
1 **Site**
1/32" = 1'-0"

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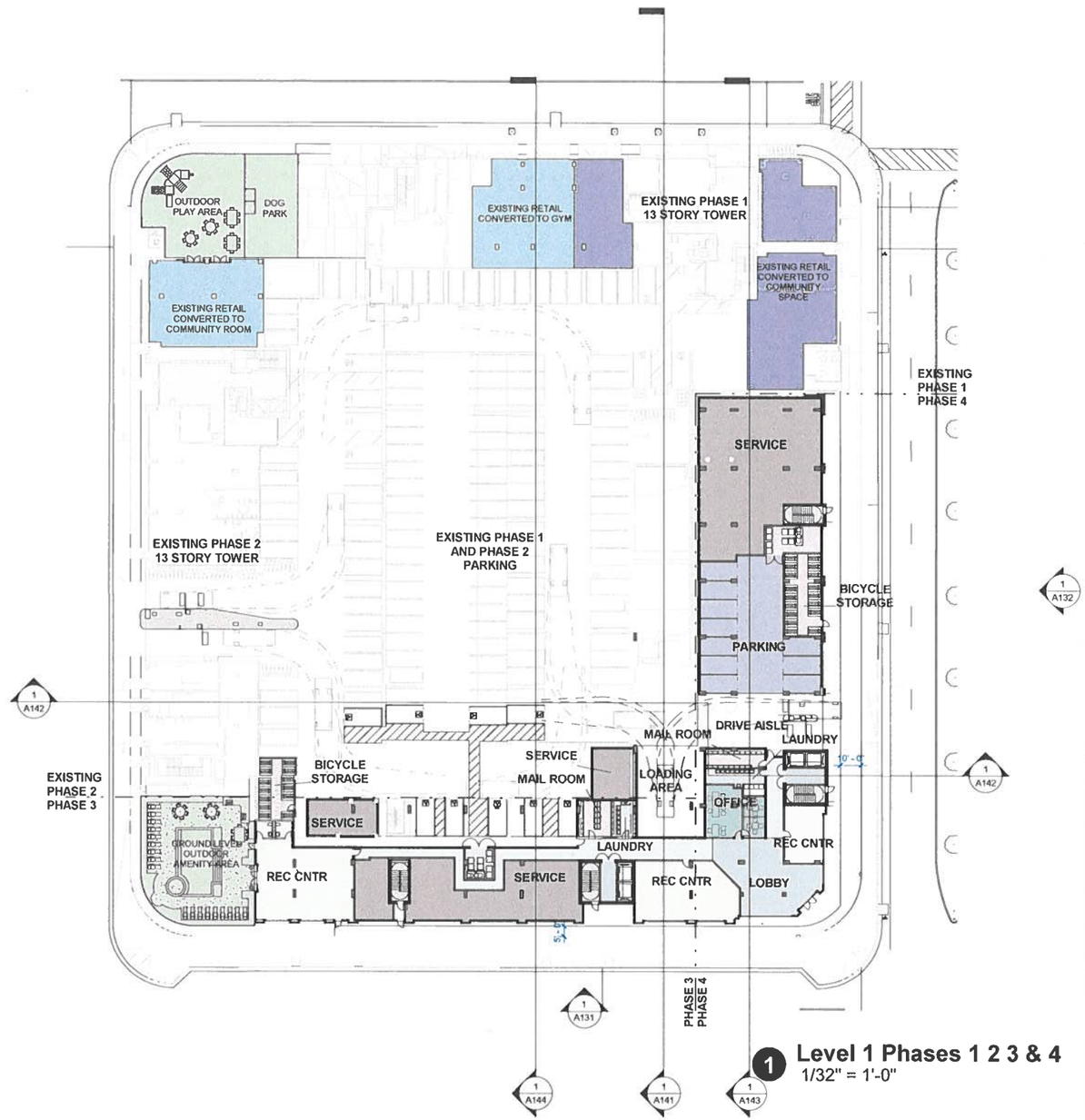
HALE MOENA PHASES 3 AND 4

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"

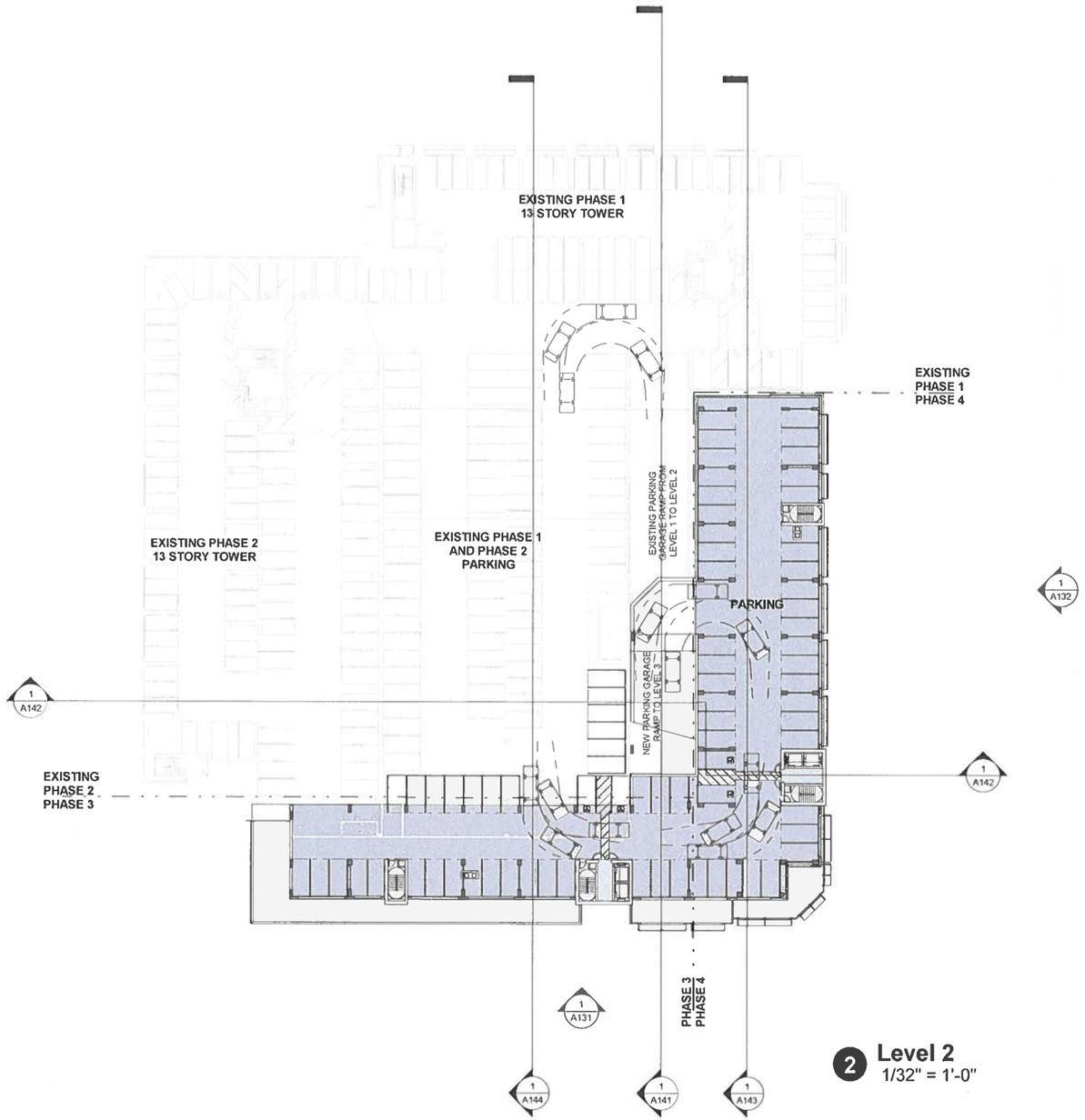
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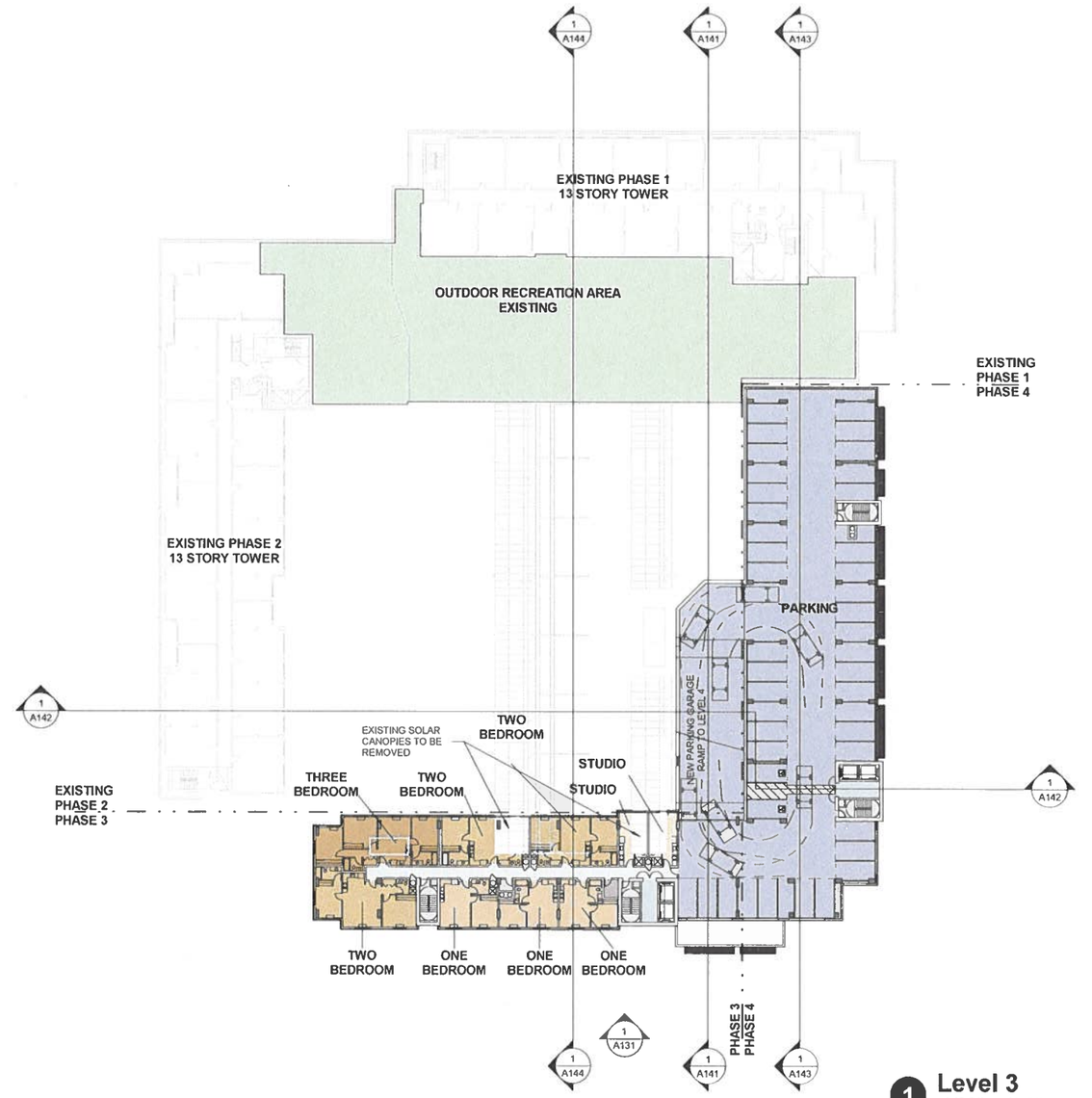
HALE MOENA PHASES 3 AND 4

A101

SVA ARCHITECTS



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



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

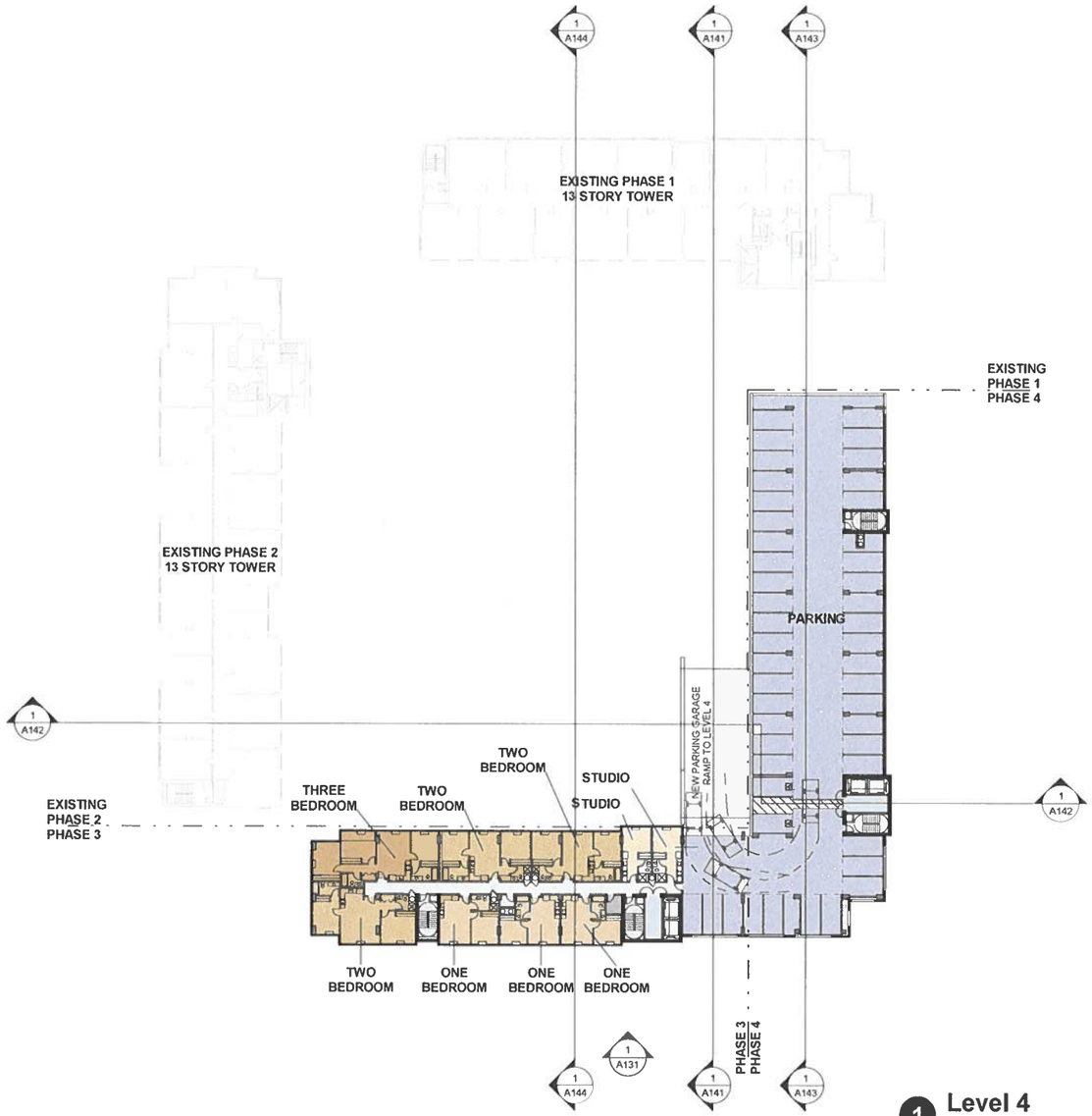
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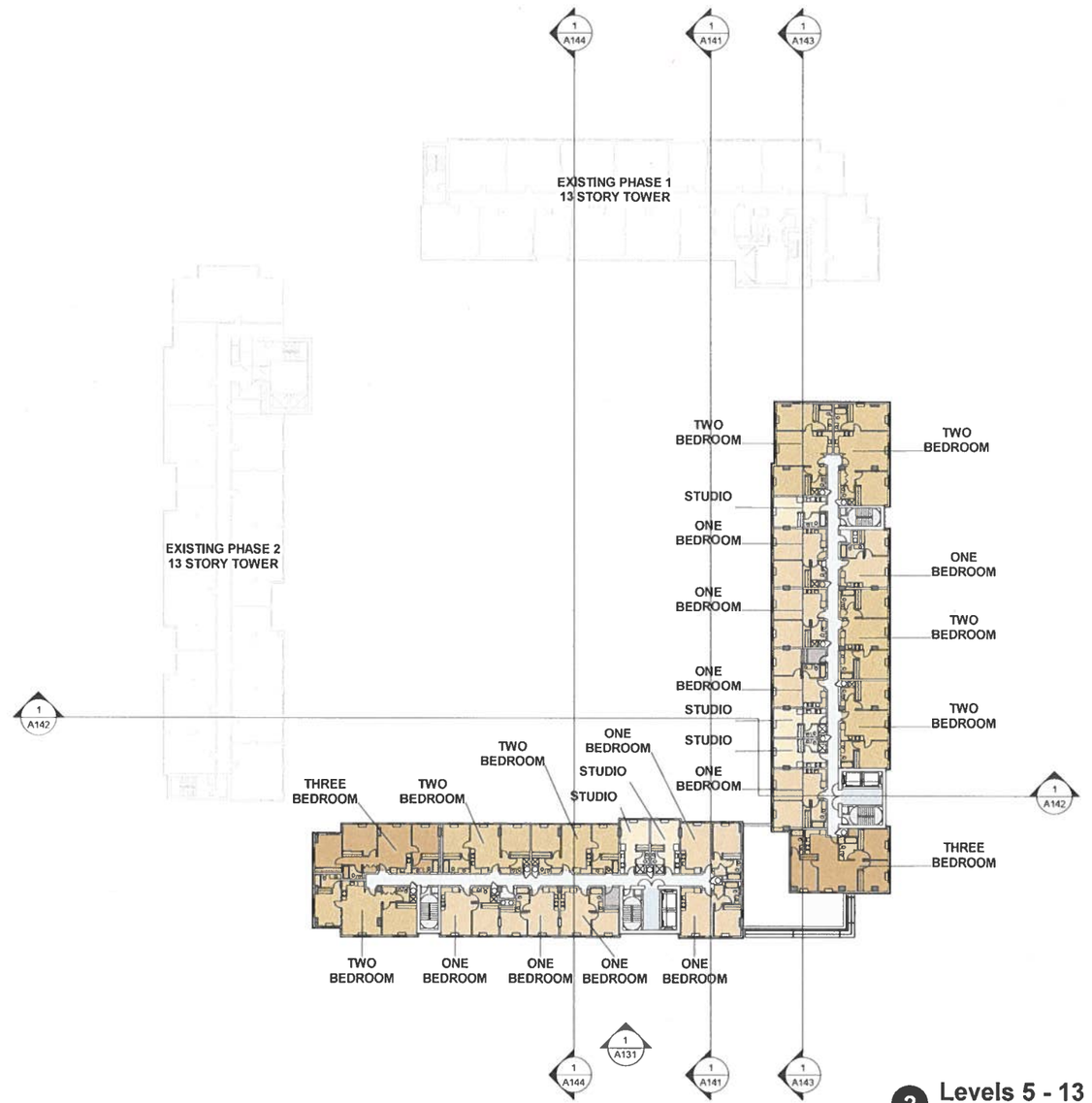
HALE MOENA PHASES 3 AND 4

A102

SVA ARCHITECTS



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



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

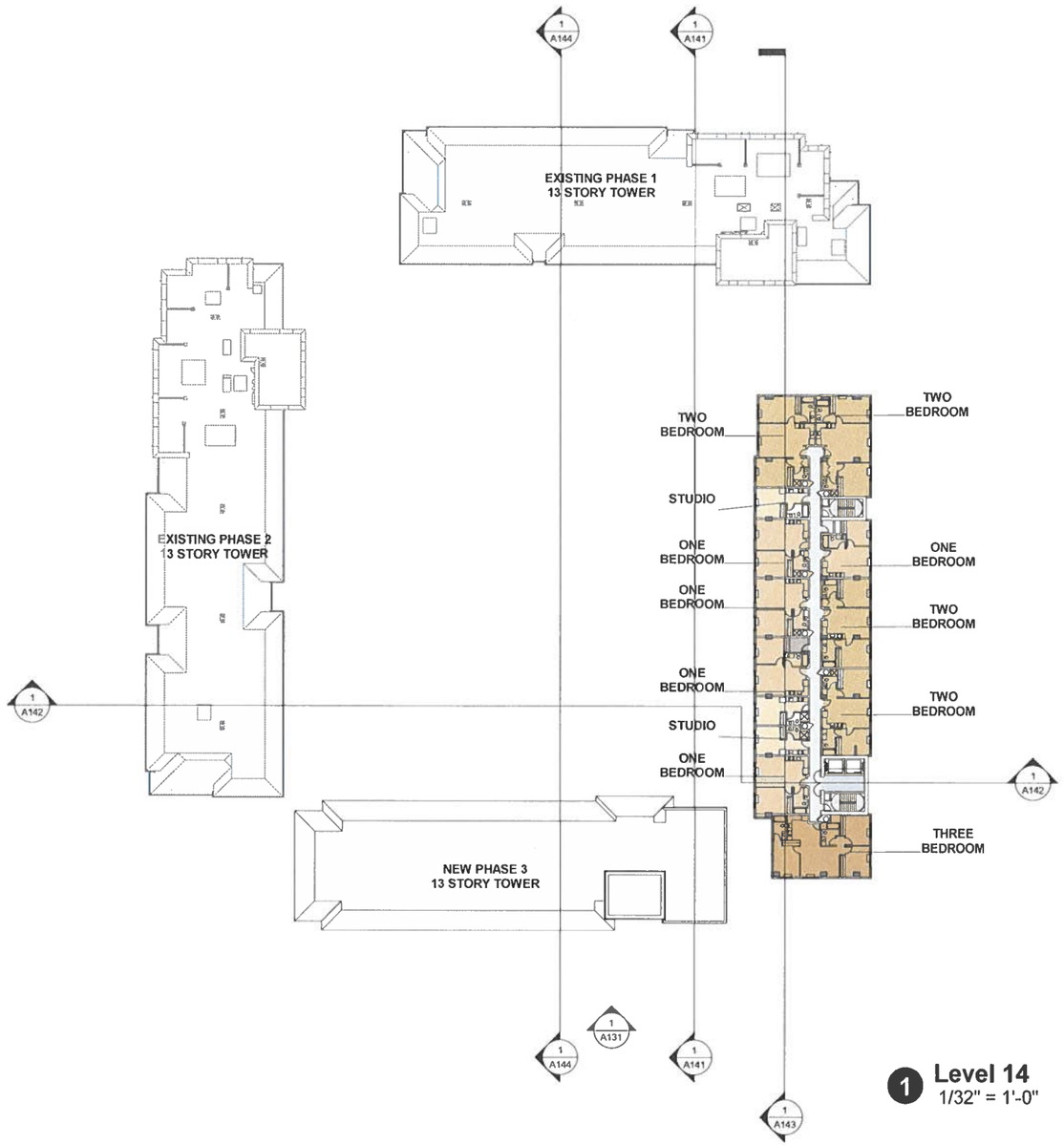
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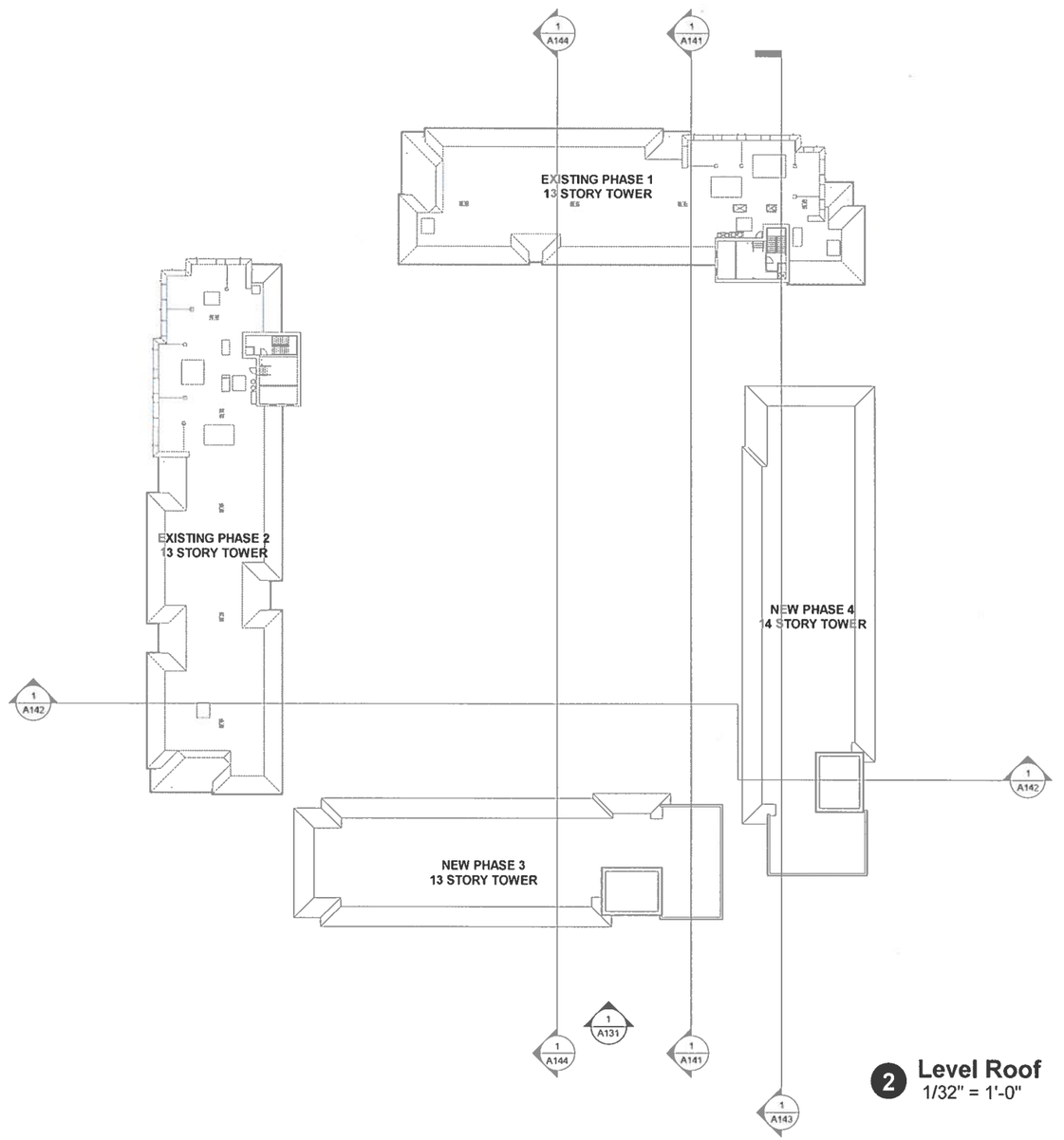
HALE MOENA PHASES 3 AND 4

A103

SVA ARCHITECTS



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



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

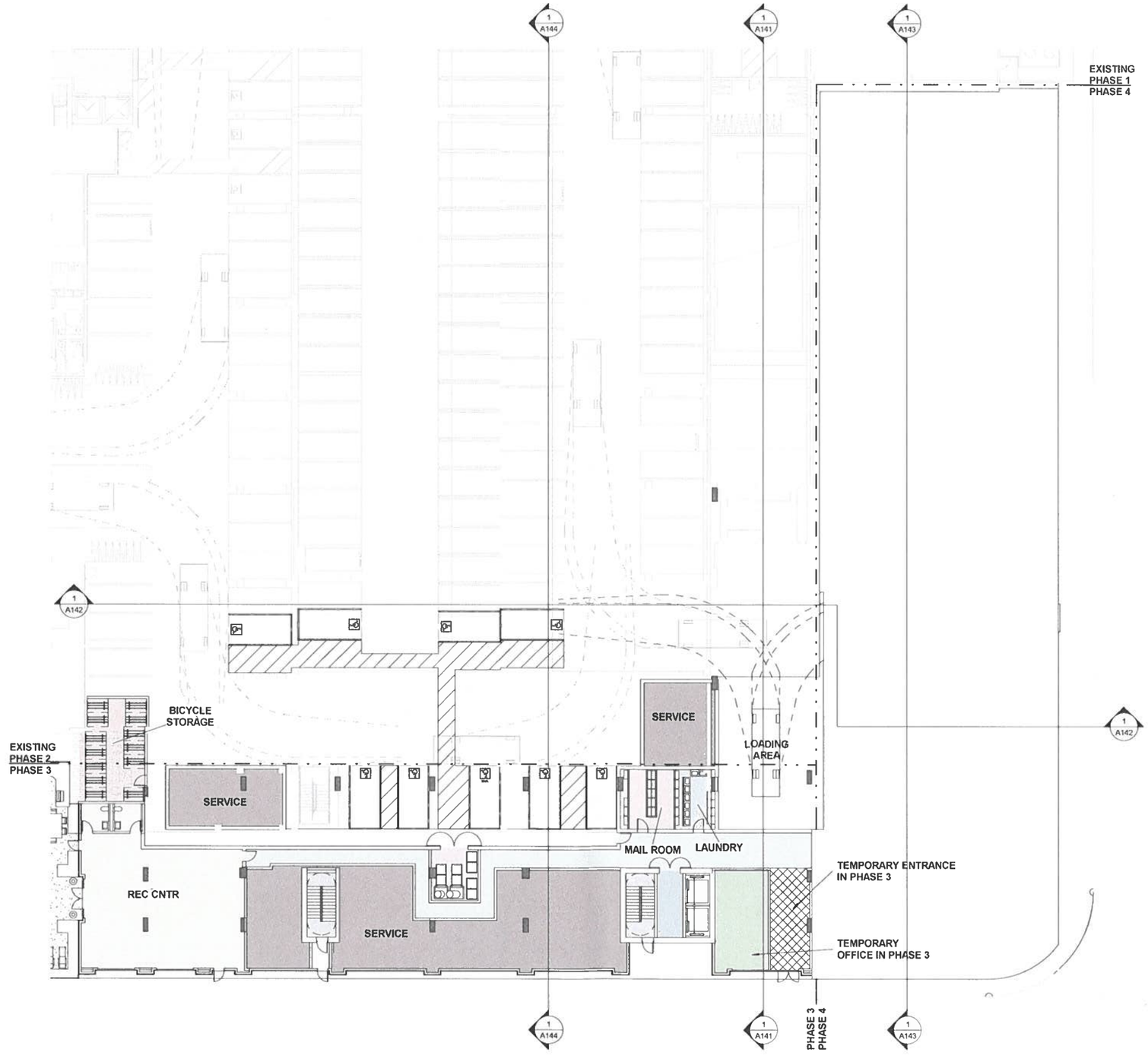
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HALE MOENA PHASES 3 AND 4

A104

SVA ARCHITECTS



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

-

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HALE MOENA PHASES 3 AND 4

A111A

SVA ARCHITECTS



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

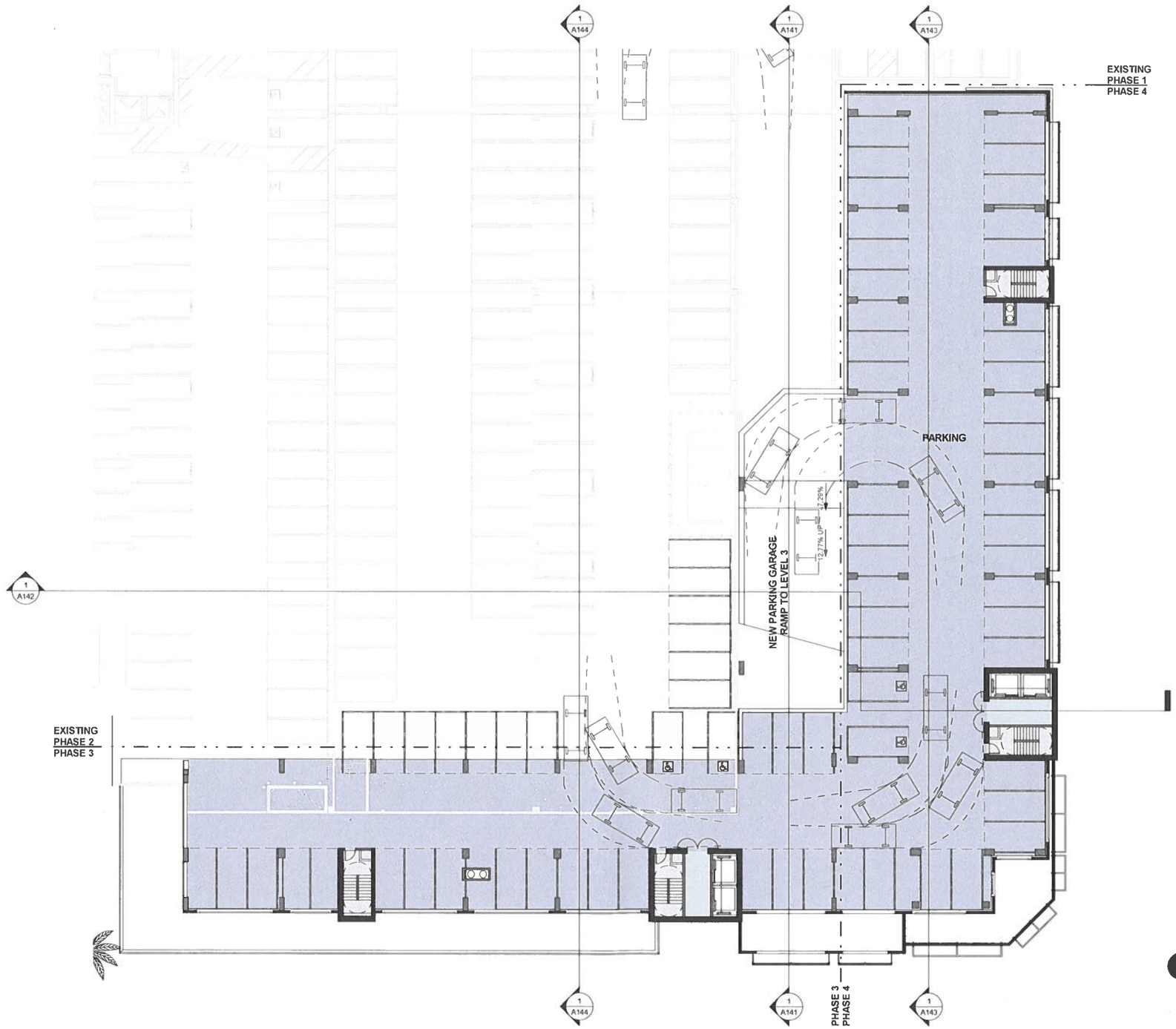
0 4 8 16 32
1/16"= 1'-0"

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HALE MOENA PHASES 3 AND 4

A111B

SVA ARCHITECTS



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

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

-

7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A112

SVA ARCHITECTS



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

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

-

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HALE MOENA PHASES 3 AND 4

A113

SVA ARCHITECTS



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

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

-

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HALE MOENA PHASES 3 AND 4

A114

SVA ARCHITECTS



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

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

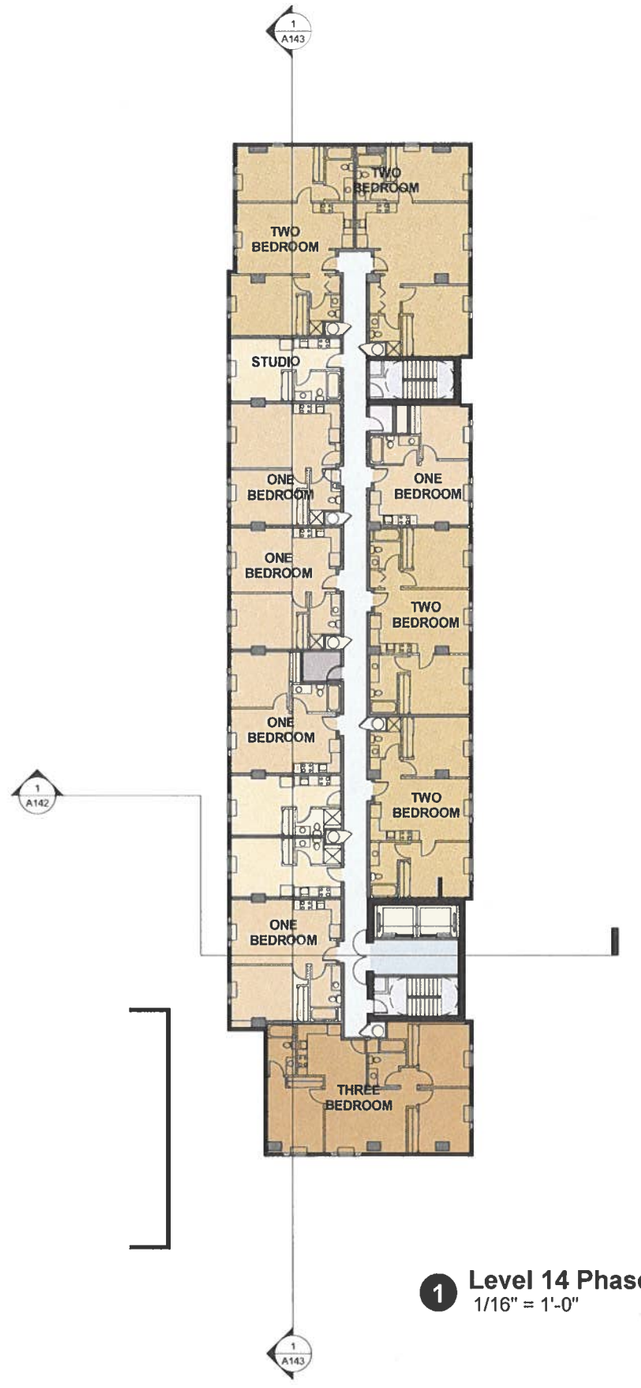
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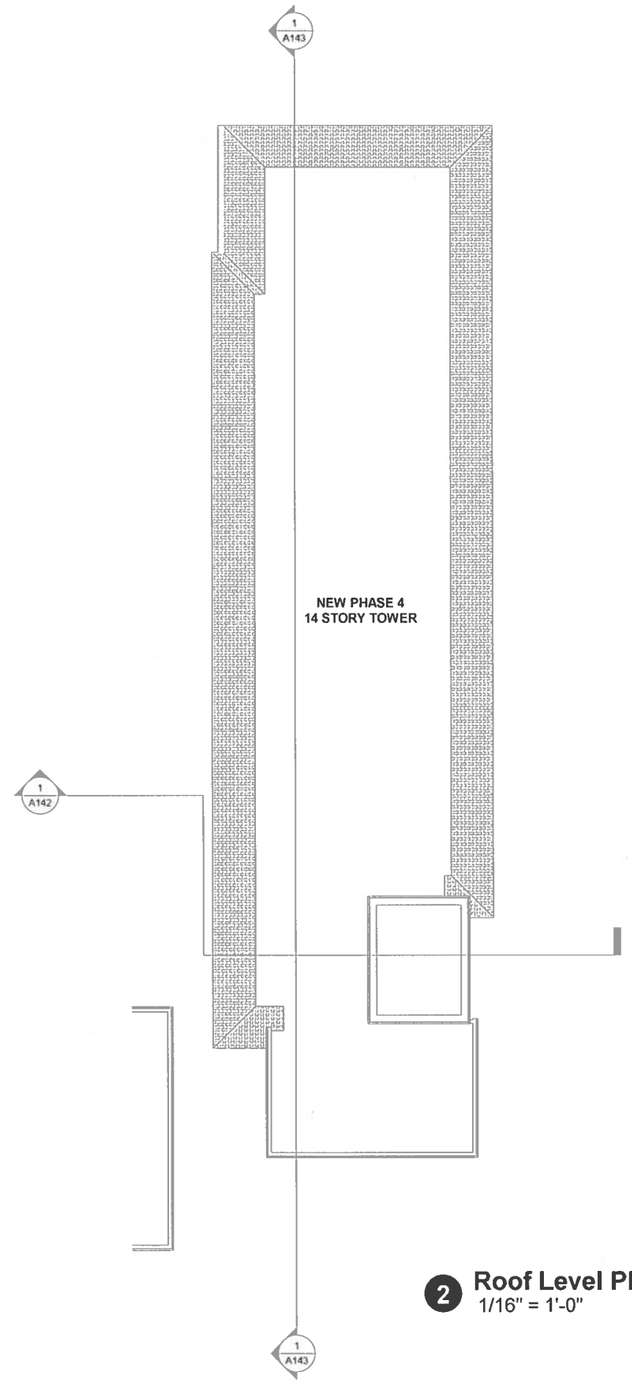
HALE MOENA PHASES 3 AND 4

A115

SVA ARCHITECTS



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



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

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

-

7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A116

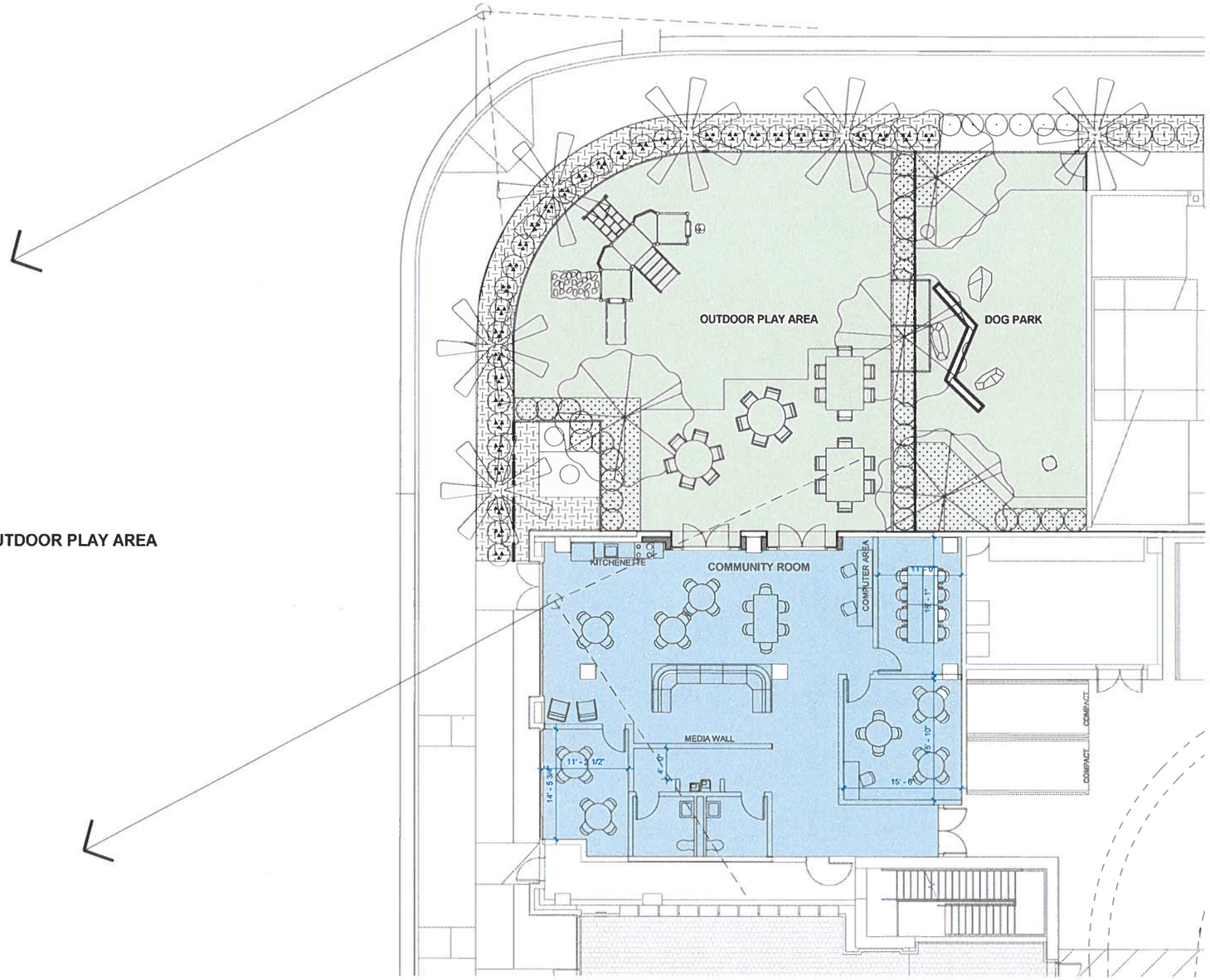
SVA ARCHITECTS



OUTDOOR PLAY AREA



COMMUNITY ROOM



PHASE 2 AREA

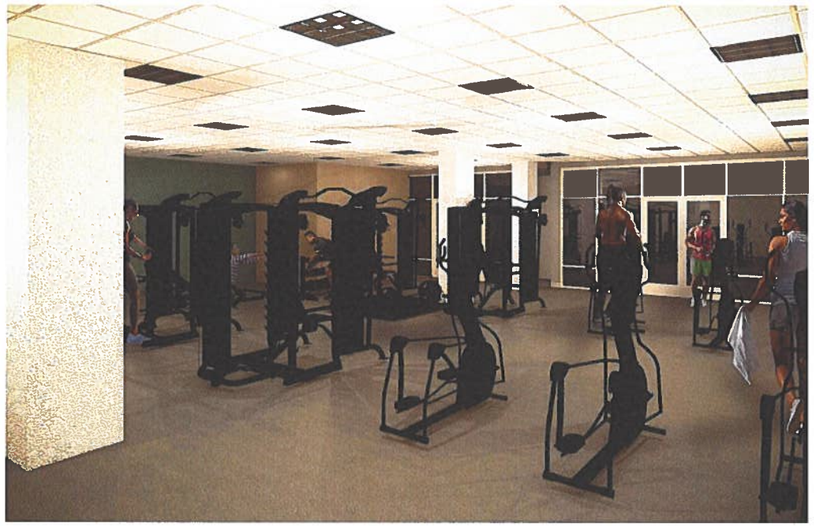
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HALE MOENA PHASES 3 AND 4

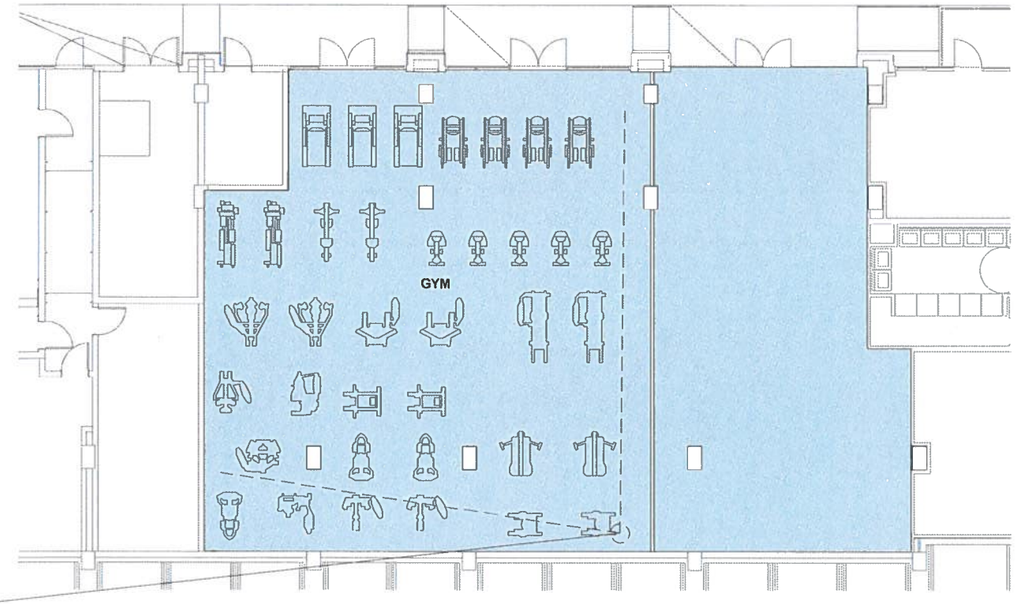
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A121

SVA ARCHITECTS



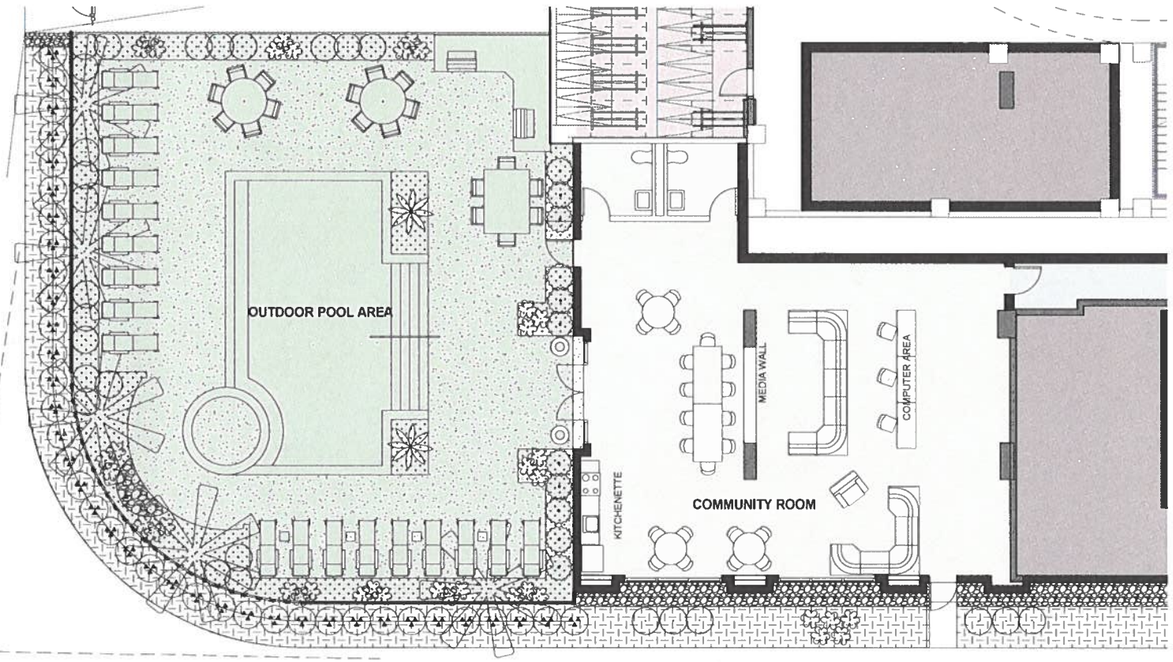
GYM



PHASE 1 AREA



POOL AREA



PHASE 3 - 4 AREA

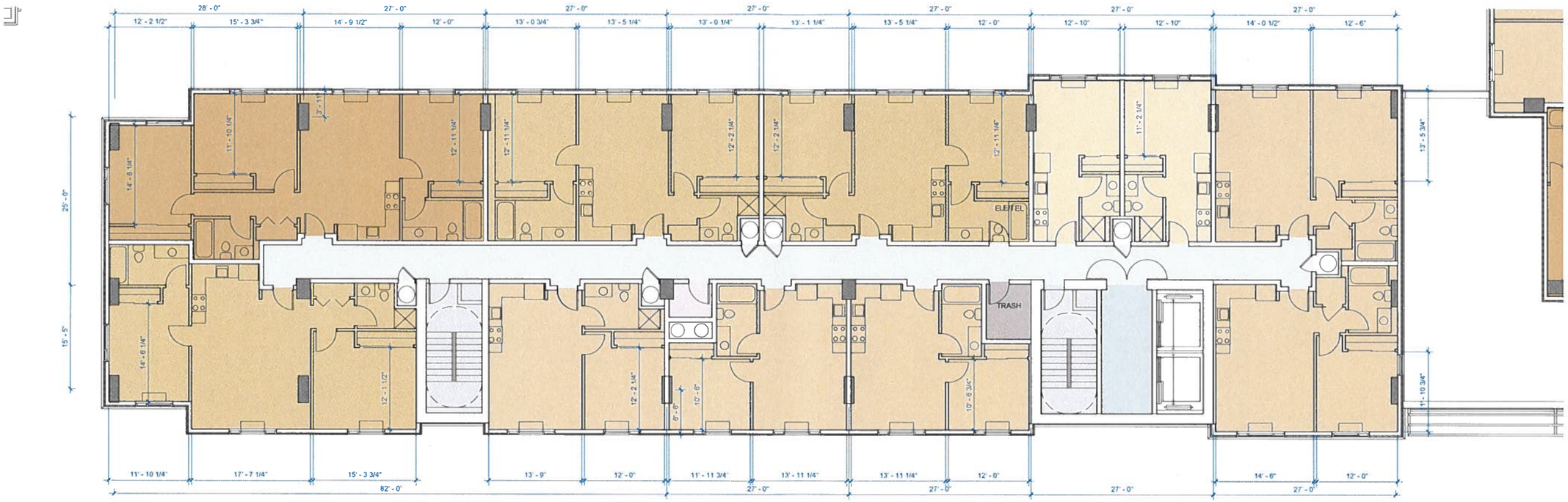
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HALE MOENA PHASES 3 AND 4

A122

SVA ARCHITECTS



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

0 2' 4' 8' 16'
1/8"= 1'-0"

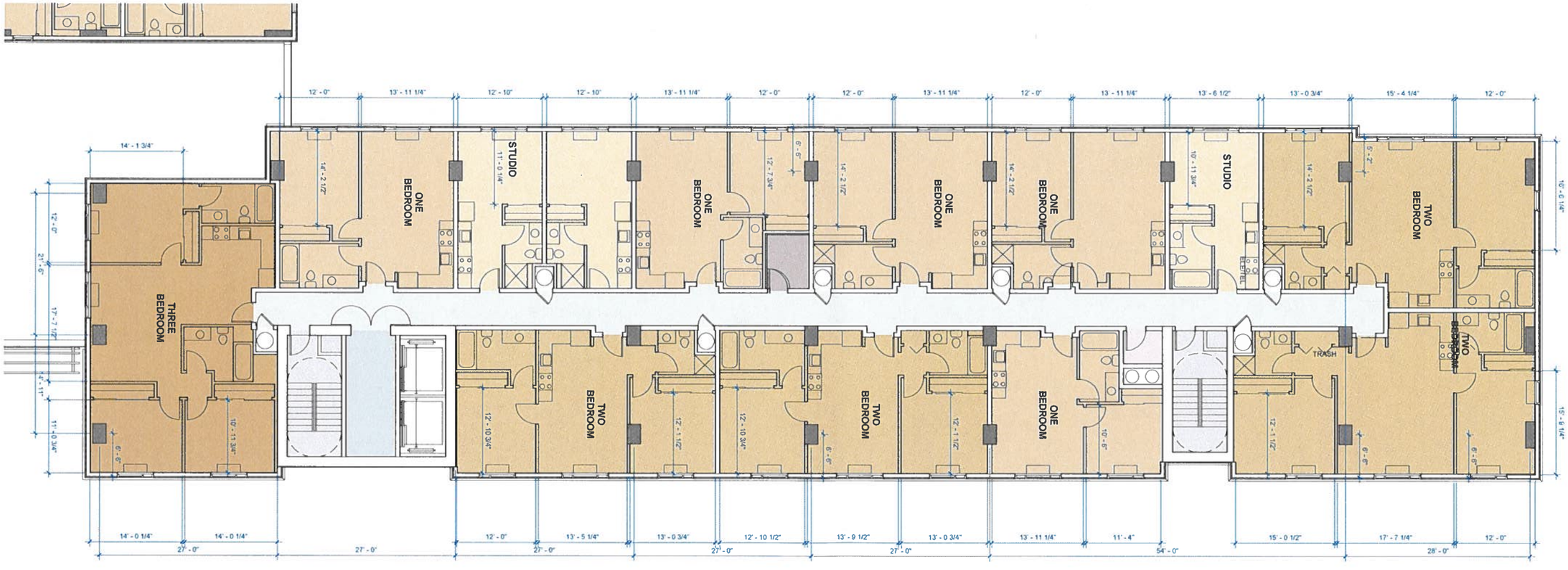
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7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A123

SVA ARCHITECTS



Level 5 Units Phase 4 1

1/8" = 1'-0"

7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A124

SVA ARCHITECTS



Phase 2 Tower

Phase 3 Tower

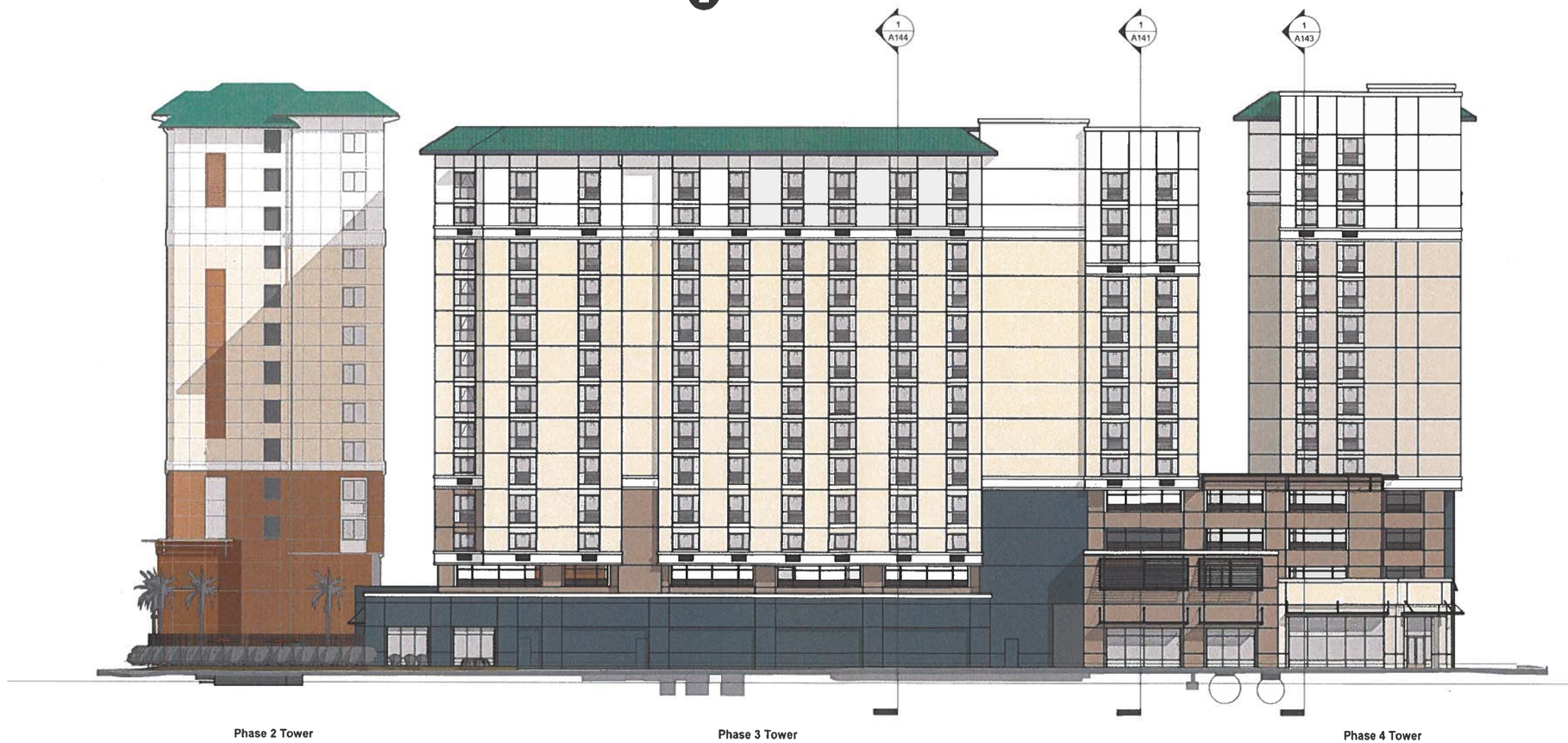
2 3D View 2



Phase 3 Tower

Phase 4 Tower

3 3D View 1



Phase 2 Tower

Phase 3 Tower

Phase 4 Tower

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

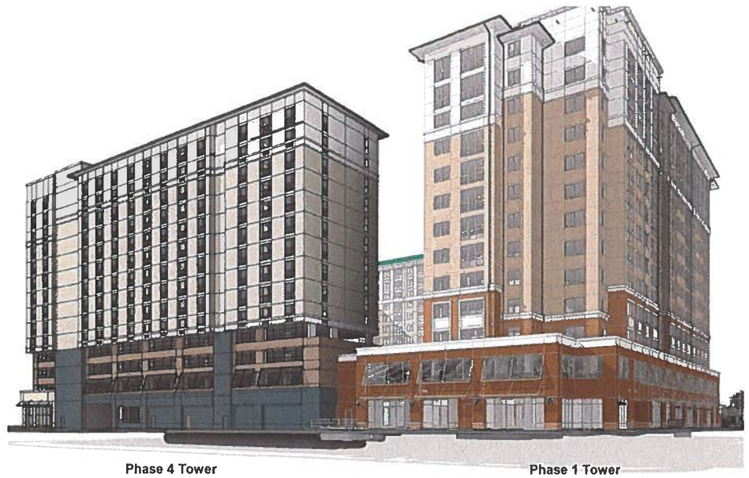
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HALE MOENA PHASES 3 AND 4

A131

SVA ARCHITECTS



Phase 4 Tower

Phase 1 Tower

2 3D View 3



PHASE 3 TOWER

PHASE 4 TOWER

PHASE 1 TOWER

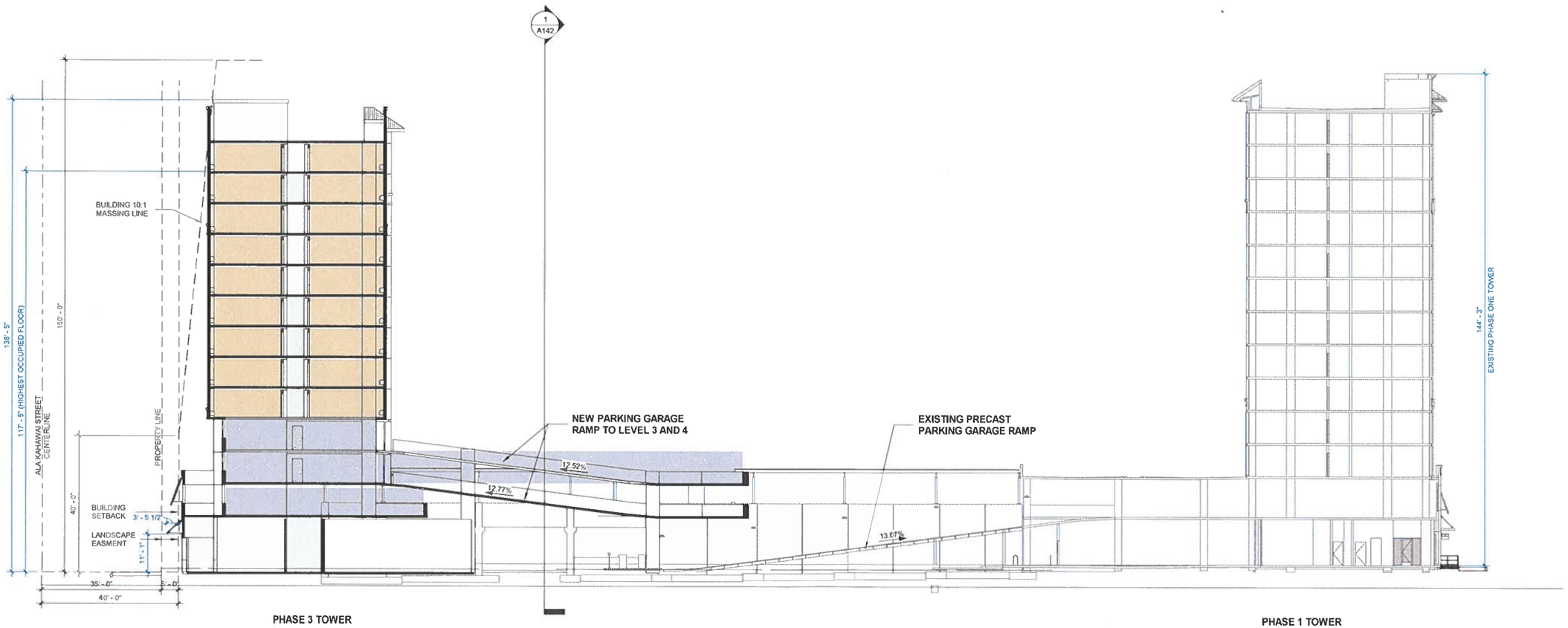
1 East
1/16" = 1'-0"

7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A132

SVA ARCHITECTS



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

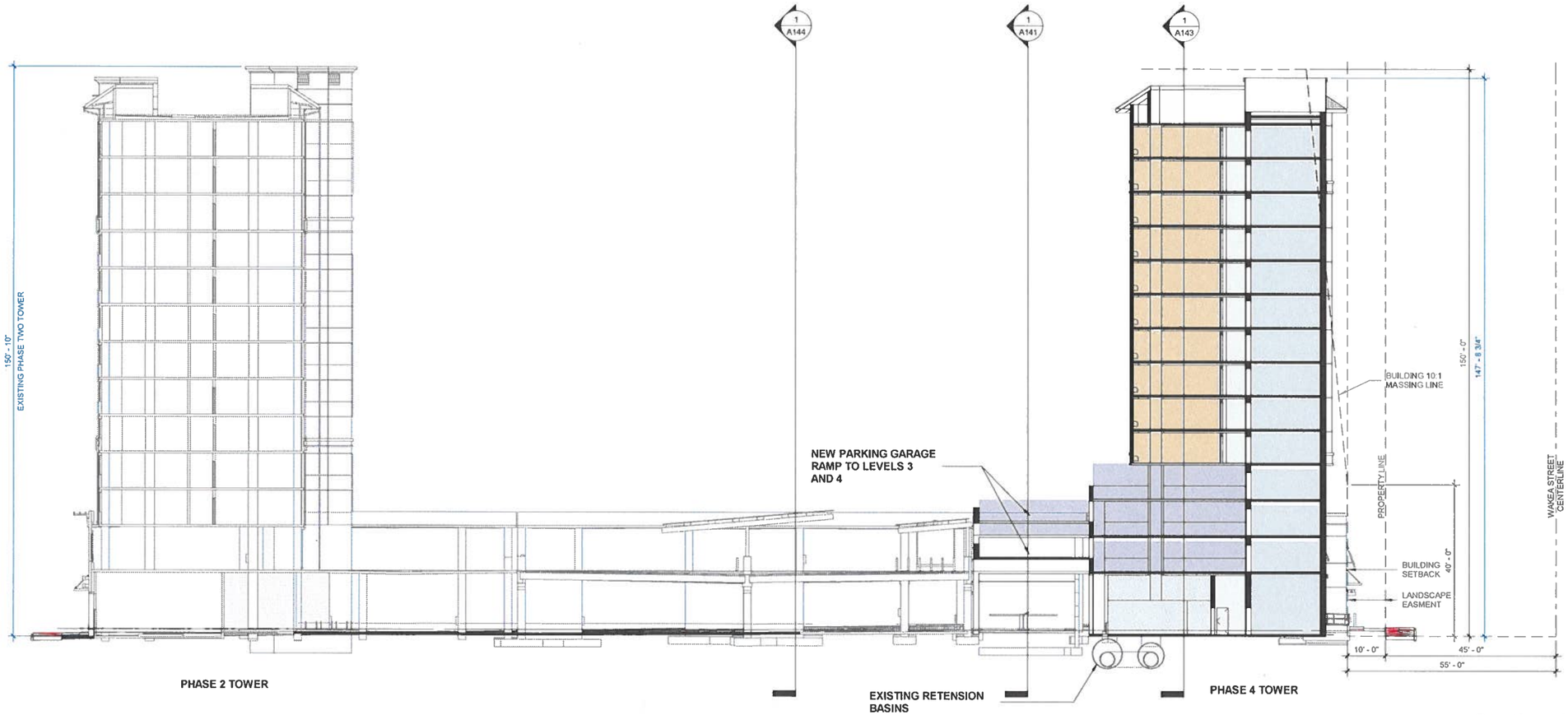
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7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A141

SVA ARCHITECTS



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

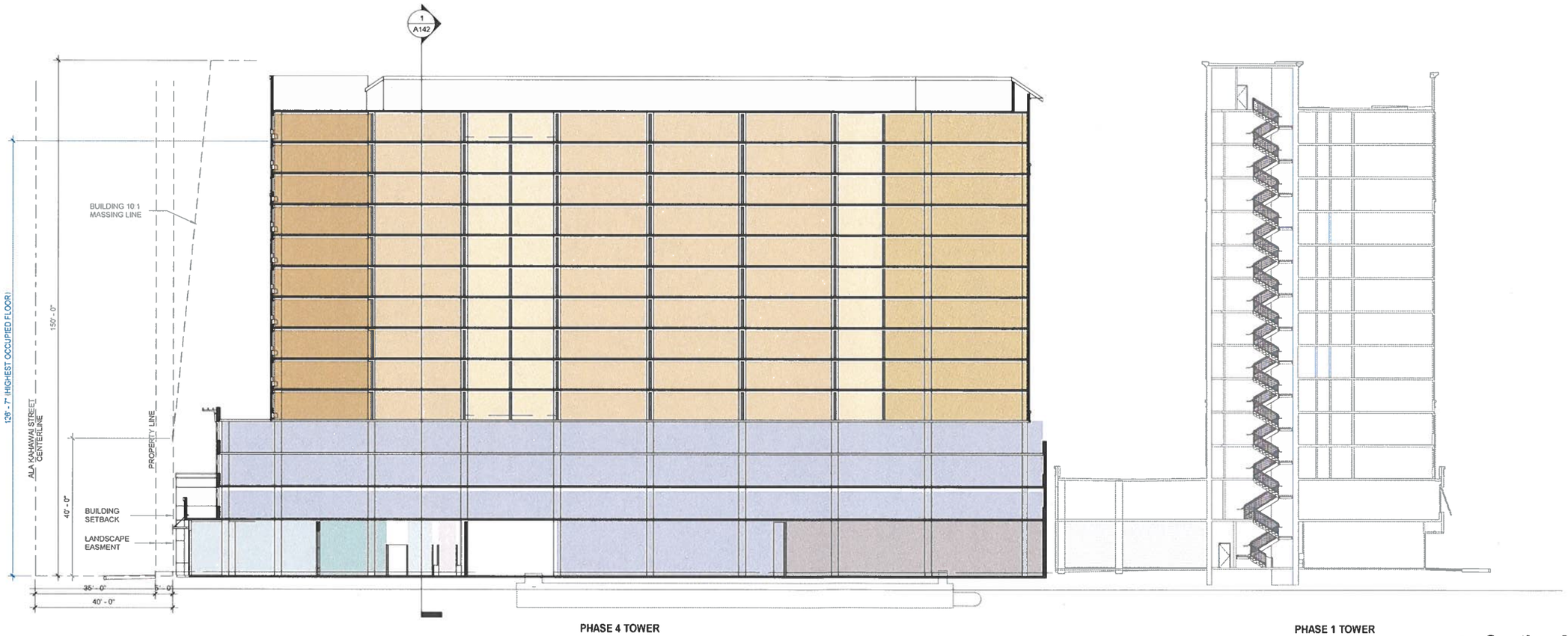
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7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A142

SVA ARCHITECTS



1 **Section 3**
1/16" = 1'-0"

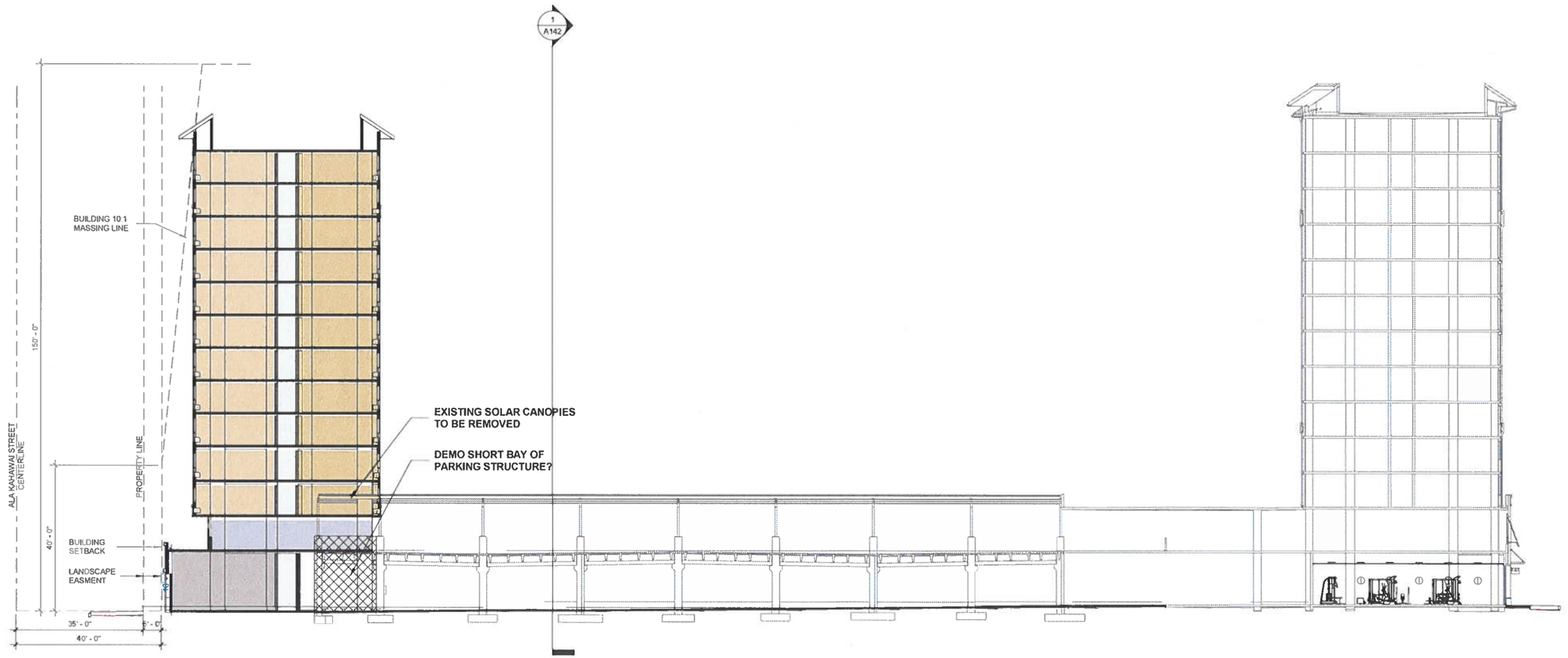
-

7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A143

SVA ARCHITECTS



1 **Section 2**
1/16" = 1'-0"

7 / 22 / 2024

HALE MOENA PHASES 3 AND 4

A144

SVA ARCHITECTS

HALE MOENA

Phases 3 & 4

Outline Specifications

June 26, 2024

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

SECTION 01 11 00

SUMMARY OF WORK

The project is phase three and phase four of the Hale Moena project in Kapolei Hawaii. The project consists of two high-rise residential towers. Phase three is an 11-story residential tower on top of a two-story parking structure (13-stories total). The phase four tower is a 10-story residential tower above a four-story garage (14 stories total). The phase 3 tower fronting Ala Kahawai Street will accommodate 117 units with a unit mix of 11 three-bedroom, 33 two-bedroom, 51 one-bedroom and 22 studio units. The phase four tower fronting Wakea Street will accommodate 130 residential units. 10 three-bedroom, 40 two-bedroom, 50 one-bedroom and 30 studio units. A portion of the precast garage built in phase one will be demolished to accommodate the phase three tower and its approximately 13,803 parking structure on levels 1 and two and 9,017 square feet of building common area and community space on level 1. Phase three will be provided with 89 parking spaces both under the new tower and in the existing parking structure built in phase 1. The phase four garage is approximately 53,581 square feet and will accommodate 136 parking spaces on levels one through four. Level one of the phase four tower will have approximately 9,547 square feet of common and community space. The total gross area of phase three excluding garage area is 114,562 square feet and phase four 126,264 square feet excluding garage area. The approximate overall gross square feet of phases three and four including garage area is 309,695 square feet.

SECTION 02 41 20

SELECTIVE DEMOLITION

Selectively remove materials, systems, components, fixtures and equipment as designated and as required for completion of Project as indicated. Cap and identify active utilities. Demolish portions of the existing precast parking structure as indicated in the drawings.

SECTION 03 30 00

CAST-IN-PLACE CONCRETE

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

SECTION 04 22 00

CONCRETE UNIT MASONRY

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

SECTION 05 50 00

METAL FABRICATIONS

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

SECTION 05 51 00

METAL STAIRS

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

SECTION 06 20 00

FINISH CARPENTRY

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

SECTION 07 18 00

TRAFFIC COATING

Provide traffic-bearing, fluid applied, waterproof, elastomeric urethane coating with accessories as required for complete weather-tight traffic coating above level one lobby and community space areas.

SECTION 07 21 00

THERMAL INSULATION

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

SECTION 07 24 00

EXTERIOR INSULATION AND FINISH SYSTEM

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

SECTION 07 26 00

BELOW-GRADE VAPOR RETARDER

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

SECTION 07 28 00

WEATHER BARRIER/UNDERLAYMENT

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

SECTION 07 53 00

ELASTOMERIC TPO MEMBRANE ROOFING

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

SECTION 07 60 00

FLASHING AND SHEET METAL

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

SECTION 07 84 00

FIRESTOPPING

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

SECTION 07 90 00

JOINT SEALANTS

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

SECTION 08 11 13

HOLLOW METAL DOORS AND FRAMES

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

SECTION 08 14 00

WOOD DOORS

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

SECTION 08 17 00

INTEGRATED DOOR OPENING ASSEMBLIES

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

SECTION 08 31 00

ACCESS DOORS AND PANELS

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

SECTION 08 41 00

ENTRANCES AND STOREFRONTS

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

SECTION 08 44 10

GLAZED WINDOW

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

SECTION 08 71 00

DOOR HARDWARE

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

SECTION 08 91 00

LOUVERS

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

SECTION 09 21 00

GYPSUM BOARD ASSEMBLIES

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

SECTION 09 30 00

TILING

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

SECTION 09 51 00

ACOUSTICAL CEILINGS

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

SECTION 09 65 10

RESILIENT BASE

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

SECTION 09 65 20

RESILIENT TILE FLOORING

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

SECTION 09 68 10

TILE CARPETING

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

SECTION 09 90 00

PAINTING AND COATING

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

SECTION 10 14 00

SIGNAGE

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

SECTION 10 28 15

BATH ACCESSORIES

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

SECTION 10 44 00

FIRE EXTINGUISHER CABINETS

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

SECTION 10 55 00

POSTAL SPECIALTIES

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

SECTION 11 31 00

RESIDENTIAL APPLIANCES

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

SECTION 12 33 00

MANUFACTURED RESIDENTIAL CASEWORK

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

SECTION 12 93 20

BICYCLE RACKS

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

SECTION 14 21 00

ELECTRIC TRACTION ELEVATORS

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

SECTION 14 91 80

CHUTES

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

SECTION 21 05 16, 17, 18 & 23

FIRE-SUPPRESSION PIPING

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

SECTION 21 05 29, 48, 53

FIRE SUPPRESSION PIPING AND EQUIPMENT

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

SECTION 21 11 19

FIRE DEPARTMENT CONNECTIONS

Provide yard-type fire-department connections.

SECTION 21 12 00

FIRE-SUPPRESSION STANDPIPES

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

SECTION 21 13 13

WET-PIPE SPRINKLER SYSTEMS

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

SECTION 21 31 13

ELECTRIC-DRIVE, CENTRIFUGAL FIRE PUMPS

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

SECTION 22 05 16, 17, 18, 19

EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING

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

SECTION 22 05 29, 48, 53

PLUMBING PIPING AND EQUIPMENT

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

SECTION 22 07 19

PLUMBING PIPING INSULATION

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

SECTION 22 11 16, 19, 23

DOMESTIC WATER

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

SECTION 22 13 16, 19

SANITARY WASTE AND VENT PIPING

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

SECTION 22 14 13, 23

STORM DRAINAGE

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

SECTION 22 14 29

SUMP PUMPS

Provided packaged drainage-pump units in elevator shafts.

SECTION 22 41 00

RESIDENTIAL PLUMBING FIXTURES

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

SECTION 22 42 13

COMMERCIAL WATER CLOSETS AND LAVATORIES

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

SECTION 23 05 17, 18, 29

HVAC PIPING

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

SECTION 23 05 46

COATINGS FOR HVAC

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

SECTION 23 05 48

VIBRATION AND SEISMIC CONTROLS FOR HVAC

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

SECTION 23 07 19

HVAC PIPING INSULATION

Provide insulation for HVAC piping systems.

SECTION 23 11 23

FACILITY NATURAL-GAS PIPING

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

SECTION 23 31 13

METAL DUCTS

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

SECTION 23 33 00, 46

AIR DUCT ACCESSORIES

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

SECTION 23 34 13, 16

AXIAL HVAC FANS

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

SECTION 23 37 13.13, 23

AIR DIFFUSERS REGISTERS AND GRILLES

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

SECTION 23 37 23

HVAC GRAVITY VENTILATORS

Provide louvered-penthouse ventilators, hooded ventilators and goosenecks.

SECTION 23 81 13

PACKAGED TERMINAL AIR-CONDITIONERS

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

SECTION 26 05 19

CONDUCTORS AND CABLES

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

SECTION 26 05 26

GROUNDING AND BONDING

Provide grounding systems and equipment and underground distribution grounding.

SECTION 26 05 26

HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

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

SECTION 26 05 33

RACEWAYS AND BOXES

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

SECTION 26 05 53

ELECTRICAL IDENTIFICATION

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

SECTION 26 24 00

PANELBOARDS

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

SECTION 26 25 00

ENCLOSED BUS ASSEMBLIES

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

SECTION 26 27 26

WIRING DEVICES

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

SECTION 26 28 00

ENCLOSED SWITCHES AND CIRCUIT BREAKERS

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

SECTION 26 51 00

INTERIOR LIGHTING

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

SECTION 26 56 00

EXTERIOR LIGHTING

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

SECTION 27 05 26, 28, 44

COMMUNICATIONS SYSTEMS

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