DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

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December 20, 2024

2024/GEN-10 (DC)

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

Dear Chair Waters and Councilmembers:

SUBJECT:	Request for Exemptions from Development Regulations Pursuant to Hawaiʻi Revised Statutes (HRS) Chapter 201H-38
Project:	1142 Kīnaʻu Street Affordable Housing Project
Landowner:	1142 Land LLC
Applicant/Agent:	Āhē Group (Keith Ishida)
Location:	1142 Kīnaʻu Street – Honolulu
Tax Map Key:	2-4-012:029

Āhē Group is requesting exemptions from the City and County of Honolulu regulations and fees to develop the 1142 Kīnaʻu Street Affordable Housing Project, an affordable rental housing Project, under the provisions of HRS Chapter 201H-38. The purpose of these regulations is to encourage the development of affordable housing.

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

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

DEPT. COM. 856

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosure: Report and Recommendation
Draft Resolution
Exhibits
Plans and Specifications

APPROVED:

Michael D. Formby, Managing Director
Office of the Managing Director

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION OF ĀHĒ GROUP HAWAI'I REVISED STATUTES (HRS) CHAPTER 201H EXEMPTIONS FOR AN AFFORDABLE HOUSING PROJECT	FILE NUMBER (NO.) 2024/GEN-10 (DC)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT:	1142 Kīna'u Street Affordable Housing Project
LANDOWNER:	1142 Land LLC
APPLICANT/AGENT:	Āhē Group (Keith Ishida)
LOCATION:	1142 Kīna'u Street (Exhibit A)
TAX MAP KEY:	2-4-012:029
LAND AREA:	18,750 Square (sq.) Feet (ft.)
ZONING:	A-2 Medium Density Apartment District (A-2 District; Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN AREA:	Primary Urban Center
EXISTING USE:	Single-family dwellings
SURROUNDING LAND USES:	Mid-rise residential and Queen Ka'ahumanu Elementary School.

B. Background: The Department of Planning and Permitting (DPP) determined on June 25, 2024, that the Project was eligible to request exemptions under the

provisions of HRS Chapter 201H and the DPP Administrative Rules relating to the 201H Housing Program (201H Program). The Applicant submitted the 201H application on August 7, 2024, which was accepted for processing on August 22, 2024.

C. Proposal: The Applicant proposes to develop a 20-story, 207-ft.-tall tower with 206 multi-family dwelling units, ground-floor parking, loading, and bicycle parking on an 18,750-sq.-ft. zoning lot in the A-2 District ("Project"). Of the 206 dwelling units, 204 will be designated as affordable rentals, and two will be manager units. There will be 95 one-bedroom and 111 two-bedroom units.

The proposed structure will have approximately 181,000 sq. ft. of floor area comprised of 157,733 sq. ft. of living area and 23,267 sq. ft. of common area and amenities (see Exhibits D-1 through D-12). Vehicular access to the site is proposed via Kīna'u Street.

The Project's building layout consists of the following:

- Ground Floor: 28 vehicle parking spaces, 126 bicycle parking spaces, one loading stall, a lobby, a mail room, a maintenance room, an emergency generator room, fire booster pump and fire command rooms, an electrical room, maintenance storage, and a trash room (Exhibit D-2);

- Level 2: Eight residential units, a lobby, a leasing and management office, a laundry room, and a function room (Exhibit D-3); and

- Levels 3 to 20: 11 residential rental units per floor (Exhibit D-4).

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

D. Affordability Requirements: Except for the two manager's units, the Project will be 100 percent affordable, with all affordable rental dwelling units reserved for households earning 100 percent and below the Area Median Income (AMI). Specifically, 11 units will be available to households earning 30 percent of AMI or below, 10 units will be available to households earning 50 percent of AMI or below, 179 units will be available to households earning 60 percent of AMI or below, and four units will be available to households earning 100 percent of the AMI or below. All units will have an affordability period of at least 61 years. This exceeds the minimum eligibility requirements for the City's 201H Program. The following table below shows the breakdown of affordability per unit type.

Affordability Matrix by Unit Type						
Unit Type	30 Percent AMI	50 Percent AMI	60 Percent AMI	1000 Percent AMI	Market/ Manager Unit	Total Units
1 Bed / 1 Bath	6	5	84			95
2 Bed / 1 Bath	5	5	95	4	2	111
All Unit Types	**11**	**10**	**179**	**4**	**2**	**206**

II. FINDINGS OF FACT

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

A. Description of Site and Surrounding Uses: The Project site is a rectangular zoning lot with a lot area of 18,750 sq. ft. in the A-2 District and the State Land Use Urban District. It is developed with five single-family detached dwellings with one carport. Vehicular access is via Kīna'u Street. Two of the single-family dwellings are currently occupied. There is no relocation plan but the property management company (Indigo Property Management) has multiple housing opportunities for the current tenants. The existing units are very close to the end of their habitable lifespan.

Surrounding areas are also located within the A-2 District and are developed with mid-rise multi-family apartments. Queen Ka'ahumanu Elementary School is located directly across Kīna'u Street. Within the Project site's greater vicinity are McKinley High School, various commercial and retail establishments, mid- and high-rise residential, hospitals, public parks, meeting facilities (churches), and a post office.

The Project is located close to public transit and bike-share services. The Project site is approximately 510 ft. from a Biki bike-share station. The Project is also approximately 490 ft. southwest of a bus stop on South Beretania Street, 510 ft. west of a Pensacola Street bus stop, and 600 ft. south of a Pi'ikoi Street bus stop. South King, South Beretania, and Pensacola Streets all have dedicated bicycle lanes.

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

C. HRS Chapter 343: On June 18, 2024, the DPP determined that the Project is exempt from the environmental document preparation requirements under HRS Chapter 343 pursuant to the Hawai'i Administrative Rules § 11-200.1-15(c)(10).

D. Community and Agency Comments: The Applicant presented the Project in-person to the Makiki-Tantalus Neighborhood Board (NB) No. 10 on November 16, 2023. According to the Applicant, feedback from the community was generally positive, with some questions relating to long-term affordability. NB members also raised concerns regarding engagement with the community and parking.

The 201H application was routed to various public agencies for review and comment. No public agency objected to the Project. The following agencies provided comments on the Project: the Board of Water Supply (BWS) and the Honolulu Fire Department (HFD). Applicable comments are incorporated into the Requested Exemptions and Analysis section of this Report.

III. REQUESTED EXEMPTIONS AND ANALYSIS

A. HRS Chapter 201H, Requirements and Exemptions: The Project has demonstrated compliance with the qualifying requirements of the 201H Housing Program pursuant to the City and County of Honolulu, as noted in the DPP's Notice of Eligibility, dated June 25, 2024. The requested exemptions are summarized in the following sections.

1. Review, Permit, and Utility Fees Exemption Requests: The Applicant is seeking waivers and exemptions from plan reviews, permits, park dedication, and utility fees as summarized in the table below, and where necessary, discussion is provided below the table:

Item	Section(s)	*Requested Waivers, Deferrals	*Recommended Approval
Plan Review and Permit Fees			
Storm Water Quality Review Fee	ROH § 18A-1.6	$250	$250
Building Permit Plan Review Fees	ROH § 18-6.1	$25,000	$25,000
Grading and Grubbing Permit Fees	ROH §18A-2.4	$560	$560
Erosion and Sediment Control Review Fees	ROH §18-1.6(b)	$250	$250
Building Permit Fees	ROH §18-6.2	$410,742	$410,742
Special Assignent Inspection Fees	ROH § 18-3.1(c)	$1,000	$1,000
Trenching Permit Fee	ROH § 14-2.1(c)	$375	$375

Item	Section(s)	*Requested Waivers, Deferrals	*Recommended Approval
Fire Department Plan Review Fees	ROH § 20-1.1(3)	$41,074	$41,074
Park Dedication Fee	ROH § 22-7	$5,833,138 (22,660 sq. ft.)	$5,833,138 (22,660 sq. ft.)
Utility Fees			
Wastewater System Facility Charges	ROH §§ 43-10.1, 43-10.2, and 43-10.3	$920,947	$912,006 ($8,941 Deferral)
BWS Water System Facility and Installation Charge	BWS Rules and Regulations §§ 1-102 and 202(2)	$257,044 (**Deferral)	$257,044 (**Deferral)
Storm Drain Connection Charge	ROH § 43-11.12(1)	$200	$200
Estimated Total (exemptions only)			**$7,224,595**
Estimated Total (exemptions and deferrals)		**$7,490,580**	**$7,490,580**

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

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

a. Park Dedication: Based on the proposed Project, the Applicant would be required to provide 22,660 sq. ft. of park space, or an in-lieu park dedication fee estimated at $5,833,138. The Applicant is requesting an exemption from the park dedication requirements for the 204 affordable rental dwelling units. The DPP recommends that the two market-rate manager's rental dwelling unit also be exempted from the park dedication requirements. The formal review and approval of the application for the two market-rate manager's rental dwelling units could potentially delay the issuance of building permits for the entire Project. The park dedication approval for the two market-rate manager's rental dwelling units would require the DPP to review and approve the park plans, the construction cost estimate for the park, the agreement and bond to ensure the park construction, and restrictive covenants for the maintenance of the park. This will likely negate some of the costs and time benefits of the 201H process and will not result in a meaningful contribution to park dedication. Therefore, the DPP recommends that 22,660 sq. ft. of park space for the 204 affordable rental dwelling units and two market-rate manager's rental dwelling unit be exempted from park dedication requirements.

b. BWS: The BWS may allow an exemption from payment of the water system facility charges and the new meter costs for qualified affordable dwelling units, up to 500 dwelling units per year. To qualify, the dwelling units must be certified as affordable dwelling

units, and the certification is provided when the building permit application is submitted for review and approval. The DPP supports the request to exempt the water system facility charges and the new meter costs. However, the DPP recommends deferral of this request as it allows the BWS to make their determination regarding fee waivers during the building permit application review process.

c. Wastewater System Facility Charge: The Applicant requests an exemption from the payment of the wastewater system facility charge, estimated at $920,947. The DPP supports the exemption request for the 204 affordable rental dwelling units. However, as the manager's rental dwelling units are not affordable rental dwelling units, the Applicant should be required to pay the wastewater system facility charge, estimated at $8,941. This payment may be deferred until the issuance of a certificate of occupancy for the Project.

The Project is in compliance with the safety standards, tariffs, rates, and fees approved by the Public Utilities Commission for public utilities and/or the BWS. Additionally, the above-requested exemptions will not adversely affect public health and safety and will help reduce the cost of producing affordable housing. Therefore, the DPP recommends approval of the above-requested exemptions and deferrals. The value of the exemptions supported by the DPP is approximately $7,224,595, and the value of the deferrals supported by the DPP is approximately $265,985. In total, the value of exemptions and deferrals supported by the DPP is approximately $7,490,580.

2. ROH Chapter 21 Exemption Requests: The Applicant requests exemptions from ROH Chapter 21 related to building area, density, height, height setbacks, and yard/street setbacks within the A-2 District; and off-street loading and screening. The following table shows the Project's compliance with the development standards of ROH Chapter 21 and summarizes the Applicant's requested exemptions:

ROH Chapter 21 Standards	ROH Chapter 21 Provisions	Project/Request	Recommendation
Yards	Front: 10 ft. Side and Rear: 5 ft. for detached dwellings, 10 for other.	Complies	N/A
Maximum Building Area (percent of zoning lot)	50 percent (9,375 sq. ft.)	57 percent (10,629 sq. ft.)	Approve

ROH Chapter 21 Standards	ROH Chapter 21 Provisions	Project/Request	Recommendation
Maximum Density Floor Area Ratio (FAR)	FAR= (.0002 x lot area) + 1.1 FAR= 1.475 Floor Area= 27,656 sq. ft.	FAR= 9.6 Floor Area= 180,000 sq. ft.	Approve
Maximum Height	150 ft.	207 ft.	Approve
Height Setback	Any portion over 40 ft. must provide an additional one-ft. setback for each 10 ft. of additional height.	Encroach approximately 16 ft. into the height setbacks along the south and 18 ft. along the north property lines.	Approve
Parking in Required yard	Parking in the apartment districts is not allowed to encroach into the required yards. Structured Parking is not allowed in the required yards and must meet specific screening requirements.	Surface parking encroaches approximately eight ft. into the required side yard. Structured parking encroaches eight ft. into the required side yard and does not provide vertical form tree.	Approve
Loading Requirements and Dimensions	Two loading spaces: One large space at 35 ft. x 12 ft. with a 14 ft. vertical clearance. One compact space at 19 ft. x 8.5 ft. with a 10-ft. vertical clearance.	One compact loading space with 16 ft. vertical clearance.	Approve
Landscaping	Required yards must be landscaped.	Landscaping is reduced beyond just necessary access drives and walkways.	Approve

a. A-2 Development Standards: The Applicant requests exemptions from ROH §§ 21-3.80-1(b), (c)(1), (c)(2); 21-4.30(d), and 21-4.60(c)(1) and Table 213.3 related to building area, density, height, height setbacks, and landscaping. The ROH Chapter 21 exemption requests are directly related to the provisions of

affordable dwelling units on the subject property. The maximum density and height exemptions will allow the Applicant to provide more affordable dwelling units and an appropriate design considering the size and location of the Project site. Additionally, the proposed encroachments are not expected to noticeably impact public views up Kīna'u Street. This minimal impact is offset by the considerable contribution to the City's affordable housing stock.

b. Off-Street parking and loading: The Applicant requests exemptions from ROH §§ 21-6.80(a)(1) and (a)(2); 21-6.90, and 21-6.110 and Table 21-6.5 relating to parking spaces within the required yards, loading spaces, landscaping and screening. Parking is not allowed within the required yards. Twenty parking spaces will encroach eight ft. into the required side yard. Allowing the parking spaces in a portion of the side yard creates better use of the ground level and provides for efficient vehicular circulation and maneuverability. Thirteen two-inch diameter trees placed every 50 ft. would be required to screen a parking structure under ROH § 21-6.90(b). The Applicant proposes more than 13 two-inch trees, but they are mostly concentrated on the west property line and along the rear of the lot. The Applicant proposes landscaping on the ground floor along the front, sides, and rear yards. All of the structure parking is on the ground floor. The proposed landscaping in the required yards screen the parking spaces from view.

Two loading spaces are required by ROH Chapter 21. Ordinarily one space is required to be a minimum of 35 ft. by 12 ft. with a 14-ft. vertical clearance, and the other may be 19 ft. by 8.5 ft. with a 10-ft. vertical clearance. The Applicant proposes one compact loading stall with a 16 ft. vertical clearance. The DPP supports reducing the number of loading spaces to allow for an efficient ground floor layout and the vertical height will still allow for tall loading vehicles to be accommodated onsite.

Other potential impacts to the surrounding area, like those relating to traffic or infrastructure, will be mitigated through the standard permit review process, the implementation of the recommendations of required traffic engineering studies, and the conditions of approval, as discussed further below. All of the requested exemptions will allow for a more efficient use of the land in order to meet the housing needs of an underserved population by increasing the development potential. Approval of the exemptions will also contribute to a development that generally conforms to the City's plans and policies to promote affordable dwelling units. Therefore, the DPP supports the above-requested exemptions.

B. Consistency with Plans:

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

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

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

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

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

   The proposed Project is consistent with these policies as it will offer 204 affordable rental dwelling units with a mix of unit types to households earning 100 percent of the AMI and below, it will be located in an area with existing mixed uses, and it will be near public elementary and high schools and commercial establishments. Additionally, the rental units will remain affordable for a minimum of 61 years. The provision of affordable housing is a priority of the O'ahu GP. Therefore, the DPP finds that the Project is generally consistent with the O'ahu GP.

2. Primary Urban Center Development Plan (PUCDP): The PUCDP guides development from Kāhala to Pearl City. The Project is within the community growth boundary of the PUCDP and is in an area designated as Medium and Higher-Density Residential/Mixed Use on the Primary Urban Center-Central Land Use Map which includes a wide variety of residential uses, including medium to higher density residential uses. The proposal for a higher density residential tower, with affordable rental dwelling units designated for households earning 100 percent of the AMI and below, is consistent with the Medium and Higher-Density Residential/Mixed Use designation, as well as the policy to expand affordable housing.

The Applicant requests to increase the Project height beyond what is allowed in the underlying zoning, but as shown in supplemental application materials, the Project will not impede upon the significant panoramic view plane from the National Cemetery of the Pacific to the Diamond Head Monument (see Exhibit E). Therefore, the DPP finds that the Project is generally consistent with the PUCDP.

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

1. Water: In a letter dated November 28, 2023, the BWS indicated that the existing water system is currently adequate to accommodate the proposed Project. The BWS noted that the determination is based on current data and that a final decision on the availability of water will be confirmed during the building permit review process. Therefore, no adverse impacts to the water service are anticipated and no related conditions of approval are recommended.

2. Wastewater: On November 9, 2023, Sewer Connection Application (SCA) No. 2023/SCA-1405 was approved for a 206-unit multi-family development. Therefore, no adverse impacts to the wastewater service are anticipated and no related conditions of approval are recommended.

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

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

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

6. Fire: The subject property is in the vicinity of the Makiki Fire Station, which is located approximately 2,200 ft. northeast of the Project site. Construction and building permit plans will be reviewed for compliance with the appropriate regulations by the HFD, inclusive of sufficient water

supply for fire suppression. Therefore, no adverse impacts to emergency fire services are anticipated and no related conditions of approval are recommended.

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

8. Access, Circulation, and Transportation: The Project is located within the PUCDP area where there are no minimum off-street parking requirements. Therefore, no waiver of the minimum parking requirement is necessary. The Applicant suggests the provision of 29 parking stalls will help meet market demand. Vehicular access for parking and loading will be from Kīna'u Street. The neighborhood is well served by multi-modal transportation options; Pensacola Street, King Street, and Beretania Street all have dedicated bicycle facilities and there are three bus stops within 600 ft. of the Project.

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

   a) An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition and/or construction work, including the projected date of occupancy in a format acceptable to the DPP. The timeline should identify when the construction management plan (CMP), the traffic management plan (TMP), and an update and validation to the traffic impact analysis (TIA), will be submitted to the DPP for review and approval.

   b) A CMP that:

      i. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize impacts from construction vehicles and construction-related activities;

      ii. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for on-site and/or off-site staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;

iii. Includes plans for all work within and/or affecting public streets, and preliminary or conceptual traffic control plans during construction; and

iv. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the existing roadway may be restored if its condition deteriorates as a result of the construction-related activities.

c) A TMP that:

i. Includes traffic demand management (TDM) to minimize the number of vehicular trips for daily activities of residents in the Project. TDM strategies could include carpooling, ride-hailing, car sharing, and ride-sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;

ii. Includes a pedestrian circulation plan that provides accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains the determination of effective sidewalk widths, taking into account the City's Complete Street initiatives; and

iii. A post-TMP will be required approximately one year after the issuance of the Project's certificate of occupancy to validate the relative effectiveness of the various TDM strategies identified in the initial TDM;

d) Approximately one year after the issuance of the certificate of occupancy for the Project, the Applicant must submit to the DPP for review and approval a post-TIA that updates the initial TIA to validate traffic projections, distribution, and assignment contained in the initial TIA. If the updated TIA recommends additional traffic mitigation measures and/or modifications necessary to support related traffic impacts directly attributable to the development of the Project, the Applicant must implement the updated TIA recommendations. If the updated TIA is inconclusive, a second updated TIA may be required one year after the date of the updated TIA, as the Director of the DPP determines it necessary.

9. Affordable Housing Agreement: To ensure efficient implementation and monitoring of the Project, the DPP recommends that the Applicant execute

a 201H Agreement with the City to ensure ongoing compliance with the City Council approved Resolution and the 201H Housing Program. This is recommended as a condition of approval.

IV. CONCLUSION

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

A. The Project provides affordable rental dwelling units.

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

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

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

V. RECOMMENDATION

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

1. Plan Review and Permit Fees:

   a. Exemption from ROH § 14-2.1(c), which allows an exemption from the payment of trenching permit fees, estimated at $375.

   b. Exemption from ROH § 18A-1.6, to allow an exemption from the payment of storm water quality review fees, estimated at $250.

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

   d. Exemption from ROH § 18-6.2, to allow an exemption from payment of building permit fees, estimated at $410,742.

   e. Exemption from ROH § 18-3.1(c) and Table 18-A, to allow an exemption from payment of special assignment inspection fees,

estimated at $1,000.

2. Infrastructure and Public Works Fees and Charges:

   a. Exemption from ROH §§ 43-10.1, 43-10.2, and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to the 204 affordable rental dwelling units rented to households earning an annual income of 100 percent AMI and below, estimated at $912,006 and deferral of the two manager units, estimated at $8,941.

   b. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of storm drain connection fees, estimated at $200.

3. Fire Department Plan Review Fees: Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of HFD plan review fees, estimated at $41,074.

4. BWS Rules and Regulations: Deferral from the BWS Rules and Regulations §§ 1-102 and 2-202, to allow a deferral of payment of water system facility and the installation of water service fees, estimated at $257,044, until the installation of the water meter; provided that all BWS requirements are satisfied. The BWS will determine the actual fees to be deferred during their review of the building permit application.

5. ROH Chapter 21, the Land Use Ordinance:

   a. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to building area, to allow for a maximum building area of 60 percent (instead of 50 percent).

   b. Exemption from ROH § 21-3.80-1(b), Table 21-3.3, and the applicable zoning map relating to height allowance for a maximum building height of 207 ft. (instead of 150 ft.).

   c. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to density, to allow for a maximum FAR of 9.6 (instead of a FAR of 1.475).

   d. Exemption from ROH § 21-3.80-1(c)(2) and Table 21-3.3, relating to landscaped yards, to allow the Project to have less then the required landscaping.

   e. Exemption from ROH § 21-3.80-1(c)(2), Table 21-3.3, relating to height setbacks, to allow the Project to encroach 16 ft. into the building height setbacks along the north property line and 18 ft.

along the south property line as generally shown in attached Exhibits.

f. Exemption from ROH § 21-4.30(d), relating to permitted uses within yards and street setbacks, to allow parking and loading within the side yard setback, specifically along the west side yard setback.

g. Exemption from ROH § 21-4.60(c)(1), relating to height limits, to allow the roof access stairwell and elevator machinary to exceed the height limit by more than 18-ft. above the governing height limit.

h. Exemption from ROH § 21-6.80, relating to surface parking, to allow one parking space to encroach into the required side yard setback along the east side.

i. Exemption from ROH § 21-6.90, relating to structured parking to allow 20 parking spaces to encroach into the required side yard setback, along the east side, and without the screening requirement.

j. Exemption from ROH § 21-6.110 and Table 21-6.5, relating to the loading spaces, to allow one compact loading stall instead of two standard size loading spaces. This loading stall will follow the dimensions set out in ROH § 21-6.130(a)(1).

6. Park Dedication Ordinance: Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 204 affordable dwelling units rented to households earning 100 percent or below of the AMI, and the two market rate manager's unit, of an equivalent in-lieu fee estimated at $5,833,138.

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

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

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

a) An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition and/or construction work, including the projected date of occupancy in a format acceptable to the DPP. The timeline should identify when the CMP, the TMP, and an update and validation to the TIA, will be submitted to the DPP for review and approval.

b) A CMP that:

   i. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize impacts from construction vehicles and construction-related activities;

   ii. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for on-site and/or off-site staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;

   iii. Includes plans for all work within and/or affecting public streets, and preliminary or conceptual traffic control plans during construction; and

   iv. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the existing roadway may be restored if its condition deteriorates as a result of the construction-related activities.

c) A TMP that:

   i. Includes traffic TDM to minimize the number of vehicular trips for daily activities of residents in the Project. TDM strategies could include carpooling, ride-hailing, car sharing, and ride-sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;

   ii. Includes a pedestrian circulation plan that provides accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains the determination of

effective sidewalk widths, taking into account the City's Complete Street initiatives; and

iii. A post-TMP will be required approximately one year after the issuance of the Project's certificate of occupancy to validate the relative effectiveness of the various TDM strategies identified in the initial TDM;

d) Approximately one year after the issuance of the certificate of occupancy for the Project, the Applicant must submit to the DPP for review and approval a post-TIA that updates the initial TIA to validate traffic projections, distribution, and assignment contained in the initial TIA. If the updated TIA recommends additional traffic mitigation measures and/or modifications necessary to support related traffic impacts directly attributable to the development of the Project, the Applicant must implement the updated TIA recommendations. If the updated TIA is inconclusive, a second updated TIA may be required one year after the date of the updated TIA, as the Director of the DPP determines it necessary.

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

Dated at Honolulu, Hawai'i, on this 20th day of December, 2024.

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

By _____
Dawn Takeuchi Apuna
Director

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE 1142 KĪNA'U STREET AFFORDABLE RENTAL HOUSING PROJECT IN HONOLULU, O'AHU.

WHEREAS, Āhē Group (the "Applicant") proposes to develop the 1142 Kīna'u Street affordable rental housing project on approximately 18,750 square (sq.) feet (ft.) of land zoned A-2 Medium Density Apartment District, located at 1142 Kīna'u Street in Downtown, O'ahu, and identified as Tax Map Key 2-4-012: 029 (the "Project"); and

WHEREAS, as proposed, the Project involves a 20-story tower consisting of 204 affordable rental dwelling units (one-bedroom and two-bedroom units) and two manager's units, 28 vehicle parking spaces, 126 long-term and short-term bicycle parking spaces, a mailroom, a lobby, a function room, and a communal laundry room; and

WHEREAS, the 204 affordable dwelling units will be rented to households earning 100 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI") as follows: 11 units will be rented to households earning 30 percent or below of the AMI, 10 units will be rented to households earning 50 percent or below of the AMI, 179 units will be rented to households earning 60 percent or below of the AMI, and four units will be rented to households earning 100 percent or below of the AMI; and

WHEREAS, all 204 affordable rental units will remain affordable for a minimum period of 61 years; and

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

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

WHEREAS, the Project is consistent with the housing and community

development goals and objectives of the City; and

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

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

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

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

Plan Review and Permit Fees:

1. Exemption from Revised Ordiances of Honolulu ("ROH") § 14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at $375.

2. Exemption from ROH § 18A-1.6, to allow an exemption from the payment of storm water quality review fees, estimated at $250.

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

4. Exemption from ROH § 18-6.2, to allow an exemption from payment of building permit fees, estimated at $410,742.

5. Exemption from ROH § 18-3.1(c) and Table 18-A, to allow an exemption from payment of special assignment inspection fees, estimated at $1,000.

Infrastructure and Public Works Fees and Charges:

6. Exemption from ROH §§ 43-10.1, 43-10.2, and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to the 204 affordable rental dwelling units rented to households earning an annual income of 100 percent AMI and below, estimated at $912,006 and deferral of the two manager units, estimated at $8,941.

7. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of storm drain connection fees, estimated at $200.

Fire Department Plan Review Fees:

8. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at $41,074.

BWS Rules and Regulations:

9. Deferral from the BWS Rules and Regulations §§ 1-102 and 2-202, to allow a deferral of payment of water system facility and the installation of water service fees, estimated at $257,044, until the installation of the water meter; provided that all BWS requirements are satisfied. The BWS will determine the actual fees to be deferred during their review of the building permit application.

ROH Chapter 21, the Land Use Ordinance:

10. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to building area, to allow for a maximum building area of 60 percent (instead of 50 percent).

11. Exemption from ROH § 21-3.80-1(b), Table 21-3.3, and the applicable zoning map relating to height allowance for a maximum building height of 207 ft. (instead of 150 ft.).

12. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to density, to allow for a maximum Floor Area Ratio ("FAR") of 9.6 (instead of a FAR of 1.475).

13. Exemption from ROH § 21-3.80-1(c)(1) and Table 21-3.3, relating to landscaped yards, to allow the Project to have less then the required landscaping, as generally shown in attached Exhibits.

14. Exemption from ROH § 21-3.80-1(c)(2), Table 21-3.3, relating to height setbacks, to allow the Project to encroach 16 ft. into the building height setbacks along the north property line and 18 ft. along the south property line, as generally shown in attached Exhibits.

15. Exemption from ROH § 21-4.30(d), relating to permitted uses within yards and street setbacks, to allow parking and loading within the side yard setback, specifically along the west side yard setback.

16. Exemption from ROH § 21-4.60(c)(1), relating to height limits, to allow the roof access stairwell and elevator machinary to exceed the height limit by more than 18-ft. above the governing height limit.

17. Exemption from ROH § 21-6.80, relating to surface parking, to allow one parking space to encroach into the required side yard setback along the east side.

18. Exemption from ROH § 21-6.90, relating to structured parking to allow 20 parking spaces to encroach into the required side yard setback, along the east side, and without the landscape screening.

19. Exemption from ROH § 21-6.110 and Table 21-6.5, relating to the loading spaces, to allow one compact loading stall instead of two standard size loading spaces. This loading stall will follow the dimensions set out in ROH § 21-6.130(a)(1).

Park Dedication Ordinance:

20. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 204 affordable dwelling units rented to households earning 100 percent or below of the AMI, and the two market rate manager's unit, of an equivalent in-lieu fee estimated at $5,833,138.

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

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

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

    a) An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition and/or construction work, including the projected date of occupancy in a format acceptable to the DPP. The timeline should identify when the

construction management plan (CMP), the traffic management plan (TMP), and an update and validation to the traffic impact analysis (TIA), will be submitted to the DPP for review and approval.

b) A CMP that:

i. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize impacts from construction vehicles and construction-related activities;

ii. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for on-site and/or off-site staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;

iii. Includes plans for all work within and/or affecting public streets, and preliminary or conceptual traffic control plans during construction; and

iv. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the existing roadway may be restored if its condition deteriorates as a result of the construction-related activities.

c) A TMP that:

i. Includes traffic demand management (TDM) to minimize the number of vehicular trips for daily activities of residents in the Project. TDM strategies could include carpooling, ride-hailing, car sharing, and ride-sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;

ii. Includes a pedestrian circulation plan that provides accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains the determination of effective sidewalk widths, taking into account the City's Complete Street initiatives; and

iii. A post-TMP will be required approximately one year after the issuance of the Project's certificate of occupancy to validate the relative effectiveness of the various TDM strategies identified in the initial TDM;

d) Approximately one year after the issuance of the certificate of occupancy for the Project, the Applicant must submit to the DPP for review and approval a post-TIA that updates the initial TIA to validate traffic projections, distribution, and assignment contained in the initial TIA. If the updated TIA recommends additional traffic mitigation measures and/or modifications necessary to support related traffic impacts directly attributable to the development of the Project, the Applicant must implement the updated TIA recommendations. If the updated TIA is inconclusive, a second updated TIA may be required one year after the date of the updated TIA, as the Director of the DPP determines it necessary.

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

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

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

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

RESOLUTION

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

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

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

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Dawn Takeuchi Apuna, Director of DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Keith Ishida, Āhē Group, 157 Makawao Street, Kailua, Hawai'i 96734;

INTRODUCED BY:

_____

_____

_____

_____

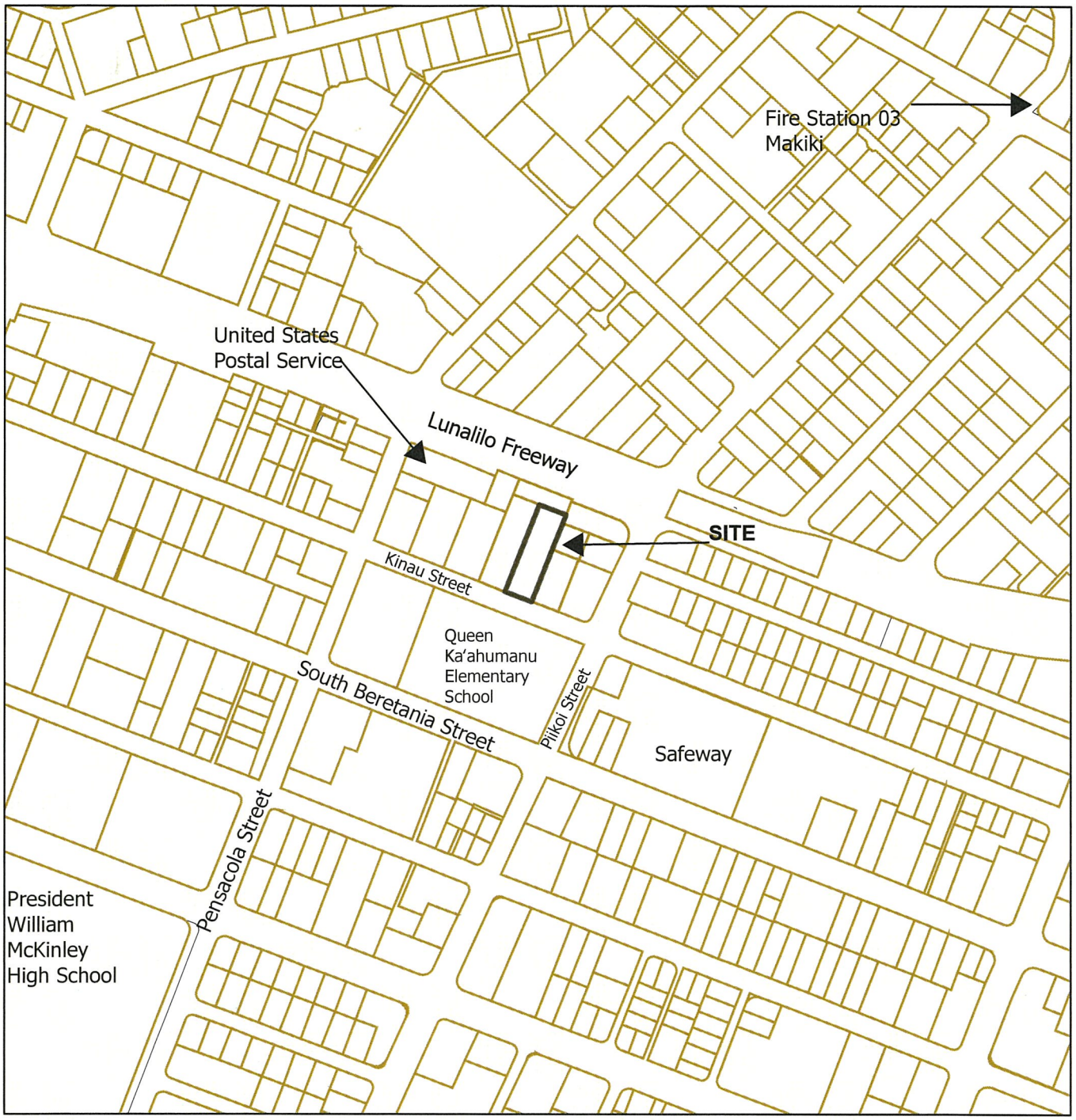
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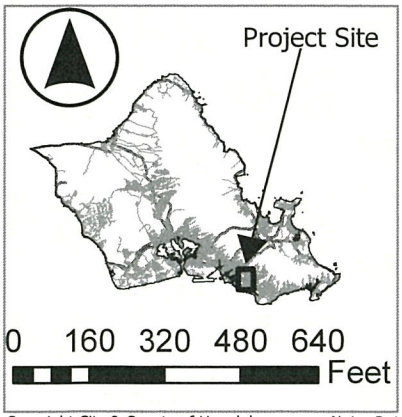
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers





Location Map Exhibit A
File No.: 2024/GEN-10

Project: 1142 Kinau Street
Affordable Housing Project
Location: 1142 Kinau Street - Honolulu
TMK: 2-4-012:029

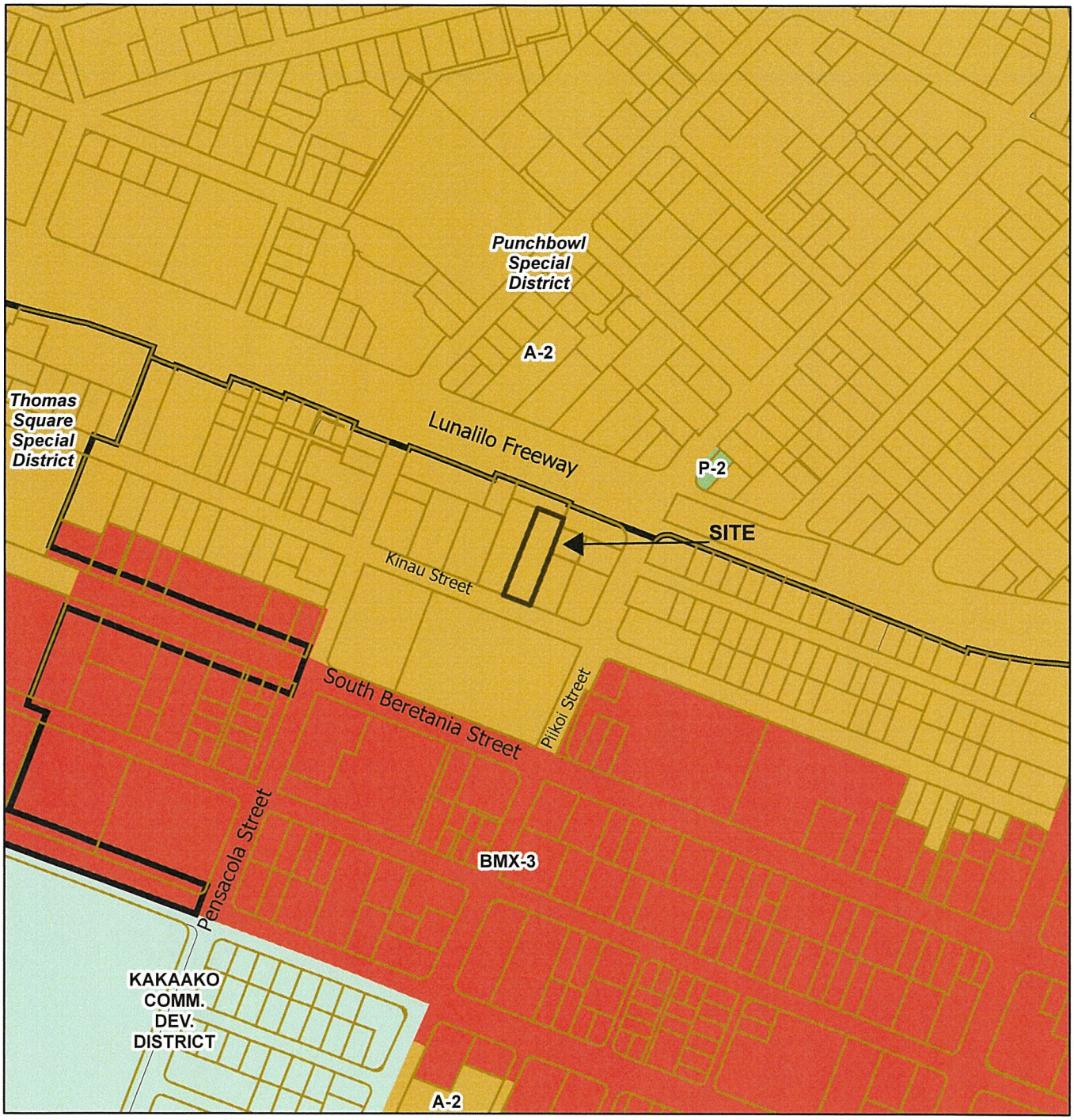
City and County of Honolulu

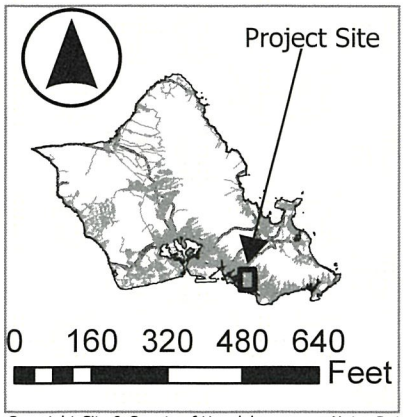
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Zoning Map Exhibit B
File No.: 2024/GEN-10

Project: 1142 Kinau Street
Affordable Housing Project
Location: 1142 Kinau Street - Honolulu
TMK: 2-4-012:029

Legend

- Zoning Special District
- A-2
- BMX-3
- KAKAAKO COMM. DEV. DISTRICT
- P-2
- R-5

City and County of Honolulu

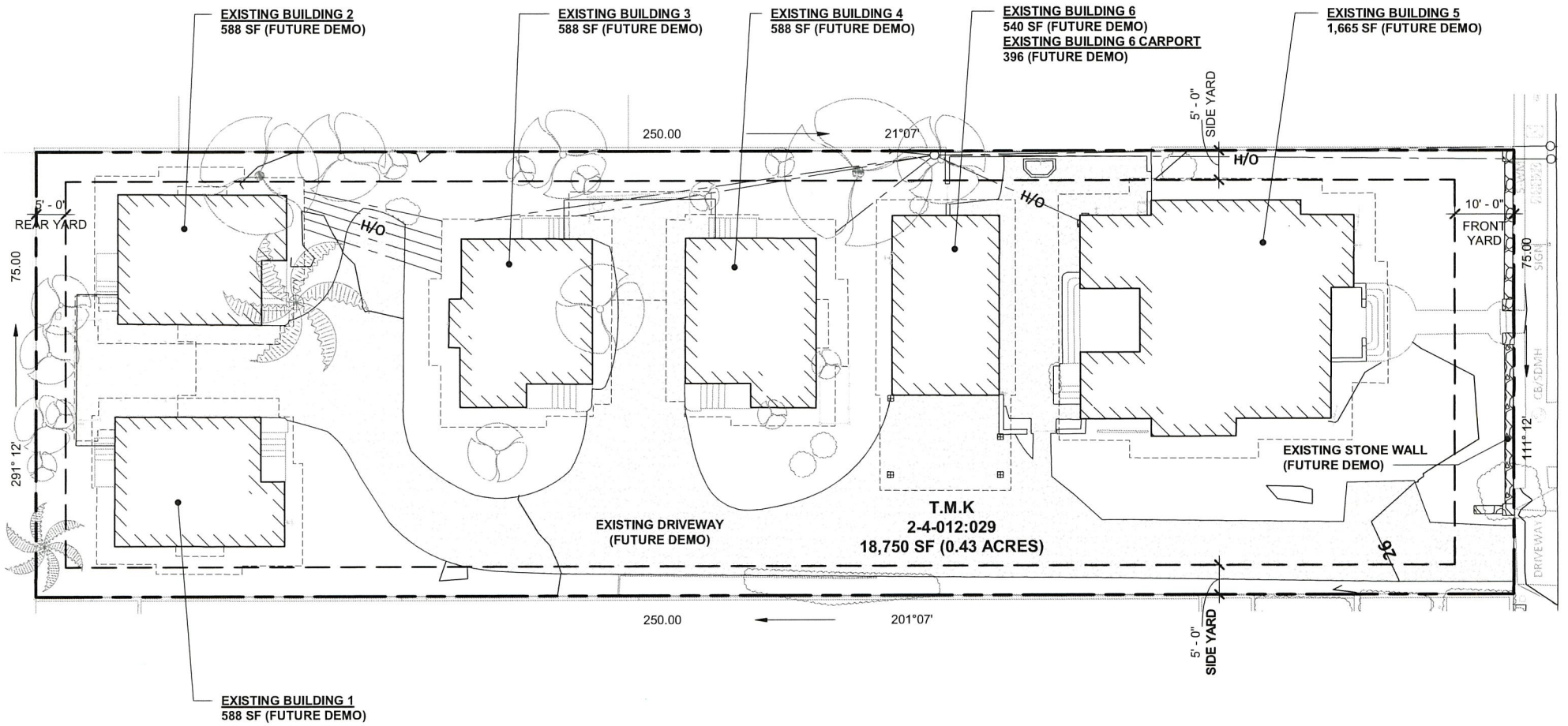
Copyright City & County of Honolulu
All rights Reserved 2008

Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024

Exhibit C



PLAN
NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-1

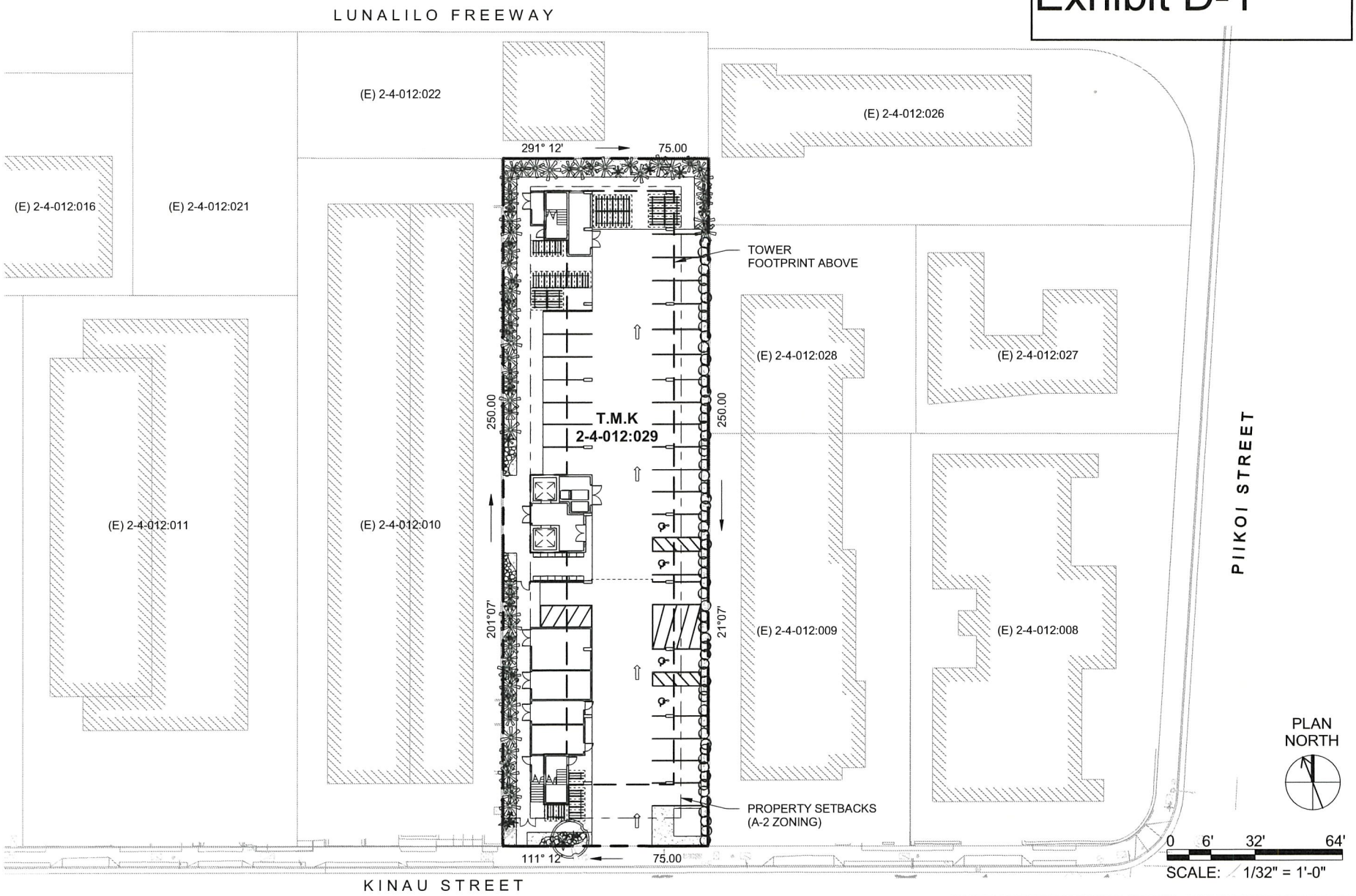
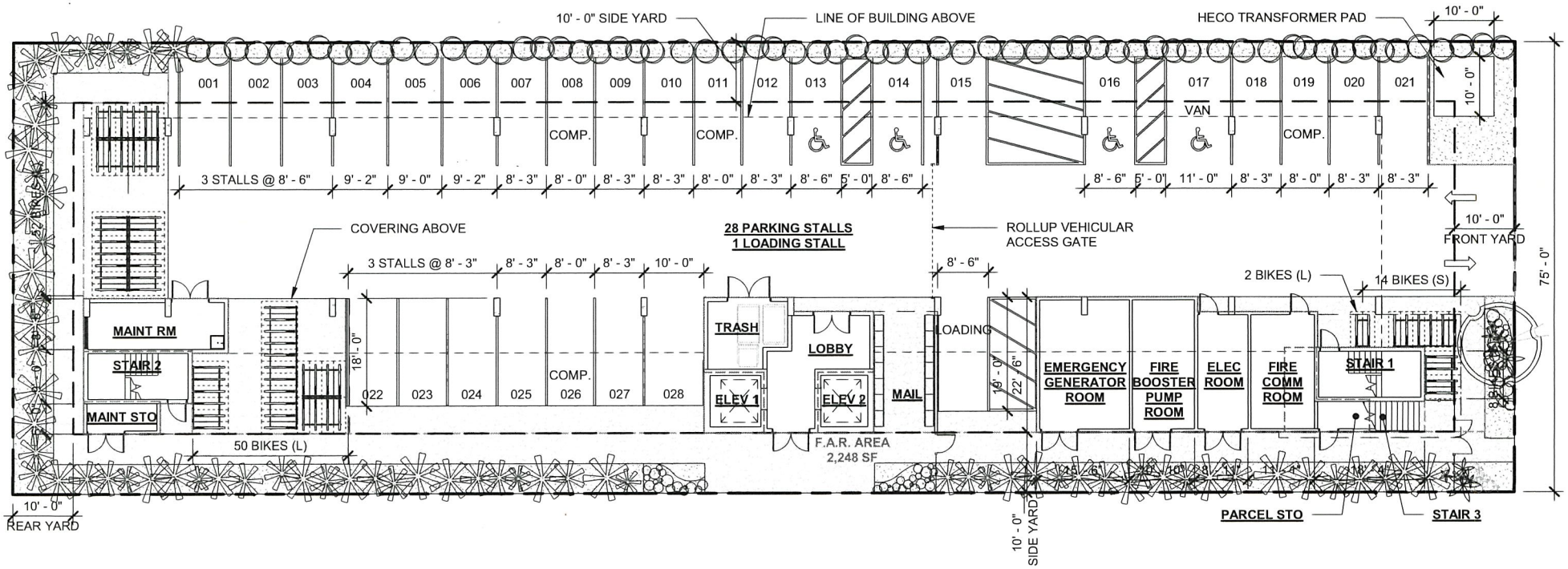

LUNALILO FREEWAY
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(E) 2-4-012:026
(E) 2-4-012:016
(E) 2-4-012:021
291° 12'
75.00
TOWER
FOOTPRINT ABOVE
(E) 2-4-012:028
(E) 2-4-012:027
250.00
T.M.K
2-4-012:029
250.00
(E) 2-4-012:011
(E) 2-4-012:010
201°07'
21°07'
(E) 2-4-012:009
(E) 2-4-012:008
PIIKOI STREET
PROPERTY SETBACKS
(A-2 ZONING)
111° 12'
75.00
KINAU STREET
PLAN
NORTH
0 6' 32' 64'
SCALE: 1/32" = 1'-0"

Exhibit D-2



LEGEND

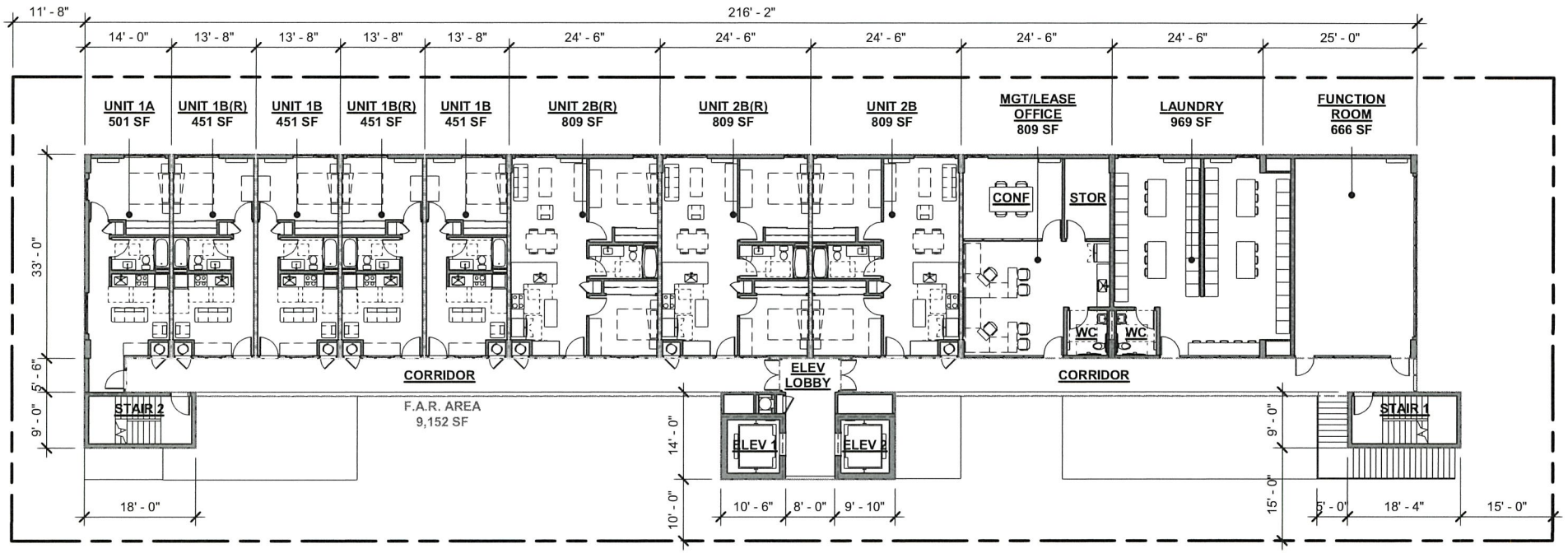
FAR AREA

PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-3



LEGEND

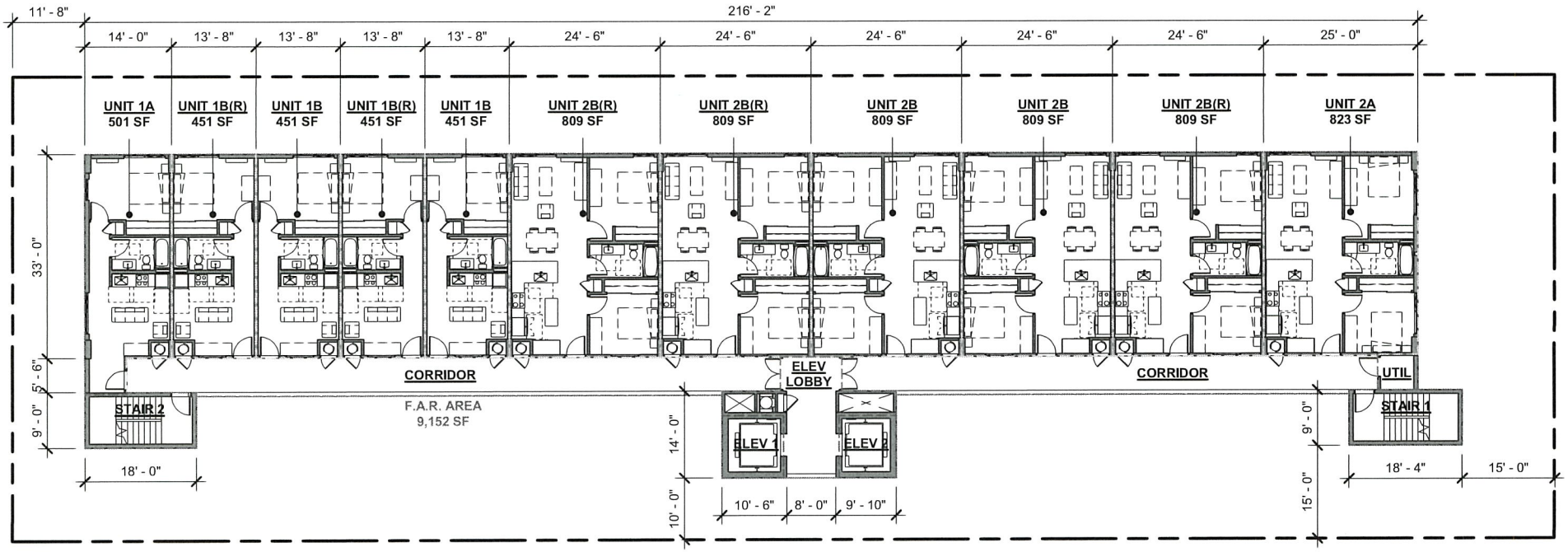
FAR AREA

PLAN
NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-4



LEGEND

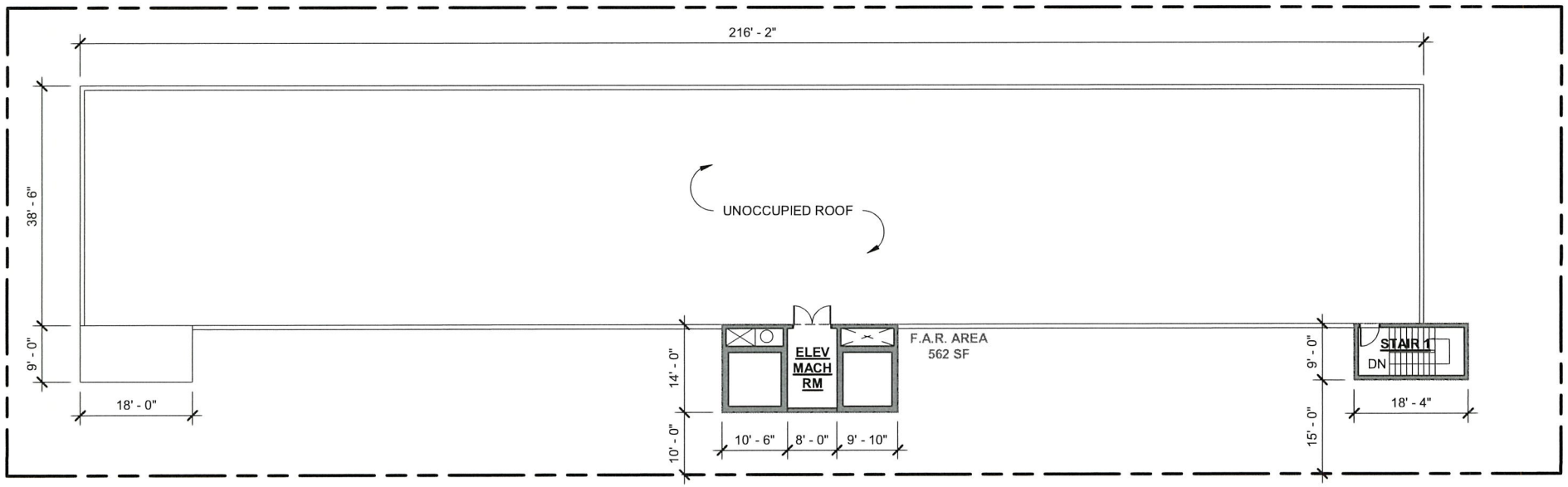
FAR AREA

PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-5



LEGEND

FAR AREA

PLAN NORTH

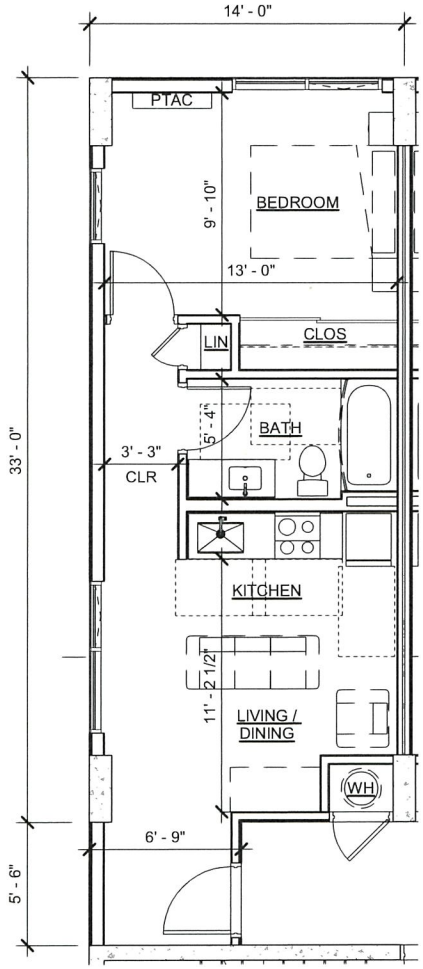
0 8' 16' 32'

SCALE: 1/16" = 1'-0"

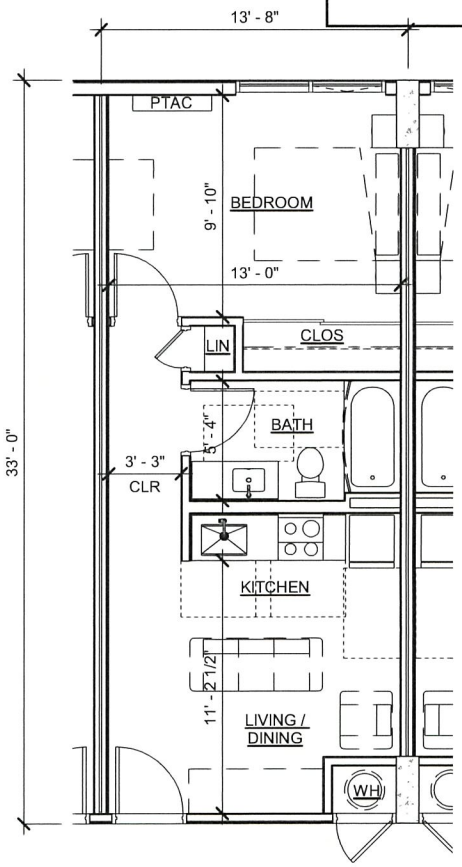
DESIGN PARTNERS INCORPORATED

ROOF PLAN I **1142 KINAU STREET** | A010

Exhibit D-6



UNIT TYPE '1A'

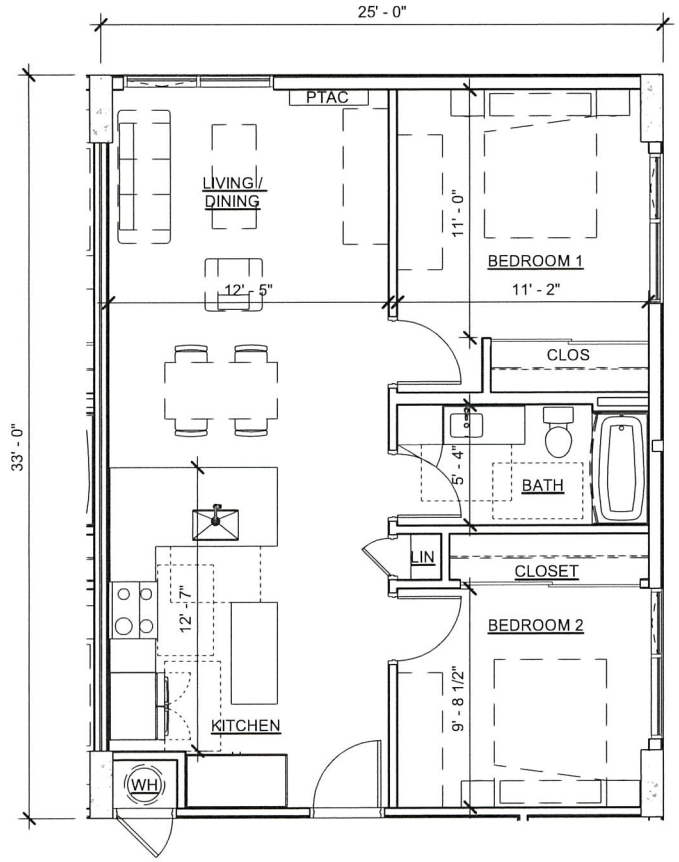


UNIT TYPE '1B'

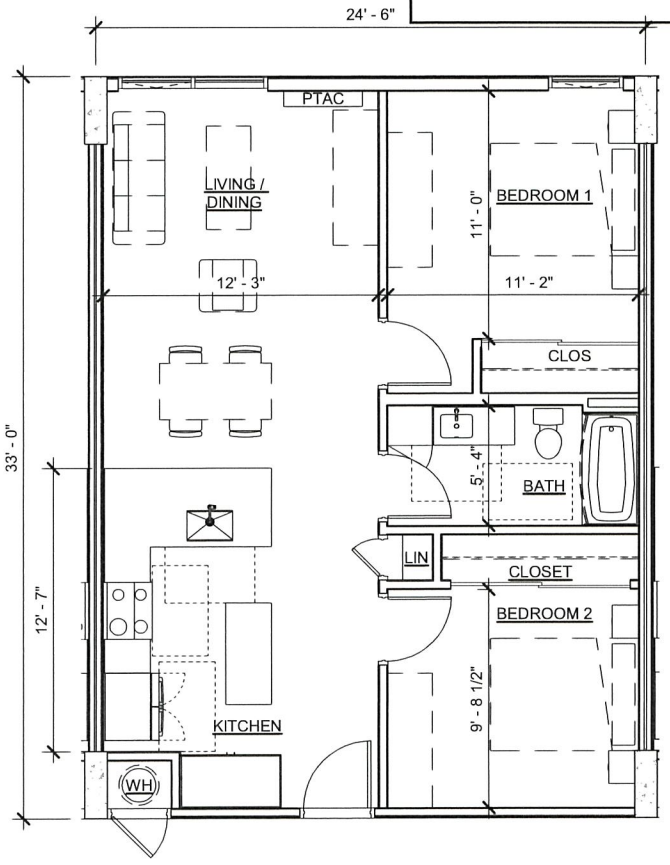
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SCALE: 3/16" = 1'-0"

Exhibit D-7



UNIT TYPE '2A'

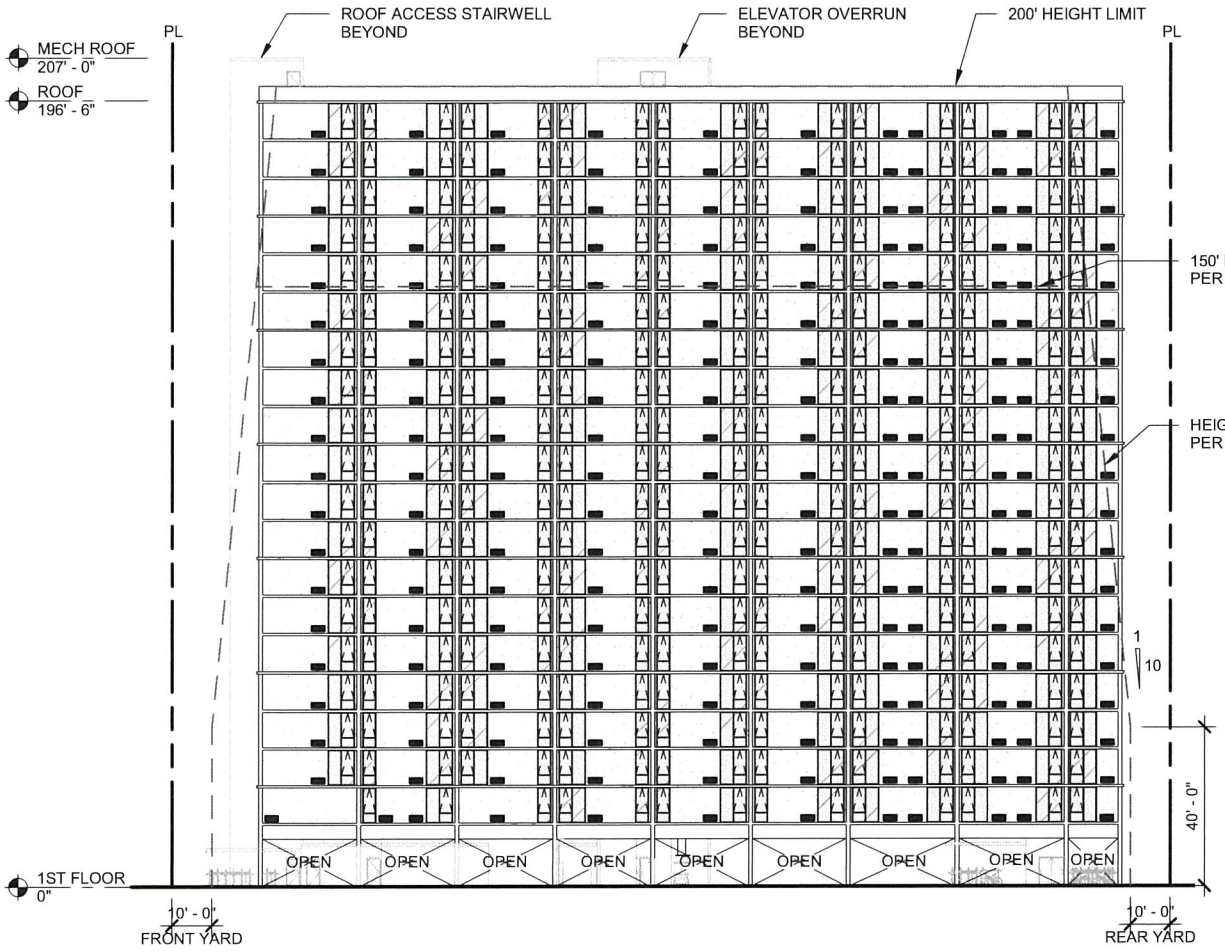


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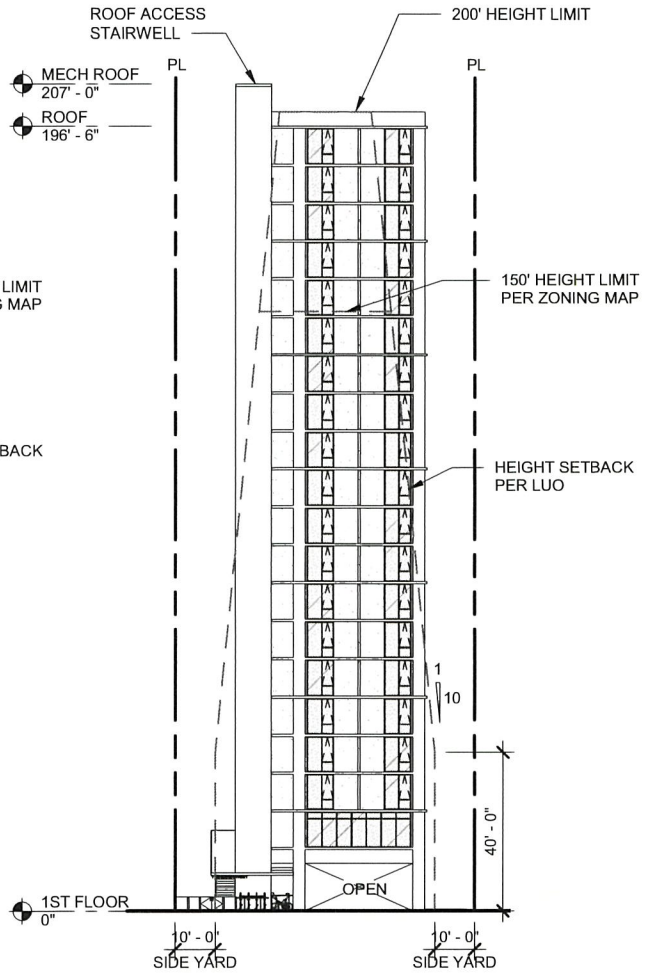
0 2' 4' 8'

SCALE: 3/16" = 1'-0"

Exhibit D-8



EAST ELEVATION



SOUTH ELEVATION

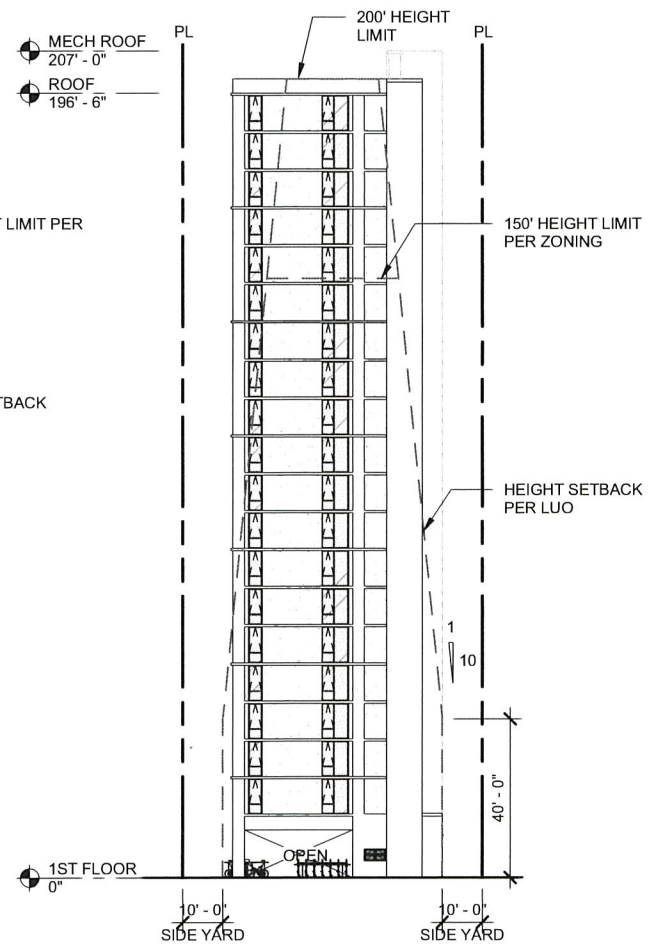
0 30' 60'

SCALE: 1" = 30'-0"

Exhibit D-9



WEST ELEVATION

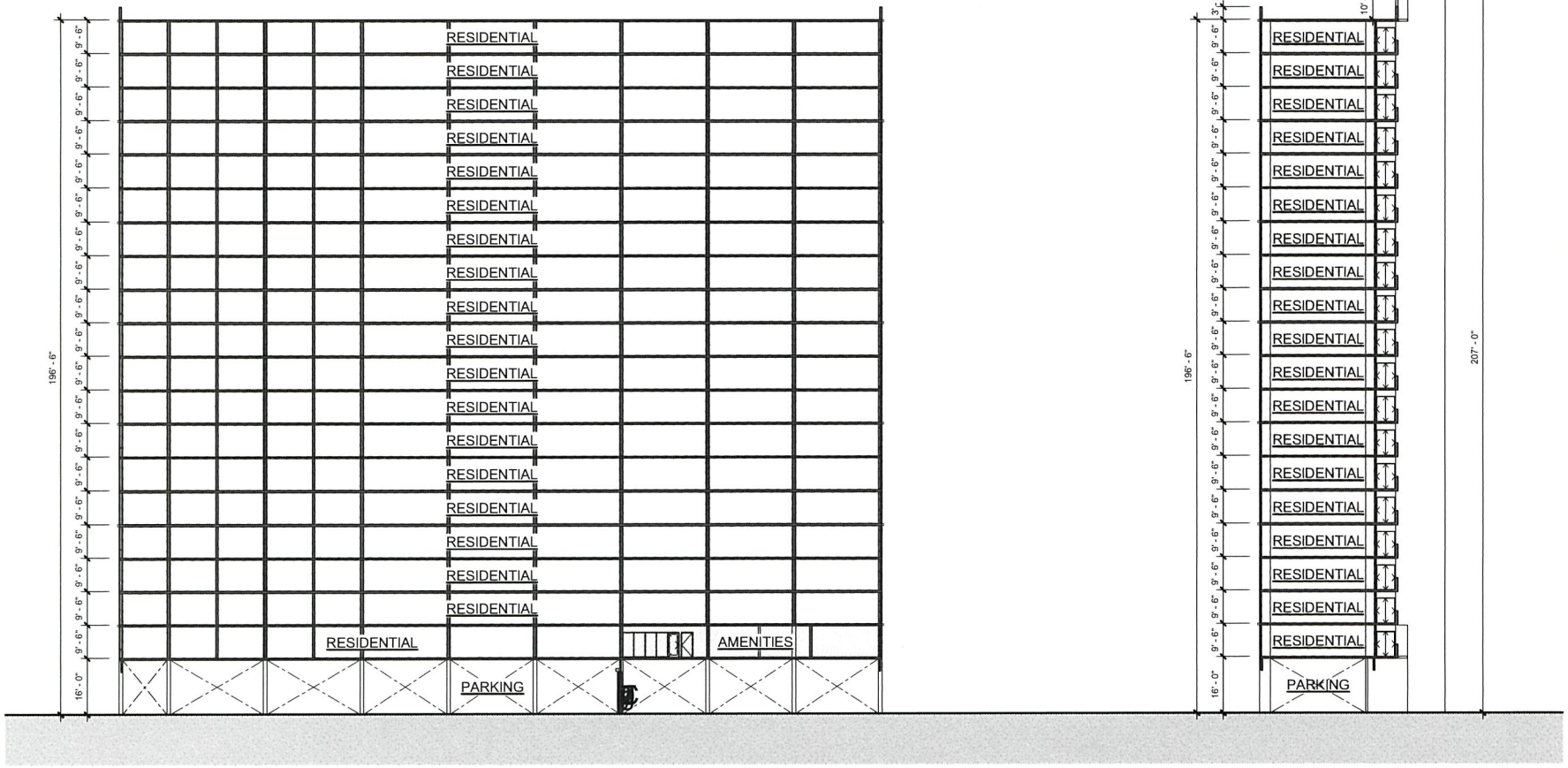


NORTH ELEVATION

0 30' 60'

SCALE: 1" = 30'-0"

Exhibit D-10



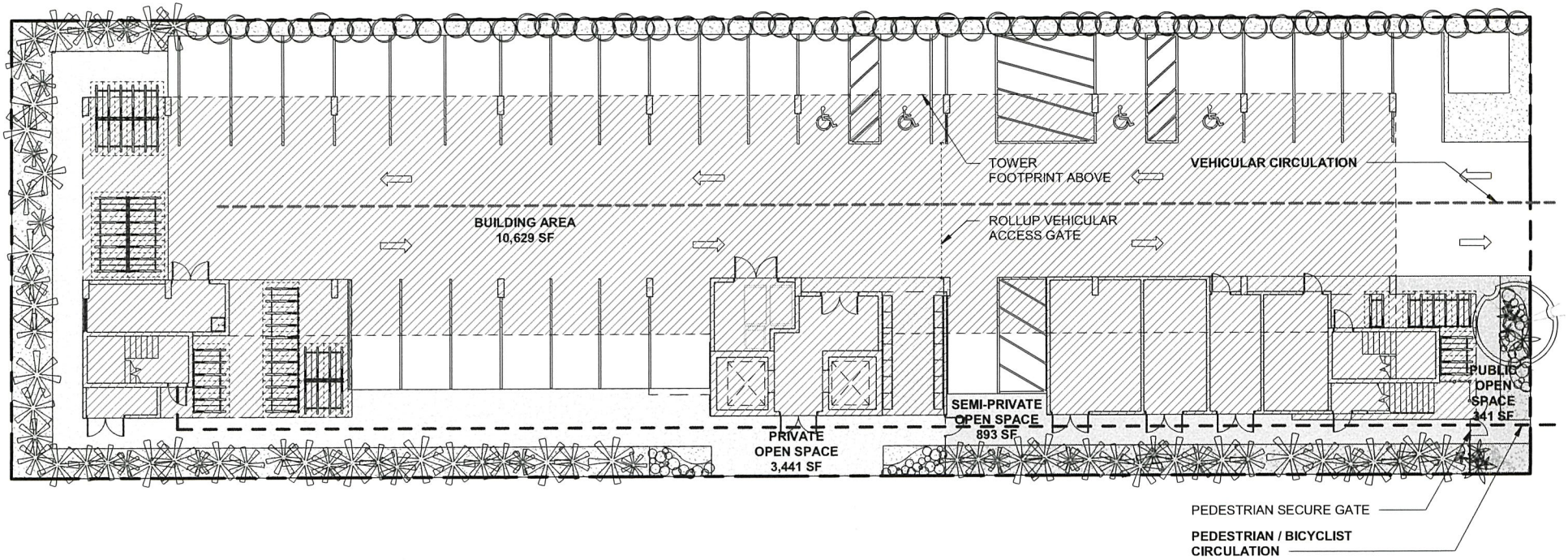
LONGITUDINAL SECTION

CROSS SECTION

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SCALE: 1" = 30'-0"

Exhibit D-11



LEGEND

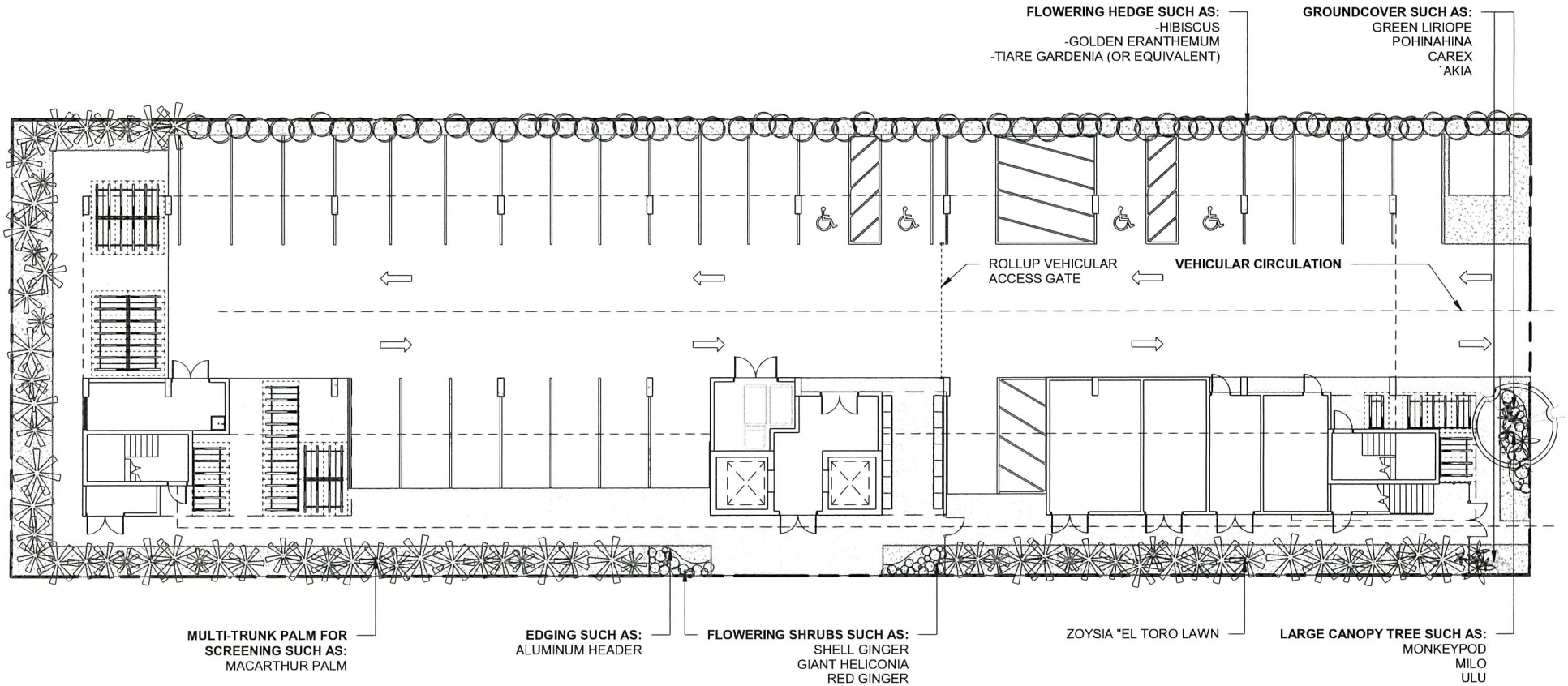
- BUILDING AREA
- PUBLIC OPEN SPACE
- SEMI-PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- VEHICULAR CIRC.
- PED./CYCLE CIRC.

PLAN
NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-12



PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



DESIGN PARTNERS INCORPORATED

ĀHĒ GROUP

August 6, 2024

Ms. Dawn Takeuchi Apana, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii. 96813

Dear Ms. Apana

Subject: Request for Exemptions Pursuant to Chapter 201H,
Hawaii Revised Statutes
1142 Kinau Street Affordable Housing Project

We are pleased to submit herein an application for exemptions from planning, zoning, and land development standards pursuant to Chapter 201H, Hawaii Revised Statutes for our 1142 Kinau Street affordable housing project. Our proposed project will provide a total of 204 rental units affordable to households earning 30%, 50%, 60% and 100% of Honolulu's median income. Our project will place a significant new inventory of permanent affordable housing within Oahu's Primary urban Center, in close proximity to employment, commercial opportunities, public transportation, school, parks and other community facilities and services.

We look forward to working with the Department of Planning and Permitting on this new project to provide additional affordable housing opportunities to the people of the City and County of Honolulu. Questions regarding this application may be directed to Keith Ishida, Associate, at ki@ahegroup.com or (808) 371-1438.

Sincerely,

Makani Maeva

Makani Maeva, President

Attachment

Request for Exemption Pursuant to Chapter 201H, Hawaii Revised Statutes

1142 Kinau Street

Honolulu, Hawaii



Submitted by:

Ahe Group
157 Makawao Street
Kailua, Hawaii 96734

July 2024

ĀHĒ GROUP

1. Land Use Permits Division Master Application

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Application Instructions." ***PLEASE ASK FOR THESE INSTRUCTIONS.***

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information. **SUBMITTED FEE:** $0.00

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

Cluster:
- ☐ Agricultural
- ☐ Country
- ☐ Housing

Conditional Use Permit:
- ☐ Minor ☐ Major

☐ **Existing Use:** _____ (Indicate Type of Use)

Environmental Document:
- ☐ Environmental Impact Statement
- ☐ Environmental Assessment
- ☐ Supplemental

☐ **Minor Shoreline Structure**

☐ **Modify Approved Permit:** _____ (Indicate Reference File No.)

☐ **Plan Review Use**

Planned Development:
- ☐ Housing
- ☐ Commercial (WSD Only)
- ☐ Resort (WSD Only)
- ☐ Interim Planned Development (IPD-T)

☐ **Shoreline Setback Variance**

Special District Permit:
- ☐ Minor ☐ Major

_____ (Indicate District)

☐ **Downtown Height >350 Feet**

Special Management Area Use Permit:
- ☐ Minor ☐ Major

☐ **Temporary Use Approval**

☐ **Variance from LUO Section(s):** _____

☐ **Waiver from LUO Section(s):** _____

☐ **Zoning Adjustment, LUO Section(s):** _____

■ **HRS Section 201H-38 Project**

TAX MAP KEY(S): (1) 2-4-012: 029
LOT AREA: 18,750 Square Feet
ZONING DISTRICT(S): A-2 **STATE LAND USE DISTRICT:** Urban
STREET ADDRESS/LOCATION OF PROPERTY: 1142 Kinau Street, Honolulu, Hawaii

RECORDED FEE OWNER:
Name (& title, if any) 1142 Land LLC
Mailing Address 157 Makawao Street
Kailua, Hawaii 96734
Phone Number 808 681-5958
Signature _____

PRESENT USE(S) OF PROPERTY/BUILDING:
Single Family Residential

PROJECT NAME (if any): 1142 Kinau Street

APPLICANT:
Name Ahe Group
Mailing Address 157 Makawao Street
Kailua, Hawaii 96734
Phone Number 808 381-5958
Signature _____

AUTHORIZED AGENT/CONTACT PERSON:
Name Keith Ishida
Mailing Address 157 Makawao Street
Kailua, Hawaii 96734
Phone Number (808) 371-1438
E-mail ki@ahegroup.com
Signature _____

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project): Development of a new 206-unit affordable rental housing complex. The proposed project will include 95 1-bedroom and 111 2-bedroom rental apartments which will be rented to households earning 30%, 50%, 60% and 100% of median income. The project will also include a management office, community laundry, a multi-purpose community room, and a community lanai area.

POSSE JOB NO. _____

ĀHĒ GROUP

2. Determination of Eligibility Documents

ĀHĒ GROUP

Request for Exemptions Pursuant to Chapter 201H, Hawaii Revised Statutes

1142 Kinau Street Affordable Housing Project

The *"Exemption for Chapter 343, Hawaii Revised Statutes"* that was included with the Determination of Eligibility submittal incorrectly states the number of parking stalls as 40. The current plans for the project will provide a total of 29 residential parking stalls and 1 loading zone.

By:
Ahe Group

By: Makani Maeva

Makani Maeva, President

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Application Instructions." *PLEASE ASK FOR THESE INSTRUCTIONS.*

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information.

SUBMITTED FEE: $ 0.00

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

Cluster:
- ☐ Agricultural
- ☐ Country
- ☐ Housing

Conditional Use Permit:
- ☐ Minor ☐ Major
- ☐ Existing Use: _____ (Indicate Type of Use)

Environmental Document:
- ☐ Environmental Impact Statement
- ☐ Environmental Assessment
- ☐ Supplemental

- ☐ Minor Shoreline Structure
- ☐ Modify Approved Permit: _____ (Indicate Reference File No.)
- ☐ Plan Review Use

Planned Development:
- ☐ Housing
- ☐ Commercial (WSD Only)
- ☐ Resort (WSD Only)
- ☐ Interim Planned Development (IPD-T)

- ☐ Shoreline Setback Variance

Special District Permit:
- ☐ Minor ☐ Major
- _____ (Indicate District)
- ☐ Downtown Height >350 Feet

Special Management Area Use Permit:
- ☐ Minor ☐ Major
- ☐ Temporary Use Approval
- ☐ Variance from LUO Section(s): _____
- ☐ Waiver from LUO Section(s): _____
- ☐ Zoning Adjustment, LUO Section(s): _____
- ■ HRS Section 201H-38 Project

TAX MAP KEY(S): (1) 2-4-012: 029
LOT AREA: 18,750 Square Feet
ZONING DISTRICT(S): A-2 **STATE LAND USE DISTRICT:** Urban
STREET ADDRESS/LOCATION OF PROPERTY: 1142 Kinau Street, Honolulu, Hawaii

RECORDED FEE OWNER:
Name (& title, if any) 1142 Land LLC
Mailing Address 157 Makawao Street
Kailua, Hawaii 96734
Phone Number 808 381-5958
Signature

PRESENT USE(S) OF PROPERTY/BUILDING:
Single Family Residential

PROJECT NAME (if any): 1142 Kinau Street

APPLICANT:
Name Ahe Group
Mailing Address 157 Makawao Street
Kailua, Hawaii. 96734
Phone Number 808 381-5958
Signature

AUTHORIZED AGENT/CONTACT PERSON:
Name Keith Ishida
Mailing Address 157 Makawao Street
Kailua, Hawaii. 96734
Phone Number (808) 371-1438
E-mail ki@ahegroup.com
Signature

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project): Development of a new 206-unit affordable rental housing complex. The proposed project will include 95 1-bedroom and 111 2-bedroom rental apartments which will be rented to households earning 30%, 50%, 60% and 100% of median income. The project will also include a management office, community laundry, a multi-purpose community room, and a community lanai area.

POSSE JOB NO. _____

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING (DPP)

201H Program Determination of Eligibility Form

Applicant Name and Contact Information	Ahe Group Keith Ishida, Associate (808) 371-1438 ki@ahegroup.cm
Project Name, Address, and Tax Map Key	1142 Kinau Street 1142 Kinau Street, Honolulu, Hawaii 96814 (1) 2-4-012: 029

1. Housing Affordability

i. Target Households and Affordable Units

Affordable Units		
Restricted at % of AMI*	Number of units	Percent of total units
30.00% of AMI	11 units	5.34%
50.00% of AMI	10 units	4.85%
60.00% of AMI	179 units	86.89%
100% of AMI	4 units	1.94%
Total Affordable Units	204 **units**	
Resident Manager Units	2 units	0.97%
Total Number of Units	206 **units**	100.00%

*AMI = Area Median Income per current HUD standards

** Describe the Special Housing Need of the tenants below, if applicable

The resident managers units are provided to the resident managers at no cost.

ii. Length of Affordability Commitment

Length of affordability restrictions: 61.0 Years

2. Site Control Status

☒	Own site - fee simple	1142 Land LLC, an Ahe Group Affiliate
☐	Executed ground lease	Expires on:
☐	Option to purchase	Expires on:
☐	Option to lease	Expires on:
☐	Other	Describe:
		Expires on:

Submit evidence of site control for the project, e.g., deed, lease, agreement of sale, option agreement, or comparable document.

3. Environmental Disclosure

The project must comply with Chapter 343, HRS. If an Environmental Assessment (EA) or Environmental Impact Statement (EIS) has been published or will be published, identify the date of publication in the Office of Environmental Quality Control (OEQC) bulletin. Identify the accepting agency. Submit a copy of the most recent (a) EA with FONSI, (b) EIS, or (c) exemption determination.

Accepting Agency:		
Check if applicable		**Date of publication or estimated completion date.**
☑	No EA or EIS is required	Sect1on 11-200.1-15(c) HAR #10
☐	EA status and finding	
☐	EIS status	
☐	NEPA compliance status	

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
December 22, 2023 8:01 AM
Doc No(s) A - 87560312

Doc 1 of 4
Pkg 12307155 KEO

/s/ LESLIE T KOBATA
REGISTRAR

Conveyance Tax: $44,200.00

Return by Mail (X) Pickup ( ) To:

1142 LAND LLC
157 Makawao Street
Kailua, HI 96734

6812018704CK

This document contains 9 pages

RS 1

TMK NO.: (1) 2-4-012-029

LIMITED WARRANTY DEED

That **LORNA S. P. PANG**, also known as Lorna C. Pang, wife of Lester K. T. Pang, **LESTER K. T. PANG and LORNA C. PANG**, husband and wife, **GWEN C. FUNG**, Trustee of The Gwen C. Fung Trust dated November 6, 2012, with full powers to sell, mortgage, lease and other powers, and **KEITH KWOCK BUN CHUN and JACQUELINE TOMOKO UEDA**, husband and wife, all of whose address is c/o 3432 Oahu Avenue, Honolulu, Hawaii 96822, hereinafter collectively called "Grantor", for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to them in hand paid by **1142 LAND LLC**, a Hawaii limited liability company, whose address is 157 Makawao Street, Kailua, Hawaii 96734, hereinafter called "Grantee", the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey, forever the property hereinafter described, unto Grantee, as Tenant in Severalty, the property more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the same, together with all of the improvements thereon, and the tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto the Grantee as aforesaid, forever.

And Grantee hereby understands and agrees that said real and personal property is being conveyed **"AS IS, WHERE IS AND WITH ALL FAULTS"** and except for the warranty of title set forth herein, Grantor has not made and does not make any warranties or representations of any kind, expressed or implied, as to the conditions, merchantability or state of repair of said real and personal property (including, without limitation, the roof, walls, foundations, soils, plumbing, electrical and mechanical systems, etc., located on, in or above said real property) or the fitness of said real and personal property for any particular purpose, as to the soil condition (including, without limitation, suitability, stability, composition and drainage), the likelihood of appreciation in value of said real and personal property, the existence of gaps, gores or encroachments or violations of easements, building setbacks or building restrictions, or as to the compliance of said real property with any applicable county, state or federal statute, ordinance, rule or regulation or as to any other matter whatsoever pertaining to said real and personal property. **GRANTEE ACCEPTS ALL RISKS OF ANY DEFECTS OR DEFICIENCIES IN SAID REAL AND PERSONAL PROPERTY, WHETHER KNOWN OR UNKNOWN, AND GRANTEE ACKNOWLEDGES THAT EXCEPT FOR SAID WARRANTY OF TITLE, GRANTOR MAKES NO EXPRESS WARRANTIES OF ANY KIND AND HEREBY DISCLAIMS ALL IMPLIED WARRANTIES OF ANY NATURE WHATSOEVER PERTAINING TO SAID REAL AND PERSONAL PROPERTY.**

AND Grantee hereby acknowledges that Grantor is not responsible for any latent Defects, hidden defects or defect which title may reveal with respect to said real and personal property.

And the Grantor hereby covenants and agrees, with the Grantee: that the Grantor is lawfully seised in fee simple of said property; and that Grantor has good right to sell and convey the same in the manner herein set forth; that the same are free and clear of all encumbrances except as herein mentioned; and that the Grantor will WARRANT and DEFEND the same unto the Grantee, against the lawful claims and demands of all persons, except as herein set forth.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same instrument, binding all of the parties hereto, notwithstanding that all of the parties are not signatories to the original or the same counterparts. For all purposes, including, without limitation, the delivery of this instrument, duplicate, unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

The term "Grantor" or "Grantee" herein or any pronoun used in place thereof shall mean and include the masculine and the feminine, the singular or the plural number and jointly and severally, individuals, firms or corporations, and their and each of their respective successors, executors, administrators and assigns, according to the context hereof.

[End of text, signature page follows]

IN WITNESS WHEREOF, the undersigned have executed this instrument on December 6, 2023.

GRANTOR:

LORNA S. P. PANG, also known as Lorna C. Pang

LESTER K. T. PANG

LORNA C. PANG

GWEN C. FUNG, Trustee of The Gwen C. Fung Trust dated November 6, 2012

KEITH KWOCK BUN CHUN

JACQUELINE TOMOKO UEDA

STATE OF HAWAII)
) ss
CITY AND COUNTY OF HONOLULU)

On December 7, 2023 in the First Circuit, State of Hawaii, before me personally appeared LORNA S. P. PANG, also known as Lorna C. Pang, to me personally known, who, being by me duly sworn or affirmed did say that she executed the foregoing instrument identified or described as a Limited Warranty Deed, as her free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated undated and contained 9 pages at the time of this acknowledgment/certification.

JULIE ANN OSHIRO NOTARY 23-61 PUBLIC STATE OF HAWAII

Name:
Notary Public, First Circuit State of Hawaii
My commission expires:

JULIE ANN OSHIRO
NOTARY PUBLIC
STATE OF HAWAII
COMMISSION #23-61
MY COMMISSION EXPIRES FEB. 26, 2027

STATE OF HAWAII)
) ss
CITY AND COUNTY OF HONOLULU)

On December 7, 2023 in the First Circuit, State of Hawaii, before me personally appeared LESTER K. T. PANG, to me personally known, who, being by me duly sworn or affirmed did say that he executed the foregoing instrument identified or described as a Limited Warranty Deed, as his free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated undated and contained 9 pages at the time of this acknowledgment/certification.

JULIE ANN OSHIRO NOTARY 23-61 PUBLIC STATE OF HAWAII

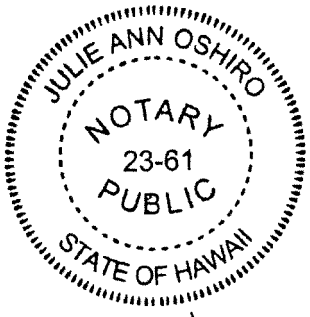
Name:
Notary Public, First Circuit State of Hawaii
My commission expires:

JULIE ANN OSHIRO
NOTARY PUBLIC
STATE OF HAWAII
COMMISSION #23-61
MY COMMISSION EXPIRES FEB. 26, 2027

STATE OF HAWAII)
) ss
CITY AND COUNTY OF HONOLULU)

On December 7, 2023 in the First Circuit, State of Hawaii, before me personally appeared LORNA C. PANG, to me personally known, who, being by me duly sworn or affirmed did say that she executed the foregoing instrument identified or described as a Limited Warranty Deed, as her free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated undated and contained 9 pages at the time of this acknowledgment/certification.



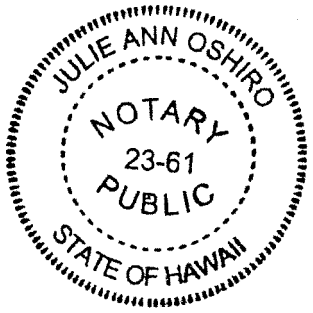
Name: _____
Notary Public, First Circuit State of Hawaii
My commission expires:

JULIE ANN OSHIRO
NOTARY PUBLIC
STATE OF HAWAII
COMMISSION #23-61
MY COMMISSION EXPIRES FEB. 26, 2027

STATE OF HAWAII)
) ss
CITY AND COUNTY OF HONOLULU)

On December 7, 2023 in the First Circuit, State of Hawaii, before me personally appeared GWEN C. FUNG, to me personally known, who, being by me duly sworn or affirmed did say that she executed the foregoing instrument identified or described as a Limited Warranty Deed, as her free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated undated and contained 9 pages at the time of this acknowledgment/certification.



Name: _____
Notary Public, First Circuit State of Hawaii
My commission expires:

JULIE ANN OSHIRO
NOTARY PUBLIC
STATE OF HAWAII
COMMISSION #23-61
MY COMMISSION EXPIRES FEB. 26, 2027

STATE OF HAWAII)
) ss
CITY AND COUNTY OF HONOLULU)

On December 6, 2023 in the First Circuit, State of Hawaii, before me personally appeared KEITH KWOCK BUN CHUN, to me personally known, who, being by me duly sworn or affirmed did say that he executed the foregoing instrument identified or described as a Limited Warranty Deed, as his free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated undated and contained 9 pages at the time of this acknowledgment/certification.

JULIE ANN OSHIRO NOTARY 23-61 PUBLIC STATE OF HAWAII

Name:
Notary Public, First Circuit State of Hawaii
My commission expires:

JULIE ANN OSHIRO
NOTARY PUBLIC
STATE OF HAWAII
COMMISSION #23-61
MY COMMISSION EXPIRES FEB. 26, 2027

STATE OF HAWAII)
) ss
CITY AND COUNTY OF HONOLULU)

On December 6, 2023 in the First Circuit, State of Hawaii, before me personally appeared JACQUELINE TOMOKO UEDA, to me personally known, who, being by me duly sworn or affirmed did say that she executed the foregoing instrument identified or described as a Limited Warranty Deed, as her free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated undated and contained 9 pages at the time of this acknowledgment/certification.

JULIE ANN OSHIRO NOTARY 23-61 PUBLIC STATE OF HAWAII

Name:
Notary Public, First Circuit State of Hawaii
My commission expires:

JULIE ANN OSHIRO
NOTARY PUBLIC
STATE OF HAWAII
COMMISSION #23-61
MY COMMISSION EXPIRES FEB. 26, 2027

GRANTEE:

1142 LAND LLC
a Hawaii limited liability company

By Makani Maeva
MAKANI MAEVA
Its Manager

STATE OF HAWAII)
) ss
CITY ~~AND COUNTY~~ OF HONOLULU)

On DECEMBER 12, 2023 in the First Circuit, State of Hawaii, before me personally appeared MAKANI MAEVA, to me personally known, who, being by me duly sworn or affirmed did say that she executed the foregoing instrument identified or described as a Limited Warranty Deed, as her free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated December 6, 2023 and contained 9 pages at the time of this acknowledgment/certification.

Name: CORINNE H. KAONOHI
Notary Public, First Circuit State of Hawaii
My commission expires: 3/30/2025

CORINNE H. KAONOHI
NOTARY PUBLIC
No. 89-171
STATE OF HAWAII

EXHIBIT "A"

The land referred to in this Report is situated in the State of Hawaii, and described as follows:

ALL of that certain piece or parcel of land situate on the Northeast side of Kinau Street, Honolulu, City and County of Honolulu, State of Hawaii, and being portions of LOTS 319 and 320 of the "KULAOKAHUA LOTS", and being also a portion of Grant 3326 to Maria King and more particularly described as follows:

LOT 1. Beginning at the South corner of this piece of land, being also the South corner of Grant 3326 to Maria King, and the West corner of Grant 3292 to E. B. Thomas, and on the Northeast side of Kinau Street, the true azimuth and distance from the North corner of Kinau and Piikoi Streets, being 111° 12' 174.30 feet and running by azimuths measured clockwise from true South:

1.	111°	12'	75.00 feet along the Northeast side of Kinau Street;
2.	201°	07'	250.00 feet along the remainder of Grant 3326 to Mari King;
3.	291°	12'	75.00 feet along same;
4.	21°	07'	250.00 feet along Grant 3292 to E.B. Thomas to the point of beginning and containing an area of 18,750 square feet, more or less.

Being the premises acquired by:

1. LORNA S.P. PANG, wife of Lester K. T. Pang, as to an undivided 8% interest, by:

   DEED recorded January 15, 1981 in the Bureau of Conveyances, State of Hawaii, in Book 15285 Page 256.

   DEED recorded January 15, 1981 in the Bureau of Conveyances, State of Hawaii, in Book 15285 Page 260.

2. LESTER K. T. PANG and LORNA C. PANG, husband and wife, as Tenants by the Entirety, as to an undivided 8% interest, by:

SUCCESSOR TRUSTEE'S DEED recorded November 18, 2011 in the Bureau of Conveyances, State of Hawaii, as Document No. 2011-194359.

TRUSTEE'S DEED recorded November 18, 2011 in the Bureau of Conveyances, State of Hawaii, as Document No. 2011-194360.

3. GWEN C. FUNG, Trustee of The Gwen C. Fung Trust dated November 6, 2012, with powers to sell, mortgage, lease and other powers, as to an undivided 16% interest, by:

WARRANTY DEED recorded January 9, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-47570939.

4. KEITH KWOCK BUN CHUN and JACQUELINE TOMOKO UEDA, husband and wife, as Tenants by the Entirety, as to an undivided 68% interest, by:

DEED recorded August 13, 2020 in the Bureau of Conveyances, State of Hawaii, as Document No. A-75300297.

CORRECTION DEED recorded June 17, 2022 in the Bureau of Conveyances, State of Hawaii, as Document No. A-82030701.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature in favor of the State of Hawaii.

2. Any rights, interests or claims which may exist or arise by reason of the facts shown on a survey plat prepared by Gerald Y, K. Goo, Licensed Professional Land Surveyor, Certificate No. 12955, dated August 11, 2023, designated Job No. 15374, as follows:

A. Edge of 8" CMU wall with metal railing extends approximately 0.0 to 0.4 feet into subject Lot 1 for a distance of 145.5 feet.

B. Edge of 8" CMU wall with vinyl fence extends approximately 0.0 to 0.4 feet into subject Lot 1 for a distance of 17.6 feet.

C. Edge of 8" CMU extends approximately 0.0 to 0.15 feet into subject Lot 1 for a distance of 61.1 feet.

Ahe Group
157 Makawao Street
Kailua, Hawaii 96734

Exemption for Chapter 343, Hawaii Revised Statutes

Project Information

Project:	1142 Kinau Street
Location:	1142 Kinau Street, Makiki, Oahu
Tax Map Key:	(1) 2-4-012: 029
Island:	Oahu
District:	Primary Urban Center

Proposed Action

The proposed action involves the development of a new affordable rental housing complex with 206 rental units (a mix of 95 1-bedroom and 111 2-bedroom apartments), 40 off-street parking stalls, and a manager's office. All of the rental units will be rented to households earning between 30% and 60% of median income for Hawaii County.

The project site is improved with five single family residence constructed between 1939 and 1949. Of the existing dwelling three are occupied. All existing improvement will be demolished as part of the proposed project. The surrounding area is predominantly multifamily residential with retail commercial uses along Piikoi and Pensacola Streets. Queen Kaahumanu Elementary School is located immediately makai of the project site.

Th project site contains 18,750 square feet in length and is rectangular is shape. The project site is generally level with a gentle mauka to makai slope toward Kinau Street. The project is in the State urban district and is zoned A-2, medium density apartment. The project site is in flood zone X, an area outside the 500 year floodplain and is not in a Special Management Area of tsunami hazard zone.

Exemption

The action described above is exempt from the preparation of an environmental assessment based on the general types of exempt activities enumerated in Section 11-200.1-15(c), Hawaii Administrative Rules (HAR), Exemption Type 10:

> *New construction of affordable housing, where affordable housing is defined by the controlling law applicable for the state or county proposing agency or approving agency, that meets the following:*

A. *Has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with chapter 343, HRS;*

B. *As proposed conforms with the existing state urban land use classification;*

C. *As proposed is consistent with the existing county zoning classification that allows housing; and*

D. *As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in section 11-200 .1-13 (b) (11).*

Discussion

The sole trigger for compliance with Chapter 343, HRS is the anticipated use of State funds (Rental Housing Revolving Fund) for the proposed project. The project site is within the State urban district and is zoned A-2 Medium Density Apartment. The proposed project is consistent with these land use designations and a state land use boundary amendment, or a zoning amendment will not be required. Access to the project site will be off Kinau Street. Wastewater, water, and drainage systems are available to support the proposed project. Frequent watering of the project site during site grading will reduce the release of fugitive dust from the project site. The proposed project does not involve the development of any noise generating uses such as an industrial facility or power plant. Short term increases in noise associated with the construction of the project is anticipated. A Community Noise Control permit which will specify hours allowed for construction activities will be obtained. There are no known existing deposits of hazardous waste on the project site. Solid waste generated by project residents will be collected on site and disposed of by a commercial disposal service. The proposed project will have the beneficial social impacts of providing much needed permanent affordable housing Honolulu's Primary Urban Center as well as short term employment in construction trades during the development of the project, and long term employment during the operation of the project. The proposed project is similar in scale and general appearance with other multifamily residential properties in the surrounding neighborhood. The proposed project is not located in nor will have any adverse impacts in a predominately low income or minority neighborhood. There are no unique natural habitats containing threatened or endangered species on the project site. There are no water resources or wetland on the project site. The project site is not in a floodplain. A variance for shoreline setbacks or siting in an environmentally sensitive area will not be required.

Mitigation Measures

Best Management Practices and relevant permit conditions will mitigate the minimal impacts of fugitive dust, stormwater runoff, erosion, foreign objects and debris, noise, and other construction impacts. In the event of a discovery of cultural resources or human remains during the construction of the project, all work will be immediately suspended in the vicinity of the find, and the Department of Land and Natural Resources, State Historic Preservation Division notified.

Determination

The direct, cumulative, and potential impacts of the action described above have been considered pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200.1, Hawaii Administrative Rules. The action described above will have minimal or no significant impact on the environment and is therefore exempt from the requirement to prepare an environmental assessment.

ĀHĒ GROUP

3. Project Narrative

Request for Exemptions Pursuant to Chapter 20H, Hawaii Revised Statutes
1142 Kinau Street Affordable Housing Project.

Project Narrative

a. The Project site is in the State Urban District and is zoned A-2, Medium Density Apartment.

b. The 1142 Kinau Street project is consistent with the current 2004 Primary Urban Center Development Plan policies:

- *Improve the feasibility of redeveloping small lots. Remove disincentives for townhouse and low-rise apartment development on smaller lots zoned for multifamily dwellings*.

- *Provide incentives and cost savings for affordable housing. Provide exemptions from zoning and building codes for housing projects that meet established standards of affordability, on a case-by-case basis*.

  Through the provision of exemptions from planning, zoning, and land development standards under Chapter 201H Hawaii revised statues, the City is providing both cost reduction through exemptions of payments and fees, as well as exemptions from certain development standards which are necessary to undertake the development of the proposed project. Although not a townhouse or low-rise apartment development 1142 Kinau Street capitalizes on an existing smaller urban infill lot to develop a project that will add a considerable inventory of affordable rental housing to lower income families living in the Primary Urban Center.

- *Reduce costs for apartment homes. Reduce construction costs and promote low-rise buildings by allowing less expensive building construction types while maintaining health and safety. Reduce land costs by allowing greater dwelling unit density while limiting building volume consistent with promoting livable neighborhoods*.

  The 201H exemption program will result in a direct cost savings for the project through the exemption from the payment of certain fees and assessments. In addition, the 201H exemption request for 1124 Kinau Street includes an exemption to allow for greater building/unit density that will maximize the use of an underutilized urban infill lot.

- *Provide for special needs housing. Allow housing for people with special needs, such as group homes for the disabled or congregate living and care*

homes for the elderly, subject to special development standards or permit review. Promote the dispersal of special needs housing among various neighborhoods and avoid over-concentrating facilities in just a few areas.

Two of the rental units at 1142 Kinau Street will be reserved for households in transition from, or at risk of homelessness. The owners of the project will work with a nonprofit agency to identify appropriate households for residency and to provide for supportive services to assist the households in retaining their housing in the project.

The 1142 Kinau Street project is also consistent with the proposed 2024 revision to the Primary Urban Center Development Plan that is presently being considered by the Honolulu City Council.

- The Project site is located in the South King/Beretania Corridor focus area. The Kinau Street area of this focus area is designted as "Town Neighborhood High", an area of high intensity residential. Town Neighborhood High area are described as neighborhoods with walk-ups, apartment buildings, mid-rise buildings and some high- rises. This place type provides a dense residential neighborhood environment that supports high-rise buildings but is made up of a wide variety of other large multi-unit building types.

- The proposed project is also consistent with Development Plan Goal H-2 related to Housing:

  Expand the Availability and quality of affordable housing for PUC residents:

  - *Policy H-2.1: Expand the supply of income- restricted affordable housing through requirements, incentives and public-private partnerships.*

  - *Policy H-2.4: Expand homeless services and supportive housing in the PUC.*

  The 1142 Kinau Street project will provide 205 affordable rental housing units for households earning 30%, 50% and 60% of median income. The units will remain affordable for 61 years. Two units will be reserved for households in transition from homelessness.

c. Existing improvements include six single family residential units which were constructed between 1939 and 1941. A review of 1914 and 1927 Sanborn Fire maps indicate that the project site was previously improved with one singe family residence. The existing homes are in poor to very poor condition and will be demolished prior to the construction of the proposed project.

d. The Project site is in flood zone X, an area outside of the 500 year flood zone and is not in a tsunami inundation zone. No flood or tsunami hazard mitigation measures are necessary,

e. Existing tenants were given the required 45-day Notice to Vacate in March 2024. To date two households have yet to relocate. These holdover tenants are being assisted by a Realtor to find alternative housing, and rent collections for these tenants have been suspended to assist them financially in their transition to new housing.

f. The Project will be constructed as a single residential tower with a building height of 200 feet. The building will be constructed of reinforced concrete and will have a single-loaded corridor configuration which will facilitate the ventilation of the residential units. The structural system is anticipated to be a concrete post-tension slab and column system with framed interior and exterior walls. The ground floor will include parking areas for cars and bicycles , the elevator lobby, trash enclosure, maintenance rooms, an space for building systems (electrical, fire booster system, emergency generator). The first floor will include 8 residential units (5 1-bedroom and 3-bedroom as well as the project's management office and amenity spaces. Floors 1 through 19 will be typical residential floors with 5 1-bedroom and 6 2-bedroom on each floor. Project amenities, located on floor 1, include a community laundry facility, a multipurpose community room, community lounge, and recreation lanai. The unit mix and characteristics is shown in the table below:

Unit Type	Number of Units	Floor Area (s.f.)
1-Bedroom	111	451 - 501
2-Bedroom	95	809 - 823
Common Area	20,824	square feet
Project Amenities	2,443	square feet

Employment – The project site is in very close proximity to several major employment centers including Waikiki, the downtown Central Business District, and the rapidly developing Ala Moana/Kakaako neighborhood. In addition the Honolulu Airport and adjacent industrial area and the Joint Base Pearl Harbor/Hickam are accessible through nearby public transportation.

Public Transportation – The project site is located close to several bus stops which connect the project site to greater Honolulu and beyond. A bus stop located on Pensacola Street near Beretania Street is located 780 feet walking distance from the project site and is served by bus route 8 which runs mauka and makai along Pensacola

and Piikoi Streets, then along Kapiolani Boulevard to Waikiki and Kapiolani Park, and bus route 18 which runs mauka and makai in Pensacola and Piikoi Streets to the Ala Moana Shopping Center, a major terminus of Honolulu's bus system. A bus stop on Beretania Street near Pensacola Street, approximately 950 feet walking distance from the project site is served by west bound bus routes 1 and 2 which run near Honolulu's Central Business District, Chinatown, Iwilei and Palama and terminates at the Kalihi Transit Center on Middle Street, and the Aloha Stadium station of Honolulu's Skyline rail system. A bus stop on King Street near Piikoi Street, approximately 1,330 feet walking distance from the project site is served by eastbound bus route 1 which serves McCully, Kaimuki, Kahala, and Hawaii Kai, and eastbound bus route 2 which serves the McCully, Moiliili and Waikiki terminating near the Kapiolani Community College area on Diamond Head Road.

Parks and Recreation – 1142 Kinau Street has 5 parks within 2 miles, including local neighborhood parks like Cartwright Neighborhood Park and Piikoi Street Mini Park. In addition, Hawaii Nature Center-Oahu, Iolani Palace State Monument, and Foster Botanical Garden are also within a 2 mile radius.

Commercial Centers – There are numerous commercial establishments that are within walking distance from the project site including supermarkets, department stores, specialty stores, restaurants, and coffee shops. Three shopping centers are located within 1.1 miles of the property including the Ala Moana Shopping Center.

Healthcare – The nearest hospital is The Queen's Medical Center, approximately 1.3 miles from the project site. In addition to Queen's the Straub Medical Center and Kapiolani Hospital for Women and Children also provide emergency services and acute care services within two miles of the project site. There are urgent care clinics, and medical offices throughout urban Honolulu.

Fire Protection – The Makiki Fire Station is located 0.4 miles from the project site.

Police Protection – The headquarters of the Honolulu Police Department is located 0.8 miles from the project site.

g. Ingress and egress to the project site for vehicles, bicycles, and pedestrians will be from Kinau Street fronting the building. The project will have 29 parking stalls for resident use (4 of which will be accessible handicap stalls) and one loading stalls.

h. Water, wastewater, and drainage lines are available within Kinau Street. Approval to connect to the municipal wastewater system has been received and is shown in Exhibit 5. The letter from the Board of Water Supply confirming the availability of water service is attached as Exhibit 6. The letter from the Hawaiian Electric Company confirming their ability to provide electrical service is attached as Exhibit 7. Additional roadway and drainage improvements are not anticipated to be required to accommodate the proposed project.

i. The soils at the project site are classified as Makiki clay loam, 0 to 2 percent slope (MkA). In the represented profile the soils surface layer is dark-brown clay loam about 20 inches thick. In many places the surface layer is dark brown as a result of alluvium mixed with volcanic ash and cinders, creating a nearly level surface. Permeability is moderately rapid. Runoff is slow and the erosion hazard is no more than slight. The available water capacity is about 1.7 inches per foot of soil. In places roots penetrate to a depth of 5 feet or more. The project site has a slight slope from the rear of the property toward Kinau Street. There are no signs of excessive slope, erosion, or other site hazards.

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4. List of Proposed Exemptions

Application Fees:

1. Exemption from §18A-1.6, Revised Ordinances of Honolulu 2021 ("ROH"), and the DPP Rules Related to Water Quality, to allow an exemption from the payment of storm water quality review fees for the erosion control and sediment plan, estimated at $250.

2. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at $195.

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

4. Exemption from ROH § 1 8-6.2, to allow an exemption from the payment of building permit fees. estimated at $410,742.

5. Exemption from ROH § 18-3.1(c) and Table 18-A, to allow an exemption from the payment of special assignment inspection fees for a courtesy inspection (to allow Project construction to proceed prior to the issuance of a building permit if specified requirements are satisfied), estimated at $1,000.

6. Exemption from ROH § 43-101, § 43-102, and § 43-103, to allow an exemption from the payment of wastewater system facility charges, estimated at $920,947.

7. Exemption from ROH § 43-1112(1), to allow an exemption from the payment of private storm drain connection license fees, estimated at S200.

Fire Department Plan Review Fees:

8. Exemption from ROH § 20-1.1, Item 3, to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at $41,074.

Board of Water Supply Rules and Regulations:

9. Deferral from Sections 1-102 and 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 Charges and installation of water service fees until the installation of the water meter, estimated at $257,044 until the issuance of the Cetificate of Occupancy for the Project; provided that all Board of Water Supply requirements are satisfied. The actual fees to be deferred will be determined by the Board of Water Supply during review of the Project's buildingpermit application.

Land Use Ordinance

10. Exemption from LUO § 21-3.80-1(b) and Table 21-3.3, relating to maximum building area, to allow a maximum building area of 60 percent of the total zoning lot area (approximately 11,250 square feet, instead of 50 percent of the total zoning lot area).

11. Exemption from LUO § 21-3.80-1(b) and Table 21-3.3, relating to maximum density, to allow a maximum floor area ratio ("FAR") of 9.6 (instead of a maximum FAR of 1.475).

12. Exemption from LUO § 21-4.30 (d), relating to allowed uses within yards and street setbacks, to allow parking and loading within the side yard setback, specifically along the Diamond Head (East) side yard setback.

13. Exemption from LUO § 21-6.110 Off-street loading requirements, Table 21-6.5 Required Number of Loading Spaces to allow 1 Loading Stall (instead of 2 for the quantity of Multi-family Dwelling Units). LUO § 21-6.130(a)(1) When only one loading space is required, the minimum horizontal dimensions of the space are 19 feet in length and 8 feet 6 inches in width, with a minimum vertical clearance of 10 feet.

14. Exemption from LUO § 21-3.80-1(c)(2) and Table 21-3.3, relating to height setbacks, to allow for no height setbacks — the Modified Project will encroach into all required height setbacks (instead of above 40 feet, an additional 1-foot setback for each additional 10 feet of height).

15. Exemption from LUO § 21-3.80-1(b) and Table 21-3.3, and the applicable zoning map relating to maximum height, to allow a maximum building height of 200 feet (instead of 150 feet). Rooftop structures must conform to LUO § 21-4.60(c)

Park Dedication Ordinance Requirements:

16. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication ordinance requirements totaling 22,660 square feet of park space. or payment of an equivalent in-lieu fee, estimated at $5,833,138.

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5. Wastewater System Connection Approval

Exhibit 7

DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8209 * Fax: (808) 768-4210

SEWER CONNECTION APPLICATION

APPLICATION NO.: **2023/SCA-1405** STATUS: **Approved**

DATE RECEIVED: **11/09/2023** IWDP APP. NO.:

PROJECT NAME: **2023/SCA-1405 1142 Kinau Street Affordable Housing - Proposed 206 Units Affordable Housing Project**

$920,947.20
Estimated Wastewater System Facility Charge*

LOCATION:

Zone	Section	Plat	Parcel
2	4	012	029

1140-D KINAU ST Honolulu / Downtown 96814

18,750 Sq. Ft.

SPECIFIC LOCATION: **1142 KINAU STREET**

APPLICANT: **Brian Campbell**
970 N. Kalaheo Avenue, Suite A202
Kailua, Hawaii 96734-1869

DEVELOPMENT TYPE: **Dwelling, Multi-family** SEWER CONNECTION WORK DESIRED: **Existing**

OTHER USES:

NON-RESIDENTIAL AREA: s.f. APPROXIMATE DATE OF CONNECTION:

PROPOSED UNITS	EXISTING UNITS	UNITS TO BE DEMOLISHED
No. of New Units: **206**	No. of Existing Units: **5**	No. of Units to be Demolished: **5**
Studios:	Studios:	Studios:
1-Bedroom: **95**	1-Bedroom:	1-Bedroom:
2-Bedroom: **111**	2-Bedroom:	2-Bedroom:
3-Bedroom:	3-Bedroom:	3-Bedroom:
4-Bedroom:	4-Bedroom:	4-Bedroom:
5-Bedroom:	5-Bedroom:	5-Bedroom:
6-Bedroom:	6-Bedroom:	6-Bedroom:

REMARKS

APPROVAL DATE: **11/28/2023**

EXPIRATION DATE: **11/27/2025**

Valid 2-years after approval date. Construction plans shall be completed and approved within this 2-year period. Construction shall commence within 1-year after approval of plans.
** Applicable WSFC shall be collected at the prevailing rate in accordance with ROH 1990, Chapter 14, Sections 14-10.3, 14-10.4, 14-10.5 and Appendix 14-D.*

REVIEWED BY: ***Jing Meng***

Site Development Division, Wastewater Branch

ExternalID: **120393329-001** JobId: **120393329**

Initial Print Date: Tuesday November 28, 2023 10:56 AM

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7. Board of Water Supply Letter

Exhibit 6

BOARD OF WATER SUPPLY
KA ʻOIHANA WAI
CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET • HONOLULU, HAWAIʻI 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKĪ

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA

NĀʻĀLEHU ANTHONY, Chair
KAPUA SPROAT, Vice Chair
BRYAN P. ANDAYA
JONATHAN KANESHIRO
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

November 28, 2023

Mr. Brian Campbell
Island Enginuity
45-426 Akimala Street
Kaneohe, Hawaii 96744

Dear Mr. Campbell:

Subject: Your Email Dated November 9, 2023 Regarding the Availability of Water for the Proposed 206-Unit Affordable Housing Project at 1142 Kinau Street
Tax Map Key: 2-4-012: 029

Thank you for your letter regarding the proposed 206-unit affordable housing project.

The existing water system is currently adequate to accommodate the proposed development. However, please be advised that the existing Honolulu water system capacity has been reduced due to the shut-down of the Halawa Shaft pumping station as a proactive measure to prevent fuel contamination from the Navy's Red Hill Bulk Storage Tank fuel releases. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval, pending evaluation of the water system conditions at that time on a first-come, first-served basis. 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.

We continue to request 10% voluntary water conservation of all customers until new sources are completed and require water conservation measures in all new developments. If water consumption significantly increases, progressively restrictive conservation measures may be required to avoid low water pressures and disruptions of water service.

Presently, there is no moratorium on the issuance of new and additional water services. Water distributed via the BWS water systems remains safe for consumption. The BWS is closely monitoring water usage and will keep the public informed with the latest findings. Please visit our website at www.boardofwatersupply.com and www.protectoahuwater.org for the latest updates and water conservation tips.

When water is made available, the applicant will be required to pay our Water System Facilities Charges (WSFC) for resource development, transmission, and daily storage.

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

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 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 and County of Honolulu. 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.

If you have any questions, please contact Barry Usagawa of our Water Resources Division, at (808) 748-5900.

Very truly yours,

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

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7. Hawaiian Electric Company Letter

July 25, 2024

Mr. George Takase
Ronald N.S. Ho and Associates, Inc.
2153 N. King Street #201
Honolulu, HI. 96819

Dear Mr. Takase:

Re: 1142 Kinau Street – Affordable Housing
TMK: 2-4-012-029

This is in response to your request for a “Will Serve” letter for the above project location.

We have existing distribution circuits along Kinau Street that could potentially be used to serve your future project. Please keep in mind that these circuits may need to be upgraded or a new circuit may need to be installed depending on the ultimate size of this project’s load. At this time we do not have sufficient information and detailed plans to make this determination.

We request that you keep us informed on the status of your project. As soon as you have detailed plans, please create a Service Request with us, and be sure to allow sufficient time for us to work on the project.

Please let us know if we can be of assistance in any other way. Should you have any questions, please call me at 543-7590.

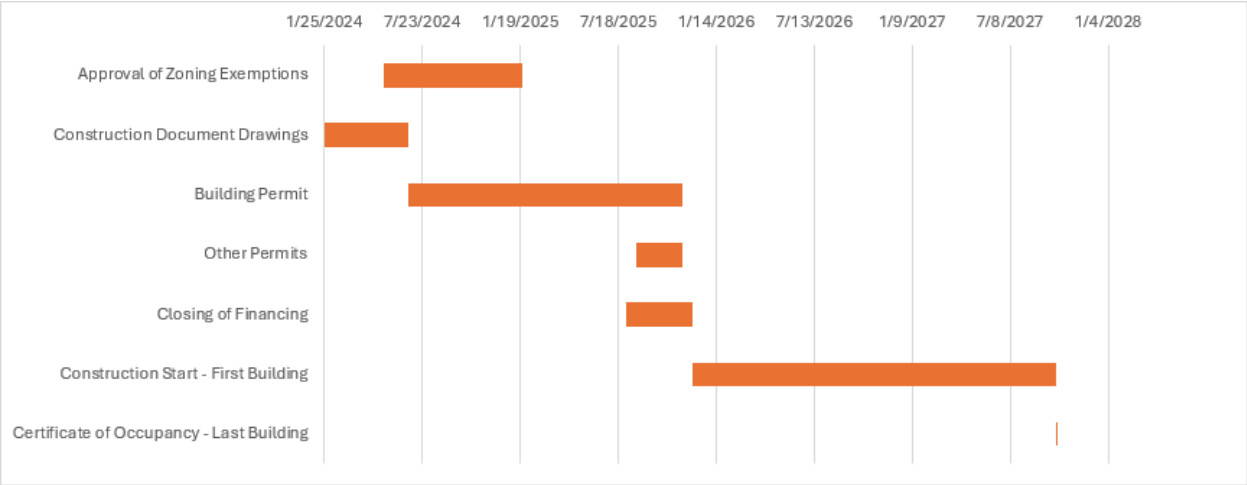
Sincerely,

Eric Shimono
Supervising Engineer
Customer Engineering Department

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8. Project Development Schedule

1142 Kinau Street
Project Schedule



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9. Project Management Plan

Indigo Real Estate Services, Inc
1142 Kinau Street
Management Plan

1. **STAFFING ARRANGEMENTS for SITE PERSONNEL & SUPERVISORS**

Indigo's on-site team will include personnel with LIHTC Section 42, and Section 8 experience. An onsite manager and a maintenance professional will be secured to meet the on-site personnel needs. Additional personnel needs will be evaluated. Supervisory support from Indigo's home office will include an investment manager and a home office compliance coordinator. Additional oversight and guidance will be provided by Indigo's controller and executive management team.

Supervisory Leadership:

Investment Manager (aka Regional Property Manager)
The investment manager provides direct supervision and guidance for the on-site team. Indigo's investment managers are experienced in all facets of property management and have proven abilities during difficult economic times exceeding lease up goals on both affordable and conventional communities. The investment manager for this engagement will have Section 42 experience including the C3P designation.

Compliance
The 1142 Kinau Street affordable housing project's compliance assistant will work closely with Indigo's home office compliance coordinator and all documentation will undergo thorough review by Indigo's compliance director prior to submission to ownership. Indigo's compliance team currently hold C3P and COS designations.

On-site Team:

Business Manager (aka On-site Manager)
The business manager's primary role is to implement on site action plans that ensure the ownership's established investment objectives are achieved through active leadership in all onsite activities including leasing, marketing, traffic generation, compliance monitoring, budget controls, team supervision and motivation.

Maintenance Staff
In addition to on the ground maintenance experience, the maintenance staff will understand the relationship product presentation and condition has to the successful operation of a community. The maintenance staff will work closely with the business manager on the upkeep of the physical assets.

2. **STAFF TRAINING** (sales/leasing, tax credit compliance, mgmt. & maintenance) We will assemble an experienced and well-trained team to avoid the startup lime associated with training new team members. Our internal training checklist has been included as an exhibit.

3. **POLICIES & PROCEDURES FOR DETERMINING AN APPLICANT'S ELIGIBILITY (including Resident Selection Plan)**

Resident Selection Plan: The property will operate with written resident qualification criteria. The criteria are established in accordance with the Fair Housing law and Low Income Housing Tax Credit

(LIHTC) program. The criteria includes income, rental history, credit history and criminal history and is visibly displayed in the leasing office with the Fair Housing poster and income guidelines. The managing agent and on-site staff perform the screening and selection process through a qualified and unbiased third-party screening agency in accordance with the regulations and guidelines of the governing program for the property. The residents will receive detailed information as proof of eligibility for occupancy in the rental community. If an applicant is ineligible, or eligible but unacceptable, he or she will be advised in writing as to the reasons of ineligibility or unacceptability, and reasons shall be stated on the application and kept on file. A prospective applicant rejected because of credit will be provided with the source of the report as required by the Fair Credit Reporting Act as well as the information regarding the process for appeal.

Application Processing Procedures: applicant for an apartment, the on-site following actions:

Upon receipt of a request from an applicant for an apartment, the on-site management is instructed to take the following actions:

- The applicant is given a written listing of rental information for the property including rental rates, security deposits, screening fee, income requirements and household size limits and composition. The applicant will be given a copy of the rental application and resident qualification criteria. Applications are then reviewed for accuracy and completeness. If the applicant is entering into a wait list situation, the applications will be reviewed in chronological order as they were received according to date and time.

- The applicant will be notified within a reasonable time frame of receipt of the initial application of specific additional information needed to complete the eligibility review.

- The applicant's present landlord, credit references, sources of income along with assets, is verified using forms prescribed by the governing LIHTC programs.

- Upon receipt of written verification of income source(s), resident history, credit and criminal history, a determination is made as to the applicant's eligibility. Any false statements given on an application shall disqualify the applicant to move into the rental community.

- If the decision is affirmative, the applicant will be notified and a move-in date agreed upon. Generally, an apartment cannot be held longer than 14 days after approval notification before the applicant must take physical or at least financial possession of the apartment. If the applicant is not approved for occupancy, they will be notified in writing as to the reason(s) and able to review the resident qualification criteria.

- Canceled or rejected applications are retained in the property's files for a period of three (3) years to facilitate any reviews or examinations which may be required at a future date.

Eligibility Requirements: Eligibility requirements regarding household size are as follows:

- The number of occupants must be in accordance with occupancy standards set by the Owner/Agent based upon local codes and ordinances. The Owner/Agent may change the occupancy limits during the lease term with a thirty (30) day notice if changes in laws,

ordinances or regulations make such a change necessary. The maximum occupancy limit will depend upon local ordinances and regulations and square footage of usable sleeping areas, as defined by codes and suggested by HUD. Notwithstanding the above, the Owner/Agent shall have the right to make reasonable accommodations for individuals with disabilities and may adjust occupancy limits to further the goal of reasonable accommodation.

- No apartment may be rented to a household comprised of all fulltime students unless the household meets one of the additional tax credit requirements.

- To be determined eligible, prospective residents must be capable of independent living, be able to provide for their own sustenance and possess the legal age and capacity to enter into a lease agreement.

- For the purpose of definition, Indigo Real Estate Services, Inc. considers a family those individuals related by blood or joined by marriage. Specifically, a family is considered to be any adult residing with another person under the age of 18.

Resident Recertification Procedure: A recertification of the resident's eligibility is performed annually. A notice will be given to the resident at least (120) days prior to the recertification date. Additional notifications will be issued 90 and 60 days before the recertification date. If the resident has not submitted the required income verifications within (30) days prior to the recertification date, another attempt will be made via certified mail advising what would take place if the information is not received. The property is provided a LIHTC Manual which thoroughly explains the operation and requirements of the recertification process. Additionally, staff attends training and meetings at which time additional instruction is given regarding the compliance requirements and any recent amendments to procedure for the various affordable housing programs.

4. RENT COLLECTION, LATE FEES, RENT RECORDS, DELINQUENCIES, NON-PAYMENT OF RENT NOTICES & EVICTION PROCEDURES

Rent Collection Procedures: Rent is due on the first of the month and residents are allowed five grace days prior to being assessed a late charge. Rents are collected at the site office during regular office hours or if paid after hours, left in a night drop to be processed by the office first thing the following morning. If the resident has not paid by the fifth day of the month, they are assessed a late charge of, typically, $50. In addition, residents are charged $10 per day for each additional day they are late. Residents whose rent check is returned for non-sufficient funds (NSF) will be issued a notice to pay rent or vacate in addition to being charged a NSF fee and accumulated late fees.

Rent Records/Delinquencies: As indicated in the previous section, all rents are collected at the site level. The site manager logs all checks into the site computer system and deposits all checks received on a daily basis. The site manager has the capability to pull up, on a daily basis, a detailed delinquency report and has primary responsibility for handling all accounts receivable. The manager initiates eviction proceedings on delinquent residents as outlined in the termination of leases and evictions section.

TERMINATION OF LEASES AND EVICTIONS

Material Noncompliance and Other Good Cause: The Agent may not terminate or refuse to renew any occupancy except upon the basis of material noncompliance with the lease or for other good cause. Generally, lease termination an/or evictions are initiated against residents for actions or conduct which is disruptive to the livability of the community, which adversely affects the health and safety of any person, or adversely affects the right of any resident to the quiet enjoyment of the leased premises. The majority of evictions are for nonpayment of rent rather than for good cause.

Agent's Actions: The Managing Agent is required to serve the resident prior notice(s) that his or her actions and/or conduct will constitute a basis for termination of occupancy prior to initiating an eviction for good cause. The notice of termination must pertain to relevant provisions of the lease; state the reasons for the termination and a specific date of the termination. All notices are prepared and served in accordance to State and Federal laws. Once the tenancy has been terminated and should an eviction be required, the management company will retain the service of an attorney or eviction service agency to take appropriate action to gain possession of the apartment and a monetary judgment.

5. **OPERATING BUDGET (including analysis of current & new budget)**

Current budgeted operating expenses appear reasonable. Our plan is to re- assess both the rental income and operating expense budget after six weeks of on-site management experience at the 1142 Kinau Street project.

6. MARKETING AND LEASING

Indigo Real Estate Services, Inc. operates and markets our communities in accordance with Federal, State and Local Fair Housing Laws. It is our policy to treat all current, prospective and former residents in a fair and professional manner without regard to race, color, religion, sex, familial status, handicap or national origin.

Leasing and Marketing: A wide variety of marketing resources will be explored to establish the best possible sources to effectively lease-up the property within the defined compliance period. Marketing sources will include property signage, website, newspaper print ads, Internet Listing Services, local business community outreach and marketing flyers.

The property identification sign displaying the name of the community along with the Equal Housing Opportunity and the American for Disabilities Act logos will be placed at the property entrance. Another sign will display the property's office hours and telephone number. Brochures, referral flyers and rental applications packages will be made available for organizations to refer to prospective residents seeking quality affordable housing. Communication with local entities will be maintained to keep the property well known within the market.

The on-site team will actively solicit minority prospects in the local community to ensure those who traditionally would not expect to apply are aware that housing for them is available. The Fair Housing Marketing plan will be executed by the Managing Agent to assure a socio-economic mix of residents. Outreach efforts such as contacts with church groups, major unskilled labor employers, local housing authorities, assistance agencies such as OSM, agencies who assist the disabled, etc. will be utilized. No discrimination of any kind will be tolerated.

1. TDD number: This number will be available to ensure effective communications with applicants and residents with hearing impairments. Fair Housing and HUD Guidelines are used in determining whether modification of a unit is feasible to accommodate a resident with a handicap or disability.

2. Marketing Department: The Managing Agent, as part of normal operations, will act as the marketing and leasing support entity for achieving lease-up occupancy goals.

3. Wait List Procedures:

- If an eligible applicant is not assigned an apartment initially, the applicant will be placed on a wait list in the chronological order in which the initial application was received.
- The wait list may have different preferences due to the applicant's special needs, but must always be maintained in chronological order. These separate categories may include:
    - Various size units
    - Units for large families and/or disabled persons
    - Displacement, such as victims of natural disasters and eminent domain to whom priority consideration may be given, and any federally mandated preferences.
- Applicants determined eligible would be selected by chronological order.
- Each list available by preference will be available for review by applicants on the wait list. When the application is first submitted, the applicant will be notified of the category(s) assigned to that application. No application may be removed from the waiting list without prior notification to the applicant or at least a good, fair attempt to locate the applicant. The waiting list has a minimum of the following applicant information: date/time of application, name of applicant, household size, household composition, annual household income and AMGI requirements, size of unit needed, date(s) applicant contacted, disposition, date removed from the list along with the reason, and applicant notification of removal. The waiting list will be updated periodically by forwarding the applicant a status inquiry requiring a response within a consistent specified time in order to maintain his or her position on the list.

7. TENANT ORIENTATION & TENANT GRIEVANCE POLICY AND PROCEDURES:

Resident Orientation: Generally, the better informed the resident, the smoother the operation of the property. Residents should know the rules and regulations of the rental community in which they live. Experience has demonstrated that households will abide by equally applied, reasonable controls that will make the rental community more desirable and pleasant for all concerned. The applicants for apartments who have been approved are taken on a tour of the community's common, recreation and social areas for an orientation of their new home environment. Afterwards, a thorough discussion will take place to go over the lease agreement and rules and regulations of the community. The new resident's apartment will be pre-inspected before they take possession. The resident will be required to complete a move-in inspection checklist to agree upon with the Managing Agent, as to the condition of the apartment is in good and livable condition. The resident will be provided a copy of the move-in inspection checklist. Also, it will be made clear to the resident that management will be available to listen to and resolve any problem or complaint. Residents will be encouraged to participate in any social, recreational or educational activities offered by the property, as well as, information of local community events and activities, and other facilities open to the public.

Grievances: Generally, grievances fall into three categories: complaints about others, complaints about the apartment and complaints about the property.

a. **Grievances About Others:** The handling of grievances about others requires the Business Manager to assess the immediacy of the situation. If the grievance deals with an emergency or civil disturbance, management needs to determine whether or not police or the fire department needs to be or has been notified and act quickly if a life or the property is threatened. Management does not get involved in civil disturbances, particularly fights resulting from domestic quarrels. These are situations for the police to handle. Management does however need to follow-up on these types of incidents and advise the offending resident(s) whether or not the disturbance will affect their tenancy. Complaints about others of a non-emergency nature are requested to have the complaint submitted in writing by the resident to the Business Manager. The Business Manager in turn will then complete an Incident Report of which a copy will be kept in both residents' files and a copy sent to the Investment Manager. The alleged offending resident will be contacted and advise of a complaint against them without acknowledging the source of the complaint. Once resolved and/or actions taken (such as a warning notice), the Business Manager will inform the complaining party of what actions were taken and to communicate future occurrences, if any, to management pertaining to the original complaint. If necessary, a third party mediation service may be utilized.

b. **Grievances About The Apartment:** These grievances include requests for repairs and are handled by the means of a written service request. The resident is advised of the need for access to the apartment and either given permission to enter or an appointment is set to meet the resident to complete the repairs when they are present in the apartment. All repairs are completed during normal business hours and within a 24-hour period, if possible. If not, the resident will be notified of the reason for delay and the anticipated date the work to be performed is completed. The maintenance technician will leave a copy of the completed service request in the resident's apartment. If parts are needed to complete the repair, this will be noted on the service request left in the apartment and will include the best estimated date for completion. In cases where it has been determined the required repair are caused by misuse, the Business Manager will notify the resident of the cost they will incur for the repair(s).

c. **Grievances About The Property:** If the resident complains about the way the property is maintained, the Business Manager will make a written documentation of the maintenance items deemed deficient according to the resident. These criticisms of the property are often important signals of resident dissatisfaction in other underlying areas not communicated to management. The Business Manager should actively listen to the resident and try to determine if there are indeed other areas of dissatisfaction and handle them appropriately. If some or all of the items require an expense outside the property's operations budget, the Investment Manager will be advised and, if valid, corrective measures will be decided upon that are deemed a reasonable resolution. The Agent/Owner will be notified in cases of the need for extreme expenditures required to correct the problem(s). All grievance responses to the resident are to be in writing. It is the responsibility of the Investment Manager to visit the property on a regular basis, and if requested, meet with the resident(s).

8. COMMUNITY HOUSE RULES, MOVE-IN/OUT INSPECTIONS, ONSITE SECURITY

We initially plan to maintain the current community house rules, inspection procedures and on-site security, if applicable. After six weeks of onsite experience, if we feel changes to these existing practices would be in the best interest of the ownership we will recommend changes for consideration.

9. FISCAL POLICY & PROCEDURES (bank deposits, cash receipts, petty cash)

Bank Deposits - Cash Receipts
All rents are collected and bank deposits handled at the on-site level. We utilize a "No Cash" policy. Depending on the number of personnel working at a site, segregation of duties policies are implemented. The site manager has the capability to pull up, on a daily basis, a detailed delinquency report and has primary responsibility for follow up on delinquent accounts receivable. The manager initiates eviction proceedings on delinquent residents as outlined in the previous section.

Banking Procedures:

Each month a bank reconciliation for each operating and security deposit account is completed by a home office accounting personnel. All banking transfers and wire transfers will be initiated and approved by two separate individuals. No one shall have the authority to both initiate and approve any transaction. The Partners of Indigo or the Controller must sign off any banking transfer or wire transfer initiated before the approval process is completed. Each individual that accesses online banking will have their own password and secure access or safe pass card/token. Bank accounts will be named with the legal entity name and list Indigo Real Estate Services and Trustee in accordance with state laws.

Petty Cash:
Petty cash is to be kept in a locked safe at the property and is to be reconciled on a bi-monthly schedule. Petty cash is the responsibility of the site manager who must sign a waiver of acknowledgement before any petty cash is issued. Detailed receipts must be provided for reimbursement.

10. ACCOUNTING SYSTEMS, ACCOUNTS PAYABLE, ACCOUNTS RECEIVABLE

Financial and Operating Systems
The specialized apartment property management software suite used by Indigo is the web-based version of GEAC's AMSI program. The suite incorporates an integrated site management and accounting (e-site) and general ledger (e- financials} package. It also incorporates an accounts payable program (epo) that allows the property to compare actual to budgeted expenditures on a daily basis. GEAC's AMSI suite of products has a variety of different reports available to serve on-site personnel, supervisory level and ownership representative needs.

Accounts Receivable
Once a resident has gone to the eviction process or has simply moved out with an outstanding balance, the site manager would make the first effort to recover the funds. Upon completing a detailed move-out report, the manager would accompany the report with a letter asking for all outstanding balances to be paid within a 30-day time frame. If the previous resident does not respond with payment or payment arrangements, the account is turned over to a collection agency. Al this time, the resident's outstanding balance is written off to bad debt.

Accounts Payable
All account payable invoices are delivered to the site manager for approval. Once approved, the site manager enters the invoice into the EPO module on the site computer system. The EPO system tracks all outstanding accounts payable and compares actual to budget expenditures. On a bi-weekly basis, the manager sends a summary of all BCL entries to the corporate office along with copies of outstanding invoices. The accounts payable department then processes all invoices for payment. All accounts payable processed through the corporate

office must be thoroughly reviewed by the portfolio accountants before submitting the batch to the controller for check processing. The controller will verify the AP batch and cut checks for each property. Each check will be signed by a partner of Indigo Real Estate and any check over $2,500 will require a second signature from a partner of Indigo Real Estate. Jeff Kuhns and Debbie Hanan are the only signers for Indigo. Under no circumstances will a signer or non-signer have authority or the ability to process an invoice and cut a check, these processes will be separated and handled individually.

11. **MAINTENANCE & REPAIRS (inventory, rent-ready, routine & cycle maintenance, work orders, after-hour emergencies)**

Maintenance Procedures:

Inventory - Maintenance and repair related supply inventory is maintained at a sufficient level for efficient, timely site repairs. Personal property inventories including furniture, equipment are typically conducted twice a year.

Rent-ready - The process of turning over vacant apartments actually begins once a vacate notice is received. Shortly after all vacate notices are received for a given month: we make arrangements to enter all apartments on notice to determine their specific maintenance needs. These inspections are typically done between the 10th and the 20th of the month which gives us more than ten days to schedule upcoming maintenance or order needed parts and supplies.
Our goal is to turn the majority of apartments within a three to five day period and to take no more than ten days to turn apartments that need major repairs or replacements. The site staff performs the majority of turnover maintenance, with the exception of cleaning and carpet cleaning, which are done by outside contractors.

Routine and Cycle Maintenance - The site team will handle the majority of day-to-day maintenance procedures including most turnover maintenance and work orders from existing residents. Work that would not be performed by in-house staff would include specialized repairs such as complicated electrical or plumbing problems. In-house personnel also primarily perform the preventative (cycle) maintenance. The property manager and on-site staff on a property-specific basis set up preventative maintenance schedules. The site staff would take care of the majority of minor preventative maintenance issues such as gutter cleaning, pressure washing and minor trim painting. More time consuming and specialized preventative maintenance issues such as chimney cleaning, roof cleaning or major painting projects would be done on a contract basis. Part of the preventative maintenance program would include an annual inspection of all units. During inspection, all major components such as appliances and floor coverings would be reviewed to gauge upcoming capital replacements needs.

The general structural soundness of the units would also be inspected to determine if there were any water leak issues or major structural problems. In addition, the annual inspection provides a good forum for determining where problem residents exist.

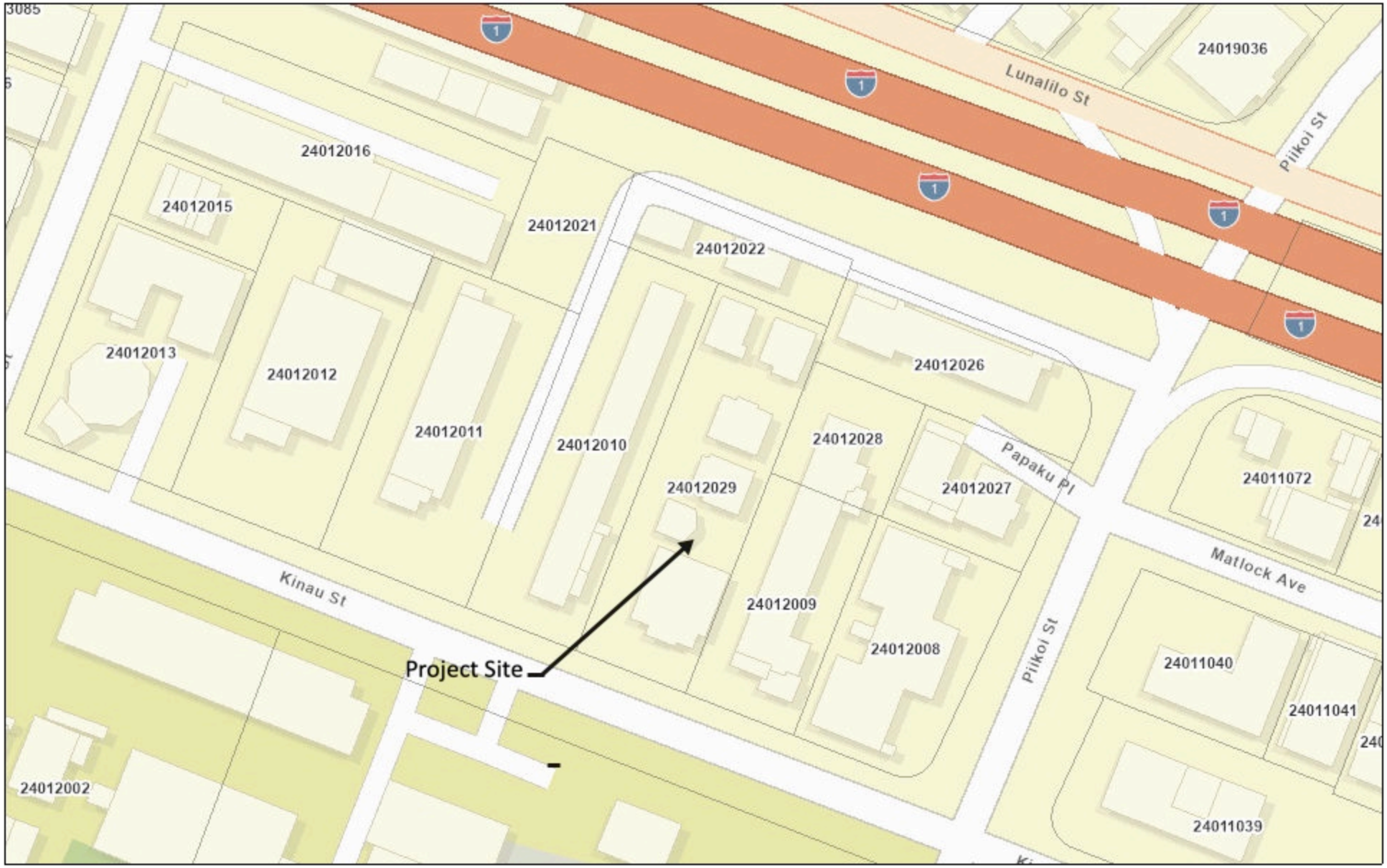
Work Orders - Resident requests for repairs are handled by the means of a written service request. Service requests can be submitted by phone or in person in the leasing office. The resident is advised of the need for access to the apartment and either gives permission to enter or an appointment is set to meet the resident to complete the repairs when they are present in the apartment. All repairs are completed during normal business hours and within a 24 hour period, if possible. If not, the resident will be notified of the reason for delay and the anticipated date the work to be performed is completed. The maintenance technician will leave a copy of the completed service request in the resident's apartment. If parts are needed to complete the repair, this will be noted on the service request left in the apartment and will include the best estimated date for completion. In cases where it has been determined the required repair are caused by misuse, the Business Manager will notify the resident of the cost they will incur for the repair(s).

After Hour Emergencies -After hour emergencies are handled by on call site personnel based on a rotating schedule or third party monitoring services.

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10. Vicinity and Land Use Maps

1142 Kinau Street



7/24/2024, 2:25:18 PM

Parcel Info (TMK)

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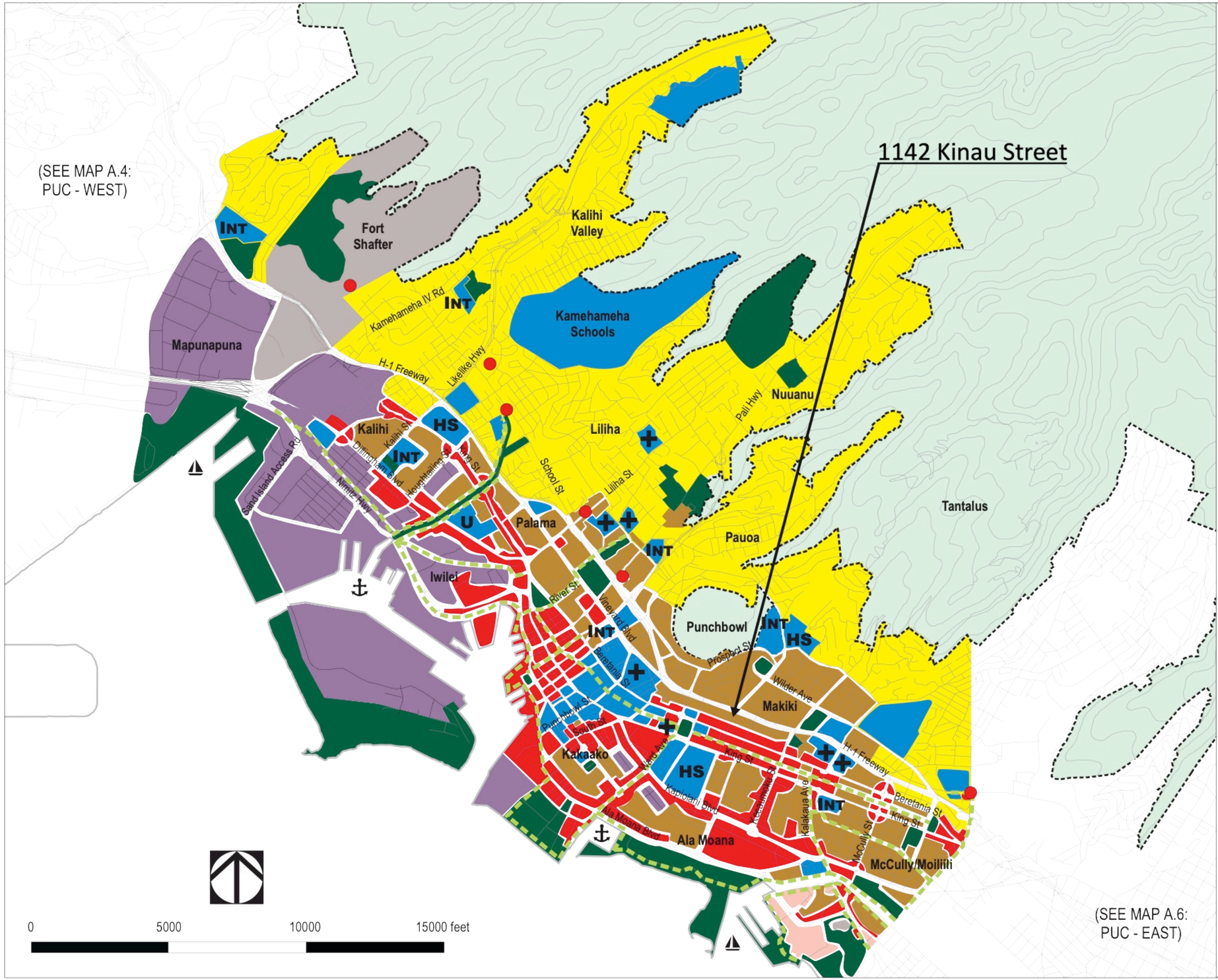
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Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

City & County of Honolulu

PRIMARY URBAN CENTER DEVELOPMENT PLAN

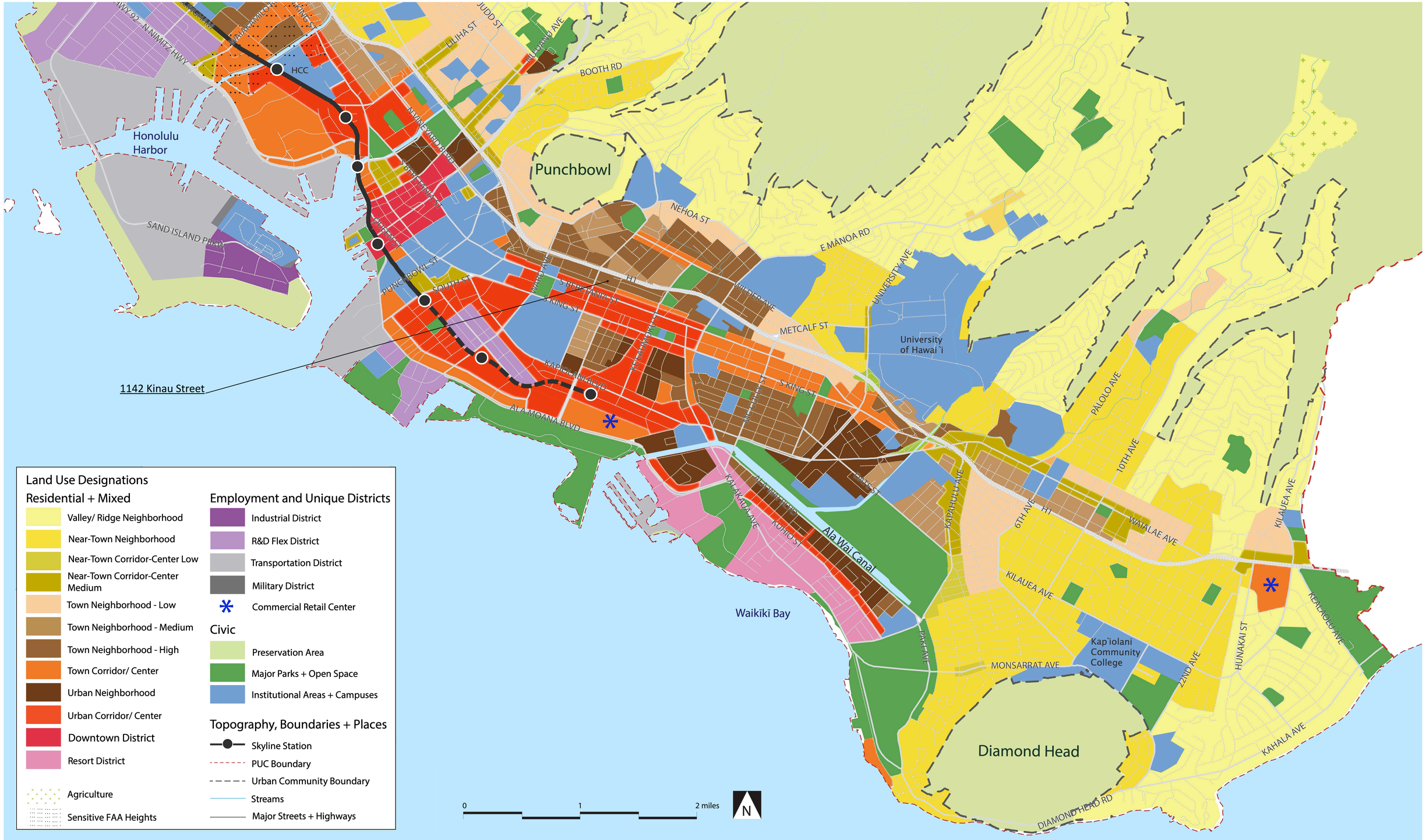
A.5: Land Use Map
PUC - Central



- Lower-Density Residential
- Medium and Higher-Density Residential/Mixed Use
- Community/Neighborhood Commercial
- District Commercial
- Industrial
- Resort
- Institutional
- Major Parks and Open Space
- Preservation
- Military
- Urban Community Boundary
- Pedestrian Network
- U — College/University
- ✚ — Hospital/Medical Center
- INT — Intermediate School (State)
- HS — High School (State)
- ⛵ — Small Boat Marina
- ⚓ — Harbor
- ✈ — Airport

Department of Planning & Permitting
City & County of Honolulu
June 2004

Fig. 2.3: Land Use/Place Types Map, East PUC



Land Use Designations

Residential + Mixed

- Valley/ Ridge Neighborhood
- Near-Town Neighborhood
- Near-Town Corridor-Center Low
- Near-Town Corridor-Center Medium
- Town Neighborhood - Low
- Town Neighborhood - Medium
- Town Neighborhood - High
- Town Corridor/ Center
- Urban Neighborhood
- Urban Corridor/ Center
- Downtown District
- Resort District
- Agriculture
- Sensitive FAA Heights

Employment and Unique Districts

- Industrial District
- R&D Flex District
- Transportation District
- Military District
- Commercial Retail Center

Civic

- Preservation Area
- Major Parks + Open Space
- Institutional Areas + Campuses

Topography, Boundaries + Places

- Skyline Station
- PUC Boundary
- Urban Community Boundary
- Streams
- Major Streets + Highways

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11. Required Drawings

(Attached Separately)

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12. Development Cost and Financing Plan

Project Financing Narrative

The proposed project will be financed through a Low Income Housing Tax Credit (LIHTC) structure with equity contributions provided through the syndication of federal and state LIHTC, and additional funding provided through the State's Rental Housing Revolving fund, and private bank loans. Under the financing plan there will be a token contribution of additional equity by the developer. No in-kind or land contributions are anticipated which is permitted and typical under LIHTC-financed projects. The required sources and uses of financing table and detailed development budget follow in this section.

SOURCES AND USES OF FUNDS

1142 Kinau Street
Honolulu HI 96813

SOURCES OF FUNDS

		CONSTRUCTION PERIOD		PERMANENT PERIOD		
Construction/ Bridge Loan		$59,936,037				
American Savings Bank		$0		$19,000,000	$92,233	16%
GEMS		$250,000		$250,000		
RHRF		$38,000,000		$38,000,000	$184,466	32%
LIHTC Equity - Fed		$8,567,316		$42,836,578	$207,945	36%
LIHTC Equity - State		$3,448,146		$17,240,728		
Deferred Op Res		$2,121,008		$0	$0	0%
Deferred Costs		$0		$0	$0	0%
Other - Additional Equity		$200		$200	$1	0%
Deferred Fee	#REF!	$8,227,886	33%	$3,223,087	$15,646	3%
TOTAL SOURCES		$120,550,592		$120,550,592	$585,197	100%

USES OF FUNDS

Acquisition Costs				$5,500,000	$26,699	5%
Construction Costs				$90,320,447	$438,449	75%
Financial Costs				$5,767,500	$27,998	5%
General Development Costs				$6,173,000	$29,966	5%
Legal Costs				$225,000	$1,092	0%
Agency Fees				$547,484	$2,658	0%
Reserves - ODR & RR				$2,121,008	$10,296	2%
Developer Fee				$9,896,153	$48,040	8%
TOTAL USES OF FUNDS				$120,550,592	$585,197	100%

DETAILED DEVELOPMENT BUDGET

1142 Kinau Street
Honolulu HI 96813

			TOTAL	PER UNIT	100% AMOUNT ELIGIBLE		% of costs	PER SF
CONSTRUCTION COSTS								
Hard Costs								
	New Building		72,025,875	349,640	72,025,875		59.75%	571.43
	Rehab Costs		0	0	**0**		0.00%	0.00
	Landscaping		0	0	0		0.00%	0.00
	Site Work		0	0	0		0.00%	0.00
	GC Liability Insurance		0	0	0		0.00%	0.00
	LC/PP Bond		0	0	**0**		0.00%	0.00
Total Hard Costs			**72,025,875**	349,640	72,025,875		59.75%	571.43
Contractor Fees		14%	10,083,623	48,950	**10,083,623**		8.36%	80.00
Construction Contract Amount			**82,109,498**	**398,590**	82,109,498		**68.11%**	**651.42**
Hard Cost Contingency		10%	8,210,950	39,859	4,105,475		6.81%	65.14
TOTAL CONSTRUCTION COSTS			**90,320,447**	438,449	86,214,972		74.92%	716.57
FINANCIAL COSTS								
Financing Fees								
	Const Loan Origination	F&S	270,000	1,311	135,000		0.22%	2.14
	Perm Loan Origination	F&S	0	0	0		0.00%	0.00
	Perm/Const Loan Legal	F&S	80,000	388	0		0.07%	0.63
	Fixed Cost of Issuance (Detail below)	F&S	445,000	2,160	0		0.37%	3.53
	HHFDC Fee 10,000							
	Issuer Counsel 210,000							
	Issuer Fee 100,000							
	Lender Counsel 125,000							
	COI Contingency -		0	0	0		0.00%	0.00
	Predev & Bridge Expense	F&S	360,000	0	360,000		0.30%	2.86
	Const Loan Int	Interest Reserve	2,925,000	14,199	2,925,000		2.43%	23.21
	Cap Const Loan Int	Interest Reserve	1,687,500	8,192	0		1.40%	13.39
TOTAL FINANCIAL COSTS			**5,767,500**	26,250	3,420,000		4.78%	45.76
GENERAL DEVELOPMENT COSTS								
General								
	Accounting	I&SC	50,000	243	50,000		0.04%	0.40
	Architect - Design	A&E	1,600,000	7,767	1,600,000		1.33%	12.69
	Architect - CA	A&E	320,000	1,553	320,000		0.27%	2.54
	CM	A&E	300,000	1,456	300,000		0.25%	2.38
	Appraisal	I&SC	20,000	97	0		0.02%	0.16
	FF&E	A&E	250,000	1,214	250,000		0.21%	1.98
	Building Permits	A&E	45,000	218	45,000		0.04%	0.36
	Impact Fees	A&E	450,000	2,184	450,000		0.37%	3.57
	Engineering Fees	A&E	450,000	2,184	450,000		0.37%	3.57
	Environ Phase 1 -	I&SC	25,000	121	25,000		0.02%	0.20
	Environ/Archaeology - Misc 3rd Parties	I&SC	50,000	243	50,000		0.04%	0.40
	Inspection Fees/Draw Reviews	A&E	40,000	194	40,000		0.03%	0.32
	Insurance - Builders Risk - from existing	I&SC	500,000	2,427	500,000		0.41%	3.97
	Insurance - Prop/Liab - from existing	I&SC	225,000	1,092	0		0.19%	1.79
	LEED Cert	I&SC	78,000	379	78,000		0.06%	0.62
	Marketing/Lease Up	I&SC	145,000	704	0		0.12%	1.15
	Market Study/RCS	I&SC	25,000	121	12,500		0.02%	0.20
	Non Profit Donation	I&SC	150,000	728	0		0.12%	1.19
	Payment and Performance Bond	I&SC	0	0	0		0.00%	0.00
	PNA & SENAT	I&SC	0	0	0		0.00%	0.00
	Pre Dev Contingency	I&SC	100,000	485	50,000		0.08%	0.79
	Plan Review Fees/CO's	A&E	25,000	121	25,000		0.02%	0.20
	Survey/As-Built	A&E	50,000	243	50,000		0.04%	0.40
	Solar Hot Water Heater	I&SC	50,000	243	50,000		0.04%	0.40
	Solar PV	I&SC	1,000,000	4,854	1,000,000		0.83%	7.93
	Title/Recording Fees	I&SC	75,000	364	37,500		0.06%	0.60
	Sewer Scope & Pest	I&SC	0	0	0		0.00%	0.00
	Soft Cost Contingency	I&SC	125,000	607	62,500		0.10%	0.99
	Cost Seg	I&SC	15,000	73	15,000		0.01%	0.12
	Prints/Copy/Mail/Org	A&E	10,000	49	10,000		0.01%	0.08
Legal								
	Legal - Syndicator	F&S	75,000	364	0		0.06%	0.60
	Legal-Pship	I&SC	150,000	728	75,000		0.12%	1.19
Agency Fees								
	TC Application Fees	F&S	17,000	83	0		0.01%	0.13
	TC Reservation Fees	F&S	530,484	2,575	0		0.44%	4.21
Reserves								
	Reserves - Operating Deficit	Project Reserves	2,121,008	10,296	0		1.76%	16.83
TOTAL GENERAL DEVELOPMENT COSTS			**9,066,492**	44,012	5,545,500		7.52%	71.93
ACQUISITION COSTS								
	Building Acquisition	Building Acquisition	0	0	0		0.00%	0.00
	Land - Lease Payment	Land	5,500,000	26,699	0		4.56%	43.63
TOTAL ACQUISITION COSTS			**5,500,000**	26,699	0		4.56%	43.63
	SUBTOTAL DEVELOPMENT COSTS		14,566,492					
DEVELOPER FEE		8.99%						
	Developer Fee		7,422,118	36,030	7,422,118	########	6.16%	58.88
	Developer Overhead		2,474,035	12,010	2,474,035	44.98%	2.05%	19.63
	Developer Fee Acquisition		0	0	0	0.00%	0.00%	0.00
	Developer Overhead Acquisition		0	0	0	0.00%	0.00%	0.00
TOTAL DEVELOPMENT FEE			**9,896,153**	48,040	9,896,153		8.21%	78.51
TOTAL DEVELOPMENT COSTS			**$120,550,592**	$583,449	$105,076,625		100.00%	956.40

0.5139

$53,589,078.94

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13. Applicant Experience

Applicant Experience

Over the past decade, the Ahe Group's accomplishments have included the development of new affordable rental housing communities, the preservation of aAordable housing projects through acquisition and rehabilitation, and the adaptive re-use of an abandoned office building into a new affordable housing project. These projects are listed in item B), below. The Ahe Group's current portfolio includes over 2,000 rental units providing a mix of rental units to seniors and families, at rents affordable to low and very low-income households and up to workforce housing units, with projects located on Oahu, Kauai, and Hawaii Island. For each of these projects the Ahe Group was responsible for the entire development process including, but not limited to, obtaining control of the project site through purchase or lease, entitlements, design and engineering, permitting and approvals, contracting and oversight of the construction of the project, and upon completion the lease up and and ongoing operations as well as maintenance of the project.

The Ahe Group has broad experience in the financing of affordable housing projects. and has successfully secured over $752,90,000 in debt financing and $368,400,000 in equity financing to undertake our affordable housing projects. Ahe Group is fluent in the use of federal and State Low Income Housing Tax Credits (4% and 9%), Tax Exempt Private Activity Bonds, State of Hawaii Rental Housing Revolving Fund, HOME Investment Partnership Program, Affordable Housing Funds, Community Development Block Grant, County of Kauai affordable housing fund, United States Department of Agriculture 514,515 and 521 programs and both HUD and commercial bank loans.

The management, operation, and maintenance of Ahe Group's housing inventory is overseen by the Ahe Group's Asset Management Director. On-going management and operations of each project is overseen by a professional property management firm following an approved property management plan and budget. A listing of the Ahe Group's projects are shown in the table below.

Project	Unit Types	Project Type	Target Market	Value	Programs Used *
Kai Olino - Phase 2 Eleele, Kauai	18 – 2BR 7 - 3BR	Garden Apartment	Families 5 @ 30% MFI 20 @ % MFI 2 @ Market	$21,534,435	LIHTC, HCD
Jack Hall Waipahu Waipahu, Oahu	104 – 1BR 39 – 2BR	Garden Apartment	Families 143 @ 60% MFI	$54,965,183	TE Bonds, HOME, HAP
Kapolei Parkway Lot 6	34 – Studios 66 – 1BR 94 – 2BR 27 – 3BR 13 – 4BR	Garden Apartment	Families 12 @ 30% MFI 220 @ 60% MFI	$119,009,933	TE Bonds, LIHTC, RHRF

Kapolei Parkway Lot 7 Kapolei, Oahu	42 Studio 43 - 1BR 57 – 2BR 14 – 3BR 11 – 4BR	Garden Apartment	Families 9 @ 30% MFI 158 @ 60% MFI	$90,257,768	TE Bonds, LIHTC, RHRF
Kai Olino Eleele, Kauai	34 - 2BR 12 – 3BR	Garden Apartment	Families 6 @ 30% MFI 6 @ 40% MFI 34@ 60% MFI	$34,391,773	TE Bonds, LIHTC, HCDPBV
Lima Ola – Phase 1 Eleele, Kauai	5 – 1BR 35 – 2BR 4 – 3BR	Townhouse	Families 8 @ 30% MFI 32 @ 60% MFI 4 @ 80% MFI	$50,250,011 (Value for Phase 1 and Phase 2 Combined)	TE Bonds, LIHTC, HOME, HTF, PBV
Lima Ola – Phase 2 Eleele, Kauai	40 – 1BR	Townhouse	Seniors 4 @ 30% MFI 7 @ 50% MFI 29 @ 60% MFI	See Above	TE Bonds, LIHTC, Congressional Appropriation, PBV
Pua Loke Lihue, Kauai	15 - 1BR 35 – 2BR 14 – 3BR	Garden Apartment	Families 5 @ 30% MFI 5 @ 50% MFI 39 @ 60% MFI 4 @ 100% MFI	$28,117,744	LIHTC, HOME, HTF, HCD, PBV
Pahala Elderly Pahala, Hawaii County	8 - 1BR	Townhouse	Senior 8 @ 50%MFI	$1,180,447	FHLB Grant, HAP
Queen Emma Apartments Honolulu, Oahu	31 – Studios 13 – 1BR 26 – 2BR	High Rise	Families 4 @ 30% MFI 66 @ 60% MFI	$39,624,541	TE Bonds, RHRF
Waimea Huakai Waimea, Kauai	8 – 1BR 20 - 2BR 6 – 3BR	Garden Apartment	Families 4 @ 30% MFI 4 @ 50 @ MFI 26 @ 61% MFI	$16,427,726	LIHTC, HOME, HCD, PBV
Kaneohe Elderly Kaneohe, Oahu	43 – 1BR	Mid Rise	Seniors 22 @ 50%MFI 23 @ 60% MFI	$16,979,105	TE Bonds, LIHTC, CDBG, HAP
Rice Camp II Lihue, Kauai	24 – 1BR 5 – 2BR	Townhouse	Families 29 @ 60% MFI	$9,416,770	LIHTC, HOME, RHRF, PBV
River Pauahi Chinatown, Oahu	41 – 1BR 7 – 2BR	Garden Apartment	Families 48 @ 60% MFI	$13,315,407	TE Bonds, LIHTC, HAP
Hausten Gardens Moiliili, Oahu	49 – 1BR	Mid Rise	Families 49 @ 60%MFI	$17,335,905	TE Bonds, LIHTC, HAP
Waipahu Tower Waipahu, Oahu	61 - 2BR 2 – 1BR	High Rise	Families 55 @ 50% MFI 7 @ 60% MFI 1 - Market	$17,669,339	TE Bonds, LIHTC, HAP
DE Thompson Village Ewa Villages, Oahu	83 – 1BR	Townhouse	Seniors 83 @ 60%	$18,742,258	TE Bonds, HAP

* Program Used:

LIHTC = Low Income Housing Tax Credits
HOME – HOME Investment Partnerships Program
HCD – County of Kauai Housing Development Fund
PBV = Section 8 Project Based Vouchers
TE Bonds = Tax Exempt Bonds
HTF = Housing Trust Fund
HAP = Federal Rental Assistance
RHRF – Rental Housing Revolving Fund

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14. Rental Rates and Utility Allowances

1142. Kinau Street
Rent and Utiity Allowance Schedule

Unit Type	Target AMI	Number of Units	Gross Rent	Utility Allowance	Net Rent
1BR - 1BA	30%	6	$783	$123	$660
1BR - 1BA	50%	5	$1,305	$123	$1,182
1BR - 1BA	60%	84	$1,566	$123	$1,443
1BR - 1BA	100%	0	$2,611	$123	$2,488
2BR-1BA	30%	5	$939	$172	$767
2BR-1BA	50%	5	$1,566	$172	$1,394
2BR-1BA	60%	95	$1,879	$172	$1,707
2BR-1BA	100%	4	$3,132	$172	$2,960
2BR-1BA	Managers	2			

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15. Community Outreach

Community Outreach Narrative

The developers of the 1142 Kinau Street Project made a presentation on the proposed project at the November 16, 2023 meeting of the Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10. Comments were generally supportive with one community member seeking assurances that the project would be subject to longer term affordability requirements.

The project developer had intended on submitting the proposed project for certification. under the State of Hawaii's Build Beyond Barriers program. As part of the certification process, the developers published a legal notice in the December 1, 2023 edition of the Honolulu Star-Advertiser which described the proposed project and invited public comment. The legal notice also disclosed the developer's plan to seek 201H exemptions from the City and County of Honolulu. No comments were received during the 30-day comment period.

The agenda and meeting summary from the Neighborhood Board meeting ad a copy of the legal notice is attached.

MAKIKI/LOWER PUNCHBOWL/TANTALUS NEIGHBORHOOD BOARD NO. 10
c/o NEIGHBORHOOD COMMISSION ◆ 925 DILLINGHAM BOULEVARD SUITE 160 ◆ HONOLULU, HAWAII, 96817
TELEPHONE: (808) 768-3710 ◆ FAX: (808) 768-3711 ◆ INTERNET: http://www.honolulu.gov/nco

REGULAR MEETING AGENDA

THURSDAY, NOVEMBER 16, 2023 at 6:00 P.M.
MAKIKI DISTRICT PARK LIBRARY 2nd FLOOR
1527 Keeaumoku Street Honolulu, HI 96822
AND ONLINE VIA WEBEX: bit.ly/makikiboard

Meeting Link: https://cchnl.webex.com/cchnl/j.php?MTID=m2a02a83bd52f2b4da0f84a45b74f4198
Meeting Number / Access Code: 2498 790 4407
Password: NB10 (6210 from phones and video systems)
Join by Video System: Dial 24987904407@cchnl.webex.com or 173.243.2.68 and enter your meeting #
Join by Phone: +1-408-418-9388 (United States Toll)

Google Drive Link: https://drive.google.com/drive/folders/1su4uYFuTVRMZYxBlR8WnaR0cDMcjbHjE

Purpose: §2-13-101 [Neighborhood Plan of 2008, City Charter.] *"Purpose. The purpose of this neighborhood plan and the neighborhood boards is to increase and assure effective citizen participation in the decisions of government."*

Community Vision Statement: "A safe and healthy community with a lei of parks connected by roads, sidewalks, and public transportation; where daily life is not interrupted by loud vehicles and other obnoxious noises; where all community members are valued, including the least fortunate; and where residents are proud to live."

Rules of Speaking: Anyone wishing to speak is asked to raise their hand, and when recognized by the Chair, to address comments to the Chair. Speakers are encouraged to keep their comments under three (3) minutes, and those giving reports are urged to keep their reports under three (3) minutes. Please silence all electronic devices.

Note: The Board may take action on any agenda item. As required by the State Sunshine Law (HRS 92), specific issues not noted on this agenda cannot be voted on, unless added to the agenda. A two-thirds (2/3) vote (12) of this 17-member Board is needed to add an item to the agenda. Items may not be added if they are of major importance and will affect a significant number of people.

I. **CALL TO ORDER** – Vice Chair Nathaniel Char [nathaniel.char@gmail.com]

II. **CITY & COUNTY OF HONOLULU MONTHLY REPORTS** (*Priority is given to Responders Reports, pursuant to NP §2-14-112.*)
   - **A.** Honolulu Fire Department (HFD)
   - **B.** Honolulu Police Department (HPD)
   - **C.** Board of Water Supply (BWS)

III. **FILLING OF VACANCY**: One (1) for Subdistrict 1: *Residents interested in filling a vacant board seat must bring current proof of residency to the Board meeting or contact Neighborhood Assistant Logan Hutchinson (logan.hutchinson@honolulu.gov) to verify residency in advance.*

IV. **NEW BUSINESS**
   - **A.** Concerns Regarding Makiki Skatepark

V. **UNFINISHED BUSINESS**
   - **A.** Resolution: Demanding the State and County of Maui to Expedite its Maui County Resilience Hub Network to be Operational and Explore Models of a Resilient City Permit Center in Accelerating the Recovery and Rebuilding of Residential Homes Impacted by the August 8, 2023 Maui Wildfires
   - **B.** Concerns Regarding Illegal Game Rooms

VI. **PRESENTATION**
   - **A.** Affordable Housing Project at 1142 Kinau Street – Makani Maeva, Ahe Group

VII. COMMUNITY REPORTS

- **A.** Makiki/Lower Punchbowl Neighborhood Security Watch Report – Chuck Lee
- **B.** Oahu Metropolitan Planning Organization (OMPO) – John Steelquist

VIII. RESIDENT/COMMUNITY CONCERNS: Because of the "Sunshine Law", concerns not on agenda may be presented, but no Board action can be taken. Limited to two (2) minutes each.

IX. CITY & COUNTY OF HONOLULU ELECTED OFFICIAL MONTHLY REPORTS

- **A.** City Councilmember Calvin Say (Council District 5)
- **B.** City Councilmember Tyler Dos Santos-Tam (Council District 6)
- **C.** Mayor Rick Blangiardi's Representative – Office of Housing (HOU) Executive Director Denise Iseri-Matsubara

X. STATE ELECTED OFFICIAL MONTHLY REPORTS

- **A.** Governor Josh Green's Representative – Russell Pang
- **B.** Senator Carol Fukunaga (Senate District 11)
- **C.** Representative Della Au Belatti (House District 26)
- **D.** Representative Andrew Garrett (House District 22)

XI. BOARD BUSINESS

- **A.** Consideration of Board Budget
- **B.** Committees
  - i. Establishment of Additional Committees
  - ii. Designation of Committee Chair(s)
  - iii. Membership
- **C.** Approval of Regular Meeting Minutes: Thursday, September 21, 2023

XII. ANNOUNCEMENTS

- **A.** Next Regular Meeting: The next meeting of the Makiki/Lower Punchbowl/Tantalus Neighborhood Board No.10 is scheduled to be held on January 18, 2023 at 6:00 p.m. at Makiki District Park and online via WebEx.
- **B.** Broadcast: The meetings can be viewed on ʻŌlelo FOCUS 49 at 9:00 p.m. on the first Friday of the month and again on the first and third Sunday at 3:00 p.m.
- **C.** Social Media: You can follow us at Facebook.com/MakikiNB

XIII. ADJOURNMENT

Reference Information:

Map: Map of the subdistrict boundaries: https://www.honolulu.gov/rep/site/nco/maps/10_Makiki.jpg

Capital Improvement Projects (CIP) and Budget Planning: Suggestions for projects in the Neighborhood Board district and adjacent areas are welcome at any time to prepare for planning actions and the next fiscal year.

Mailing List: A mailing list is maintained for interested persons and agencies to receive this board's agenda and minutes. Additions, corrections, and deletions to the mailing list may be directed to the Neighborhood Commission Office (NCO) at Kapālama Hale, 925 Dillingham Boulevard, Suite 160, Honolulu, Hawaii 96817, by telephone on (808) 768-3710, fax (808) 768-3711, or e-mailing nco@honolulu.gov. Agenda documents and minutes are also available online at http://www.honolulu.gov/nco/boards.html.

Written Testimony: All written testimony must be received in the Neighborhood Commission Office 48 hours prior to the meeting. If within 48 hours of the meeting, written and/or oral testimony may be submitted directly to the Board at the meeting. If submitting written testimony, please note the Board and agenda item(s) your testimony concerns. Send to: Neighborhood Commission Office, 925 Dillingham Boulevard, Suite 160, Honolulu, HI 96817, fax (808) 768-3711, or email nbtestimony@honolulu.gov.

Auxiliary Aid/Service, Disability Accommodation, or Interpreter to Participate: If you need an auxiliary aid/service or other accommodation due to a disability or an interpreter for a language other than English, please call the Neighborhood Commission Office at (808) 768-3710 between 8:00 a.m. and 4:00 p.m. or send an email to nco@honolulu.gov at least three (3) business days before the scheduled meeting. It may not be possible to fulfill requests received after this date.

Contacting the Board:

SUBDISTRICT	NAME	PHONE	EMAIL
SUBDISTRICT 1	Eric Salassa		
SUBDISTRICT 1	Nathaniel Char (Vice Chair)		nathaniel.char@gmail.com
SUBDISTRICT 1	Paul Klink	(808) 721-7777	paul@paulklink.com
SUBDISTRICT 1	VACANT		
SUBDISTRICT 1	Hugh Kojima (Treasurer)	(808) 752-4523	hugh.kojima@gmail.com
SUBDISTRICT 1	Thomas Baldwin		
SUBDISTRICT 2	Corinne Carson		corinne.carson@gmail.com
SUBDISTRICT 2	Elena Farden		lenafarden@gmail.com
SUBDISTRICT 2	Janel Fujinaka (Secretary)	(808) 292-6402	janel.fujinaka@janelfujinaka.com
SUBDISTRICT 2	Harris Nakamoto		junfour@gmail.com
SUBDISTRICT 2	John Steelquist (2nd Vice Chair)		john@steelquist.com
SUBDISTRICT 2	Ian Ross (Chair)	(808) 652-3380	ianross.hi@gmail.com
SUBDISTRICT 2	Ken Peck (3rd Vice Chair)		
SUBDISTRICT 3	Geni Lakalaka-Manupuna	(808) 452-4609	
SUBDISTRICT 3	Richard Kawano	(808) 944-9780	kawanorichard@hotmail.com
SUBDISTRICT 3	Chuck Lee		success881@hawaiiantel.net
SUBDISTRICT 3	Robert Park		parkr11977@gmail.com

MAKIKI - LOWER PUNCHBOWL - TANTALUS NEIGHBORHOOD BOARD NO. 10

NEIGHBORHOOD COMMISSION OFFICE ◆ 925 DILLINGHAM BOULEVARD, SUITE 160 ◆ HONOLULU, HI, 96817

PHONE (808) 768-3710 ◆ FAX (808) 768-3711 ◆ INTERNET: http://www.honolulu.gov/nco

DRAFT REGULAR MEETING WRITTEN SUMMARY FOR VIDEO RECORD
THURSDAY, NOVEMBER 16, 2023
MAKIKI DISTRICT PARK LIBRARY 2ND FLOOR AND ONLINE VIA WEBEX

Video Recording of Meeting Link: https://www.youtube.com/watch?v=qLg6prFAbzM

Google Drive Link: https://drive.google.com/drive/folders/1su4uYFuTVRMZYxBlR8WnaR0cDMcjbHjE

1. **CALL TO ORDER**

Vice Chair Char called the Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10 meeting to order at 6:28 p.m. **Quorum WAS established with 11 members present.** Note: This 17-member Board requires nine (9) members to establish quorum and to take official Board action.

Members Present: Nathaniel Char, Thomas Baldwin, Corinne Carson, Elena Farden, Paul Klink, Hugh Kojima, Chuck Lee, Harris Nakamoto, Ken Peck, Richard Kawano, and Eric Salassa.

Members Absent: Ian Ross, Janel Fujinaka, John Steelquist, Robert Park, and Geni Lakalaka-Manupuna.

Guests: Lieutenant Arnold Sagucio (HPD); Michelle Harman (BWS); Makani Maeva, Keith Ishida (Ahe Group); Councilmember Calvin Say, Janel Denny, Melvia Kawashima, Andrew Phomsouvanh; Robin Henski (Councilmember Santos-Tam); HOU Executive Director Denise Iseri-Matsubara (Mayor Blangiardi); Russell Pang (Governor Green); Senator Carol Fukunaga; Representative Della Au Belatti, Tom Heinrich; Melanie (Representative Garrett); Leila, Ronald Higa, Bev Smith, Dale Kobayashi, Julie Chang, Marcie Kemble, Mark Van Horne (Residents); Neighborhood Assistant Logan Hutchinson (NCO). **Note: Name not included if not legible or stated for the record. There were approximately 38 total participants.**

2. **CITY & COUNTY OF HONOLULU MONTHLY REPORTS** [0:00:00]

Honolulu Fire Department (HFD): A firefighter from the Makiki Fire Station gave the report. Should you have any questions, please email the Honolulu Fire Department Community Relations Office at hfdnhb@honolulu.gov. A copy of the report can be found at https://drive.google.com/file/d/1T0oNgvSqYY9kFUj4iZPCCUiTwXBcRvnE/view?usp=drive_link.

- October 2023 Statistics: There was one (1) structure fire, four (4) nuisance fires, one (1) cooking fire, 18 activated alarms with no fire, 144 medical emergencies, two (2) motor vehicle collisions with a pedestrian, five (5) motor vehicle crashes/collisions, and one (1) mountain rescue.
- Safety Tip: Holiday Cooking Safety – Keep everyone safe this holiday season. Thanksgiving is the peak day for home cooking fires with more than three times the daily average for such incidents. Christmas Day and Christmas Eve rank second and third, with both having nearly twice the daily average. Unattended cooking is by far the leading contributing factor in cooking fires and fire deaths. Stay in the kitchen and focus on the food when you are cooking on the stove top. Stay in the home when cooking your turkey, and check on it frequently. If you want a fried turkey, purchase it from a grocery store, restaurant or buy a fryer that does not use oil. Turkey fryers that use cooking oil are not safe. These fryers use large amounts of oil at high temperatures, which can cause devastating burns. Consider purchasing an infrared fryer, air fryer, or electric turkey fryer, that has been listed by a qualified testing laboratory. Do not leave fryers unattended when in use. For more information, visit https://fire.honolulu.gov/.

Honolulu Police Department (HPD): Lieutenant Arnold Sagucio reported the October 2023 statistics and provided the Safety Tip of the month.

Questions, comments, and concerns followed [0:00:10].

Board of Water Supply (BWS) [0:18:00]: Michelle Harman reported the BWS 2024 calendar is out and available for pick up at the BWS Beretania location. The contest for the next calendar is underway and the deadline for submission is Wednesday, February 28, 2024. On Saturday, November 18, 2023, from 10:00 a.m. – 2:00 p.m., BWS will have a celebration of ohia at the Honolulu Zoo.

3. **FILLING OF VACANCY – One (1) for Subdistrict 1** [0:19:18]: No volunteers.

4. **NEW BUSINESS** [0:19:49]

Concerns Regarding Makiki Skatepark [0:19:49]: Resident Leila requested the Makiki skatepark have lights be installed similar to other courts at the park. Resident Leila also requested help with keeping the park clean. At this time, it was unclear the jurisdiction of the park, whether the Makiki skatepark was under City or State jurisdiction. Councilmember Say and Russell Pang both said they would follow-up on the jurisdiction of the skatepark.

5. UNFINISHED BUSINESS [0:27:36]

Resolution Demanding the State and County of Maui to Expedite its Maui County Resilience Hub Network to be Operational and Explore Models of a Resilient City Permit Center in Accelerating the Recovery and Rebuilding of Residential Homes Impacted by the August 8, 2023 Maui Wildfires [0:27:55]: A copy of the draft resolution can be found at https://docs.google.com/document/d/1rfSy9_Y-Zjl7HEhZpzaE5sfnGX-J5iK3/edit?usp=drive_link&ouid=100230729341586856830&rtpof=true&sd=true. Member Farden shared some background information on when/why she drafted the resolution. **Farden MOVED and Peck SECONDED to adopt the resolution** [0:30:32]. Discussion followed.

Elena MOVED and Baldwin SECONDED to amend the current resolution by changing instances of the word "demanding" to "urging" [0:31:34]. Discussion followed. Hearing no further discussion, the board conducted a voice vote. **The motion to amend WAS ADOPTED; 11 – 0 – 0** (**Aye**: Baldwin, Carson, Farden, Kawano, Klink, Kojima, Lee, Nakamoto, Peck, Salassa, Char; **Nay**: None; **Abstain**: None) [0:33:12].

Returning to the main motion and hearing no further discussion, the board conducted a voice vote [0:33:30]. **The motion to adopt the Resolution Urging the State and County of Maui to Expedite its Maui County Resilience Hub Network to be Operational and Explore Models of a Resilient City Permit Center in Accelerating the Recovery and Rebuilding of Residential Homes Impacted by the August 8, 2023 Maui Wildfires WAS ADOPTED with amendments; 11 – 0 – 0** (**Aye**: Baldwin, Carson, Farden, Kawano, Klink, Kojima, Lee, Nakamoto, Peck, Salassa, Char; **Nay**: None; **Abstain**: None) [0:33:53].

Concerns Regarding Illegal Game Rooms [0:34:29]: Vice Chair Char shared a little bit about the joint special meeting that was held earlier in the week before opening up to discussion. Councilmember Say provided more context about the issues facing the community and next steps for the City legislature to take. Member Klink shared the National Problem Gambling Helpline which is 1-800-522-4700. Lieutenant Sagucio shared what to look for to spot a gambling room in your area ad gave some details about the pervasiveness of gambling. For the joint special meeting agenda and related documents, go to https://drive.google.com/drive/folders/1DdxZfDVStQCPyVNMWxEn6hvs7Yq-r29k.

Kojima left the meeting at 7:16 p.m.; 10 members present.

6. PRESENTATION [0:55:15]

Affordable Housing Project at 1142 Kinau Street [0:55:15]: Makani Maeva and Keith Ishida from the Ahe Group presented on the affordable housing project at 1142 Kinau St. Details shared included the square footage and location of the property, 206 units (95 one (1) bedroom / 111 two (2) bedroom), 40 parking stalls, and other features of the building.

Questions, comments, and concerns followed [1:08:28].

Peck left the meeting at 7:40 p.m.; nine (9) members present.
Farden left the meeting at 7:48 p.m.; eight (8) members present. QUORUM WAS LOST.

7. COMMUNITY REPORTS [1:22:38]

Makiki/Lower Punchbowl Neighborhood Security Watch Report [1:22:38]: Member Lee opted to not give his report due to lack of time.

Oahu Metropolitan Planning Organization (OMPO) [1:23:10]: The board's OMPO representative, Member Steelquist, was not present. No report provided.

8. RESIDENT / COMMUNITY CONCERNS [1:23:26]

Transportation Friends for Kupuna (TFK) [1:23:26]: Julie Chang from Catholic Charities shared a new program called Transportation Friends for Kupuna (TFK). Catholic Charities Hawaii is looking for seniors to volunteer and/or chaperone to assist kupuna 60 years and older for the TFK project. If you are interested or need more information, contact Julie Chang at (808) 527-4783 or Julie.chang@catholiccharitieshawaii.org. A copy of the flier can be found at https://drive.google.com/drive/folders/1fg3P7GTA1RwYtla1Ixpb3c1o8zXrvflw.

9. CITY & COUNTY OF HONOLULU ELECTED OFFICIAL MONTHLY REPORTS [1:27:33]

Councilmember Calvin Say (Council District 5) [1:27:33]: Councilmember Say gave his report, which a copy of can be found at https://drive.google.com/file/d/1gAxaXxiflpcG2sUo9U0vxyhj3bOjdJnO/view?usp=drive_link. Councilmember Say highlighted the adoption of Resolution 23-227. For more information, go to https://hnldoc.ehawaii.gov/hnldoc/measure/2701. For Councilmember Say's monthly newsletter, go to https://www.honolulucitycouncil.org/district-5-say. View City Council meeting recordings at https://www.youtube.com/channel/UCcuSXn6TYe7_yFcKbPVp6_A. To get in contact with Councilmember Say's Office with questions/concerns, email ckysay@honolulu.gov or call (808) 768-5005.

Questions, comments, and concerns followed [1:28:35].

Councilmember Tyler Dos Santos-Tam (Council District 6) [1:30:47]: Robin Henski reported and was available for questions.

Questions, comments, and concerns followed [1:31:10].

Nakamoto left the meting at 8:07 p.m.; seven (7) members present.

Mayor Rick Blangiardi's Representative [1:32:22]: The Office of Housing (HOU) Executive Director Denise Iseri-Matsubara gave the report and provided follow-up responses to concerns raised at the previous meeting. The Mayor's Newsletter can be found at https://www.oneoahu.org/newsletter. To submit comments to the climate adaptation strategy, go to https://www.climatereadyoahu.org/. To explore career opportunities at the City and County of Honolulu, please visit https://www.governmentjobs.com/careers/honolulu.

Questions, comments, and concerns followed [1:36:10].

10. **STATE ELECTED OFFICIAL MONTHLY REPORTS** [1:41:18]

Governor Josh Green's Representative [1:41:18]: Russell Pang shared the Governor's November Newsletter, which a copy of can be found at https://governor.hawaii.gov/wp-content/uploads/2023/11/Ke-Ala-Hou-Newsletter-November-2023-FINAL.pdf. To keep updated on highway roadwork and closures, please visit the Hawaii Department of Transportation's (HDOT) roadwork website at https://hidot.hawaii.gov/highways/roadwork/. Pang also provided links to HDOTs Facebook and X pages at https://www.facebook.com/HawaiiDepartmentOfTransportation and https://twitter.com/DOTHawaii, respectively. For any questions or concerns, email russell.wk.pang@hawaii.gov or call (808) 587-2170.

Senator Carol Fukunaga (Senate District 11) [1:45:20]: Senator Fukunaga highlighted her September newsletter, which a copy of can be found at https://drive.google.com/file/d/1NKixJ-SkehBD8wbUjHd6Qr2xop7ybTRW/view?usp=drive_link. Senator Fukunaga highlighted National Kim Chee Day on Wednesday, November 22, 2023. For any questions or concerns, contact Senator Fukunaga at (808) 586-6460 and/or senfukunaga@capitol.hawaii.gov and Clair Ronquillo at c.ronquillo@capitol.hawaii.gov.

Questions, comments, and concerns followed [1:47:11].

Representative Della Au Belatti (House District 26) [1:48:44]: Tom Heinrich gave the report, highlighting the legislature's website at https://www.capitol.hawaii.gov/. There will be an informational briefing by the Honolulu Emergency Services Department on Monday, November 20, 2023 at 9:00 a.m. For any questions or concerns, contact Representative Belatti at (808) 586-9425 or repbelatti@capitol.hawaii.gov. Familiarize yourself with the legislatures website and sign up for notices at https://www.capitol.hawaii.gov/.

Representative Andrew Garrett (House District 22): This agenda item was brought up later in the meeting.

11. **BOARD BUSINESS** [1:53:18]: **Postponed due to lack of time.**

12. **ANNOUNCEMENTS** [1:53:34]

Next Regular Meeting: The next meeting of the Makiki/Lower Punchbowl/Tantalus Neighborhood Board No.10 is scheduled to be held on Thursday, January 18, 2024 at 6:00 p.m. at Makiki District Park and online via WebEx.

Broadcast: The meetings can be viewed on ʻŌlelo FOCUS 49 at 9:00 p.m. on the first Friday of the month and again on the first and third Sunday at 3:00 p.m.

Social Media: You can follow us at Facebook.com/MakikiNB

Hearing no objections, Vice Chair Char took the agenda out of order [1:54:11].

Representative Andrew Garrett (House District 22) [1:54:11]: Melanie from Representative Garrett's Office reported that the first public hearing for the Maui Wildfire Jobs and Business Working Group on November 21, 2023 at 2:00 p.m. at the State Capitol.

13. **ADJOURNMENT** [1:55:14]: The meeting adjourned at 8:30 p.m.

Submitted by: Logan Kealoha Hutchinson, Neighborhood Assistant
Reviewed by: Lindon Valenciano, Public Relations Assistant
Finalized by:

Public Notice
December 1, 2023

Notice to the Public
Proposed Affordable Housing at
1142 Kinau Street, Honolulu, Hawaii

The Ahe Group, a Hawaii-based housing development company, is proposing to develop a new affordable rental housing complex at 1142 Kinau Street, Honolulu. The proposed project will include 95 1-bedroom and 111 2-bedroom rental apartments, 40 parking stalls, a manager's office, multifunction community rooms, and a community laundry. All of the rental units will be rented at rates affordable to households earning 60% or less of Honolulu's median income. The proposed project will be constructed as a single 20-story structure with parking on the ground floor and apartments and community spaces on floors 2 through 20.

The Ahe Group will be seeking to certify the project through the State of Hawaii's Build Beyond Barriers Working Group (BBBWG). The Ahe Group will also be requesting exemptions from planning, zoning, and land development standards pursuant to Chapter 201H, Hawaii Revised Statutes, from the City and County of Honolulu.

As required by the BBBWG, the Ahe Group will receive comments on the proposed project from interested parties for 30 days following the publication of this Public Notice. Comments and questions regarding the proposed project may be directed to info@ahegroup.com.

Ahe Group
157 Makawao Street
Kailua, Hawaii. 96734
(SA1438969 12/01/23)

ĀHĒ GROUP

16. Traffic Impact Assessment

Forthcoming

ĀHĒ GROUP

17. Status of Land Use Commission Application

Not Required

ĀHĒ GROUP

18. Draft Development Agreement

Forthcoming

1142 Kinau Street
Requested Exemptions

Application Fees:

1. Exemption from §18A-1.6, Revised Ordinances of Honolulu 2021 ("ROH"), and the DPP Rules Related to Water Quality, to allow an exemption from the payment of storm water quality review fees for the erosion control and sediment plan, estimated at $250.

2. Exemption from ROH § 14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at $195.

3. Exemption from ROH § 18A-2.4, to allow an exemption from grading and grubbing permit fees, estimated at $560.

4. Exemption from ROH § 14-2.1, to allow an exemption from trenching permit fees, estimated at $375.

5. Exemption from ROH § 18A-1.6B, to allow an exemption from erosion and sediment control plan review fees, estimated at $250.

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

7. Exemption from ROH § 1 8-6.2, to allow an exemption from the payment of building permit fees. estimated at $410,742.

8. Exemption from ROH § 18-3.1(c) and Table 18-A, to allow an exemption from the payment of special assignment inspection fees for a courtesy inspection (to allow Project construction to proceed prior to the issuance of a building permit if specified requirements are satisfied), estimated at $1,000.

Infrastructure and Public Works Fees and Charges

9. Exemption from ROH § 43-101, § 43-102, and § 43-103, to allow an exemption from the payment of wastewater system facility charges, estimated at $920,947.

10. Exemption from ROH § 43-11,12(1), to allow an exemption from the payment of private storm drain connection license fees, estimated at S200.

Fire Department Plan Review Fees:

11. Exemption from ROH § 20-1.1, Item 3, to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at $41,074.

Board of Water Supply Rules and Regulations:

12. Deferral from Sections 1-102 and 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 Charges and installation of water service fees until the installation of the water meter, estimated at $257,044 until the issuance of the Certificate of Occupancy for the Project; provided that all Board of Water Supply requirements are satisfied. The actual fees to be deferred will be determined by the Board of Water Supply during review of the Project's building permit application.

Land Use Ordinance

13. Exemption from LUO § 21-3.80-1(b) and Table 21-3.3, relating to maximum building area, to allow a maximum building area of 60 percent of the total zoning lot area (approximately 11,250 square feet, instead of 50 percent of the total zoning lot area).

14. Exemption from LUO § 21-3.80-1(b) and Table 21-3.3, relating to maximum density, to allow a maximum floor area ratio ("FAR") of 9.6 (instead of a maximum FAR of 1.475).

15. Exemption from LUO § 21-4.30 (d), relating to allowed uses within yards and street setbacks, to allow parking and loading within the side yard setback, specifically to permit parking to encroach 7 feet 6 inches into the side yard setback along the Diamond Head (East) side of the project.

16. Exemption from LUO § 21-6.80(a)(1) related to surface parking lot planning, to permit surface parking in the required five foot side yard setback by 2 feet 6 inches on the Diamond Head (east) site of the project.

17. Exemption from LUO § 21-6.90(b) related to structured parking site planning and design standards relating to specific requirements for landscape screening planting requirements for parking structures.

18. Exemption from all requirements of LUO § 21-6.80 (b) relating to surface parking lot landscaping and screening as they relate to the Project.

19. Exemption from LUO § 21-6.110 Off-street loading requirements, Table 21-6.5 Required Number of Loading Spaces to allow 1 Loading Stall (instead of 2 for the quantity of Multi-family Dwelling Units). LUO § 21-6.130(a)(1) When only one loading space is required, the minimum horizontal dimensions of the space are 19 feet in length and 8 feet 6 inches in width, with a minimum vertical clearance of 10 feet.

20. Exemption from LUO § 21-3.80-1(c)(2) and Table 21-3.3, relating to height setbacks, to allow for no height setbacks — the Modified Project will encroach into all required height setbacks (instead of above 40 feet, an additional 1-foot setback for each additional 10 feet of height).

21. Exemption from LUO § 21-3.80-1(b) and Table 21-3.3, and the applicable zoning map relating to maximum height, to allow a maximum building height of 200 feet (instead of 150 feet). Rooftop structures must conform to LUO § 21-4.60(c)

Park Dedication Ordinance Requirements:

22. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication ordinance requirements totaling 22,660 square feet of park space. or payment of an equivalent in-lieu fee, estimated at $5,833,138.

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10911-01
September 6, 2024

MEMORANDUM

TO: Ms. Makani Maeva, President and Managing Director, Ahe Group
c/o Mr. Steve Teves, AIA, Principal, Design Partners Incorporated

FROM: Jennylyn T. Morrill, PE, WOC

SUBJECT: Traffic Assessment for the 1142 Kinau Street Development

Dear Mr. Teves,

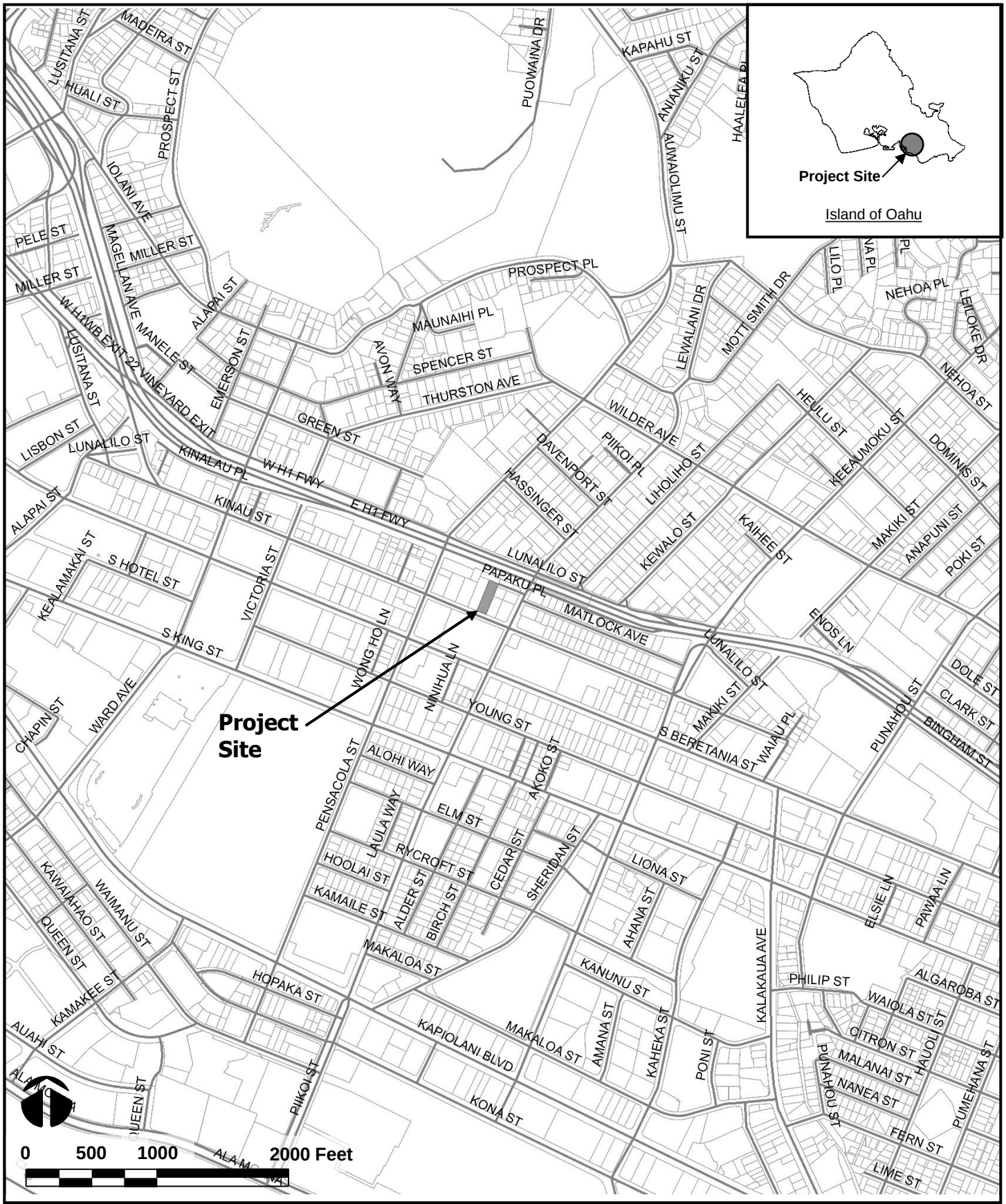
As requested, we have conducted a traffic assessment for the proposed of 1142 Kinau Street development. The following is a summary of our assessment.

Project Description

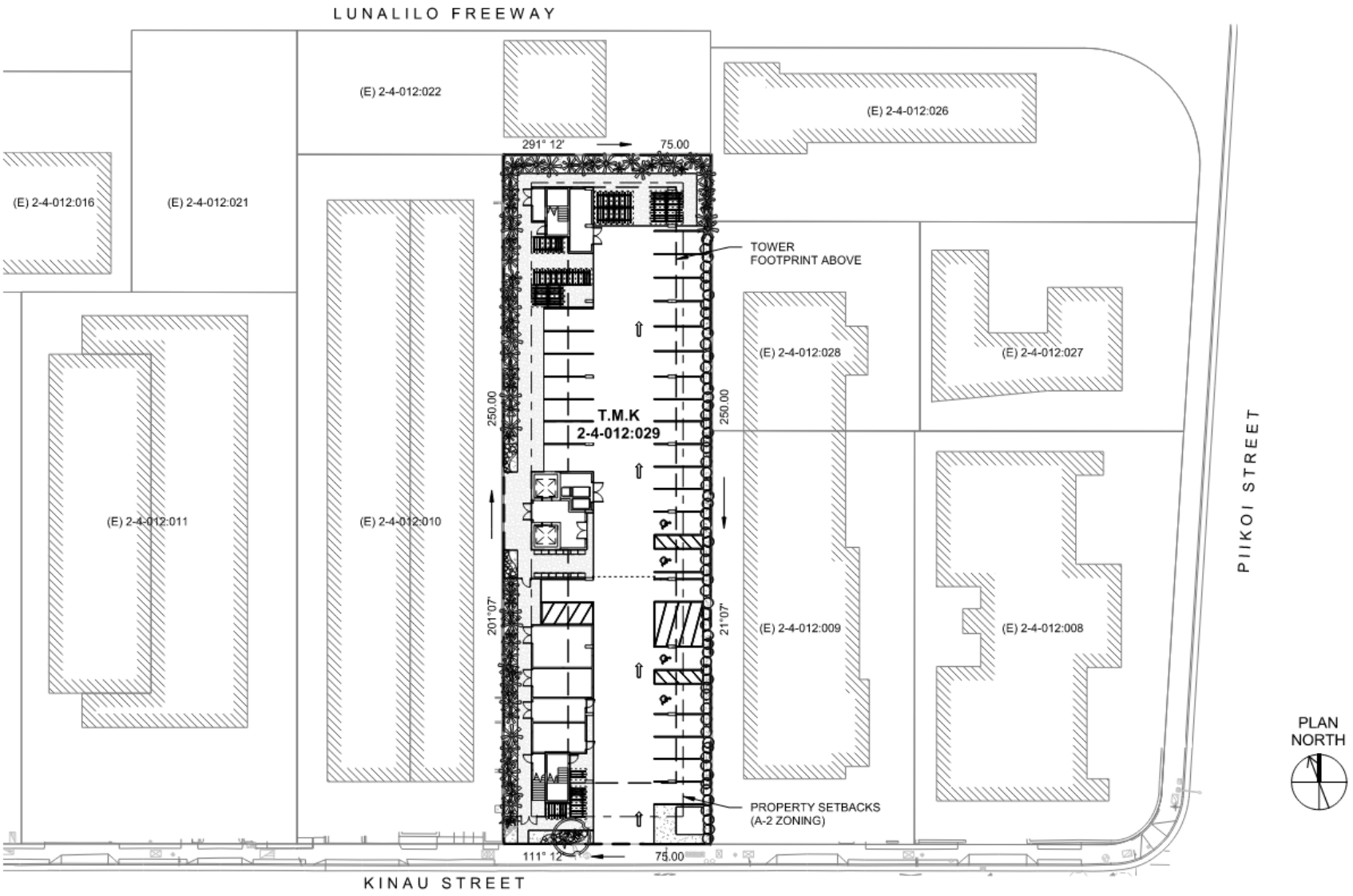
The proposed 1142 Kinau Street development is located adjacent to Kinau Street in Honolulu on the island of Oahu (see Figure 1). The project site is bounded by Kinau Street to the south and residential uses to the east, west, and north. The proposed project entails replacement of several existing single-family dwelling units to include a high-rise structure with approximately 206 residential multifamily units. It should be noted that parking for the proposed project is expected to be limited with 29 stalls to be provided within an at-grade parking area along with amenities that support multimodal transportation options. Access to the project is expected to be provided via a two-way driveway off Kinau Street with the entire project anticipated to be completed by Year 2027. Figure 2 shows the proposed site plan.

Area Roadways

In the vicinity of the project site, Kinau Street is a predominantly four-lane, one-way City and County of Honolulu roadway generally oriented in the east-west direction serving residential, commercial and school uses along its alignment. At the southeast corner of the project site, Kinau Street intersects Piikoi Street. Piikoi Street is a one-way (northbound) City and County of Honolulu arterial that forms a couplet with Pensacola Street and is generally oriented in the north-south direction. At this signalized intersection, the eastbound approach along Kinau Street has an exclusive left-turn lane, a shared left-turn and through lane, and two through lanes. The northbound approach of Piikoi Street has four through lanes and an exclusive right-turn lane.



WILSON OKAMOTO CORPORATION	1142 KINAU STREET	FIGURE 1
	LOCATION MAP AND VICINITY MAP	



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1142 KINAU STREET

PROJECT SITE PLAN

FIGURE 2

West of the intersection with Piikoi Street, Kinau Street intersects Pensacola Street. Pensacola Street is a one-way (southbound) City and County of Honolulu roadway that, as previously mentioned, forms a couplet with Piikoi Street. At this signalized intersection, the eastbound approach along Kinau Street has three through lanes and one shared through and right-turn lane. The southbound approach along Pensacola Street has a shared left-turn and through lane and two through lanes.

Multimodal Facilities

Pedestrian Facilities

The proposed project is located within a well-developed area with a network of pedestrian facilities including raised sidewalks with curb and gutter provided along both sides of Kinau Street, Piikoi Street, and Pensacola Street. Pedestrian crossings in the vicinity are facilitated via zebra-striped crossings and curb ramps with designated pedestrian crossing phases at intersections of Kinau Street with Piikoi Street and Pensacola Street. Streetlighting along Kinau Street also provides pedestrian comfort during nighttime hours.

Bicycle Facilities

The proposed project is located in the vicinity of a number of existing bike facilities including a bike lane along South (S.) Beretania Street and cycle tracks (protected bike lanes) along S. King Street and Pensacola Street (see Figure 3).

Transit Facilities

Transit service in the project vicinity is provided by "The Bus" which is operated by the Oahu Transit Services (OTS) for the City and County of Honolulu Department of Transportation Services. Although there are no bus stops located along Kinau Street, there are a number of bus stops provided within a quarter mile radius of the project area (see Figure 3). The nearest bus stop to the project site is located near the intersection with Pensacola Street and S. Beretania Street. Additional bus stops are also located along Pensacola Street, Piikoi Street, S. Beretania Street, and S. King Street. Table 1 summarizes the bus stops within a 0.25 mile radius of the project area along with the routes that serve each stop.



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1142 KINAU STREET

EXISTING MULTIMODAL FACILITIES

FIGURE 3

Table 1: Transit Stops within a Quarter-mile Radius of the Project

Bus Stop Name	Bus Route(s)
Piikoi St + S King St	8
S King St + Pensacola St	1L, 1, 2L, 2
Pensacola St + Young St	8, 18
Piikoi St + S Beretania St	8
S Beretania St + Pensacola St	1L, 1, 2L, 2
Pensacola St + S Beretania St	8, 18
S Beretania St + Piikoi St	1, 2
Piikoi St + Lunalilo St	8
Pensacola St + Lunalilo St	8, 18
Pensacola St + Opp Hassinger St	8, 18

Field Investigations and Capacity Analysis Methodology

Field investigations were conducted on Thursday, August 15, 2025, which consisted of manual turning movements counts during the morning peak hours between 6:30 AM and 8:30 AM, and the afternoon peak hours between 4:00 PM and 6:00 PM. The surveys were conducted along Kinau Street at the intersections with Piikoi Street and Pensacola Street. The existing traffic count data is included in the attachments. Based on the traffic survey, the AM peak hour generally occurs between 7:00 AM and 8:00 AM and the PM peak hour generally occurs between 4:00 PM and 5:00 PM. Figures 4 and 5 show the existing lane configurations and the AM and PM peak hour traffic volumes, respectively.

The intersection capacity analysis performed in this study is based upon procedures presented in the "Highway Capacity Manual," Transportation Research Board, 2016, and the "Synchro" software, developed by Trafficware. The analysis is based on the concept of Level of Service (LOS) to identify the traffic impacts associated with traffic demands during the peak periods of traffic. LOS is a quantitative and qualitative assessment of traffic operation. Levels of Service are defined by LOS "A" through "F"; LOS "A" representing ideal or free-flow traffic operating conditions and LOS "F" unacceptable or potentially congested traffic operating conditions. "Volume-to-Capacity" (v/c) ratio is another measure indicating the relative traffic demand to the road carrying capacity. A v/c ratio of one (1.00) indicates that the roadway is operating at or



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1142 KINAU STREET

EXISTING LANE CONFIGURATIONS

FIGURE 4



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1142 KINAU STREET

EXISTING YEAR 2024 PEAK HOURS OF TRAFFIC

FIGURE 5

near capacity. A v/c ratio of greater than 1.00 indicates that the traffic demand exceeds the road's carrying capacity. The LOS definitions are included in the attachments.

Existing Peak Hours of Traffic Conditions

At the intersection with Piikoi Street, Kinau Street carries 657 vehicles and 699 vehicles eastbound during the AM and PM peak hours, respectively. The eastbound approach on Kinau Street operates at LOS "B" during both peak periods, but traffic operations along Kinau Street at this intersection are influenced by queuing from downstream intersections along Piikoi Street. The most significant queuing along Kinau Street forms in the two left lanes with average queue lengths of 7-8 vehicles and a maximum queue length of 15 vehicles observed during both peak hours. Field observations indicate that existing queues along Piikoi Street from the downstream intersection with Lunalilo Street consistently extended through this intersection. It should be noted that Lunalilo Street provides direct access to off- and on-ramps for the adjacent Interstate H-1 Freeway. Although most of the queues along Kinau Street cleared the intersection with Piikoi Street after each traffic signal cycle, vehicles occasionally had to wait for more than one cycle to clear the intersection. The Piikoi Street approach carries 1,440 vehicles and 1,765 vehicles northbound during the AM and PM peak hours, respectively. As previously discussed, queues along Piikoi Street from the downstream intersection with Lunalilo Street influence traffic operations along that roadway. As such, although the Piikoi Street approach operates at LOS "A" during both peak hours, traffic queues primarily within the left center lanes were observed extending through the intersection with Kinau Street during both peak periods.

At the intersection with Pensacola Street, Kinau Street carries 965 vehicles and 1,114 vehicles eastbound during the AM and PM peak hours, respectively, and operates at LOS "B" and LOS "A" during the AM and PM hours, respectively. Traffic queues periodically formed along the Kinau Street approach of the intersection with the most significant queueing occurring along the shared through and right-turn lane. Average queue lengths of approximately 8-10 vehicles were observed along this lane both peak periods with a maximum queue length of approximately 18 vehicles. Field observations indicate that these queues are periodically influenced by the queues that form along Pensacola Street at the downstream intersection with S. King Street. These queues generally cleared the intersection after each traffic signal cycle. The Pensacola Street approach carries 771 vehicles and 630 vehicles southbound during the AM and PM peak hours, respectively. Traffic queues occasionally formed along the southbound approach during both peak periods. Average queue lengths of approximately 5-7 vehicles were observed with a maximum queue length of approximately 9 vehicles. The southbound approach of Pensacola Street operates at LOS "B" during both peak hours of traffic.

Site-Generated Traffic and Distribution

The trip generation methodology used in this study is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation,

11th Edition," 2021. As previously discussed, the proposed project is expected to provide amenities to encourage multimodal transportation options with a limited number of parking stalls (29 total) to be provided on site for residents and to meet American with Disabilities Act (ADA) and loading stall requirements based on land use. It should be noted that trip generation is typically related to land use characteristics rather than the number of parking stalls. However, since the number of parking stalls is expected to be limited with supporting amenities to encourage the use of alternative modes of transportation, the total stall count was conservatively assumed to equal the maximum number of vehicular trips accessing the project site during the morning and afternoon peak periods with the balance of trips assumed to be made using alternate modes. For the purpose of analysis, the entering/exiting distribution of trips accessing the site is assumed to be similar to that of a high-rise residential building as detailed in the Trip Generation Manual by ITE.

As previously mentioned, the remaining site-generated trips are expected to be made utilizing alternative modes of travel such as walking, biking, and via transit. At this time, the Trip Generation Manual is based primarily on vehicle trips as there is limited data on project-specific trip generation based on person trips. However, trip generation rates based on vehicle trips may be converted to person trips by using the applicable mode share and vehicle occupancy representing conditions associated with the characteristics of the study site as outlined in the Trip Generation Handbook also published by ITE. Tables 2 and 3 summarize the vehicular and person- trip generation characteristics for the proposed project applied to the AM and PM peak periods. It should be noted that all trips were assumed to be new in the vicinity with no reductions taken to account for the existing uses.

Table 2: Vehicular Peak Hour Trip Generation

VEHICULAR MODE		
		PROJECTED TRIP ENDS
AM PEAK	ENTER	10
	EXIT	19
	TOTAL	29
PM PEAK	ENTER	16
	EXIT	13
	TOTAL	29

Table 3: Peak Hour Person-Trip Generation

ALTERNATIVE MODES (PEDESTRIAN, BIKE, TRANSIT)		
		PROJECTED TRIP ENDS
AM PEAK	ENTER	14
	EXIT	27
	TOTAL	41
PM PEAK	ENTER	32
	EXIT	24
	TOTAL	56

Figure 6 shows the distribution of vehicular site-generated traffic during the AM and PM peak periods. Access to the proposed 1142 Kinau Street development is expected to be provided via a two-way driveway off Kinau Street. The distribution of vehicular site-generated trips at the study intersections are expected to remain similar to existing conditions. The majority of the site-generated person-trips were assumed to travel to/from Pensacola Street via Kinau Street based on the location of the available transit stops and bicycle facilities provided in the vicinity of the project.

Through Traffic Forecasting Methodology

The travel forecast is based upon available historical traffic count data in the vicinity of the project site. The historical data indicates relatively declining/stable traffic volumes along Pensacola Street and Piikoi Street. As such, an annual traffic growth rate of approximately 0.5% was conservatively assumed in the project vicinity. Using 2024 as the Base Year, a growth rate factor of 1.015 was applied to the existing traffic demands along the project roadways to achieve the projected Year 2027 traffic demands.

Other Considerations

There is another development located in the vicinity of the project referred to as the "1105 Piikoi/1216 Young Street" development. That proposed project entails replacement of the existing low-rise residential buildings and construction of a new residential tower with approximately 245 residential units. Access to the proposed project is expected to be provided via driveways off Young Street with the entire project anticipated to be completed by Year 2028. Since this project is expected to be completed after the completion of the 1142 Kinau Street development, it was not incorporated into the analysis of projected conditions.



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1142 KINAU STREET

DISTRIBUTION OF SITE-GENERATED VEHICLES

FIGURE 6

Projected Year 2027 Traffic Conditions

The Year 2027 peak hour volumes without and with the proposed project are shown in Figures 7 and 8 and summarized in Table 4 below. The Year 2027 without conditions incorporates ambient growth in traffic. The Year 2027 with project conditions includes site-generated traffic superimposed over Year 2027 projected traffic demands. The existing levels of service are included for comparison purposes. LOS calculations are included in the attachments.

Table 4: Existing and Year 2027 (Without and With) LOS Traffic Operating Conditions

Intersection	Approach	AM			PM		
		Exist	Year 2027		Exist	Year 2027	
			w/o Proj	w/ Proj		w/o Proj	w/ Proj
Kinau St/ Piikoi St	Eastbound	B	B	B	B	B	B
	Northbound	A	A	A	A	A	A
Kinau St/ Pensacola St	Eastbound	B	B	B	A	A	A
	Southbound	B	B	B	B	B	B

Under Year 2027 with project conditions, traffic operations in the vicinity are expected to remain similar to existing and without project conditions. Along the Kinau Street, the approaches at the intersection with Pensacola Street are expected to continue operating at LOS "B" or better during the AM and PM peak hours. At the intersection with Piikoi Street, traffic operations are also expected to continue operating at LOS "B" or better during both peak periods. As previously discussed, the project is expected to provide minimal parking on site with accommodations to encourage the use of alternative modes of transportation. That includes the provision of bicycle racks located towards the north end of the property that can accommodate up to 126 bicycles with bike and ped access provided via a clearly delineated pathway along the west side of the project site and is separated from vehicular traffic. In addition, the project site is located in close proximity to a number of bicycle facilities like the Pensacola Street and S. King Street cycle tracks, as well as to a number of transit resources along Pensacola Street, S. Beretania Street, and Piikoi Street that can be accessed via the provided sidewalks along those roadways.



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1142 KINAU STREET

YEAR 2027 PEAK HOURS OF TRAFFIC WITHOUT PROJECT

FIGURE 7



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1142 KINAU STREET

YEAR 2027 PEAK HOURS OF TRAFFIC WITH PROJECT

FIGURE 8

Recommendations and Conclusion

Based on the analysis of the traffic data, the following are the recommendations of this study to be incorporated in the project design:

1. Provide sufficient sight distance for motorists to safely enter and exit the project driveway to ensure visibility between pedestrians, bicyclists, and motorists, or other users at these conflict points.

2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations.

3. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways.

4. Provide sufficient turning radii at the project driveway to avoid or minimize vehicle encroachments to oncoming traffic lanes.

5. Restrict parking along the project frontage on Kinau Street to ensure adequate sight distance for entering and exiting vehicles at the project driveway.

6. If access at the entrance to the parking garage is controlled, provide sufficient storage for entering vehicles at the parking area access controls (i.e. automatic gate, etc.) to ensure that queues do not extend onto the adjacent roadway.

7. Provide adequate pedestrian connections between the on-site uses and off-site facilities. All pedestrian connections should be made accessible in conformance with the American with Disabilities Act (ADA).

8. Incorporate bicycle facilities on site including secure bicycle parking to encourage the use of this mode. It should be noted that the project site plan includes bicycle parking areas located on the north end of the project site.

9. Given the location of the proposed project within a well-developed area, prepare a Construction Management Plan (CMP) that includes the anticipated construction schedule and phasing, as well as traffic circulation, traffic control, and parking during construction.

The proposed project entails replacement of the existing uses with a new high-rise tower that includes multifamily residential units. The proposed project is anticipated to be completed by Year 2027. With the implementation of the aforementioned recommendations, traffic operations

with the proposed 1142 Kinau Street development are expected to remain similar to without project conditions. Parking for the proposed project is expected to be limited with 29 stalls to be provided within an at-grade parking area along with amenities to encourage the use of alternative modes of transportation. In addition, the proposed project is located in close proximity to a number of transit and bicycle resources that are accessible via improved pedestrian facilities in the vicinity.

Should you have any questions or require additional information, please contact Pete G. Pascua, P.E. or myself at 946-2277.

Sincerely,

Jennylyn T. Morrill, P.E.
Project Manager

Attachments: Existing Traffic Data
LOS Definitions
Capacity Analysis Calculations

Wilson Okamoto Corporation

1907 S. Beretania Street, Suite 400
Honolulu HI, 96826

Counted By: TH, ML
Counters: TU-0649, TU-2652
Weather: CLEAR

File Name : PiiKin AM
Site Code : 00000001
Start Date : 8/15/2024
Page No : 1

Groups Printed- Unshifted

	Piikoi Street Southbound					Kinau Street Westbound					Piikoi Street Northbound					Kinau Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:30 AM	0	0	0	0	0	0	0	0	8	8	0	269	2	3	274	47	71	0	1	119	401
06:45 AM	0	0	0	0	0	0	0	0	18	18	0	296	7	15	318	42	75	0	10	127	463
Total	0	0	0	0	0	0	0	0	26	26	0	565	9	18	592	89	146	0	11	246	864
07:00 AM	0	0	0	0	0	0	0	0	16	16	0	385	10	21	416	70	95	0	1	166	598
07:15 AM	0	0	0	0	0	0	0	0	21	21	0	346	8	23	377	65	69	0	3	137	535
07:30 AM	0	0	0	0	0	0	0	0	26	26	0	315	9	34	358	82	92	0	18	192	576
07:45 AM	0	0	0	0	0	0	0	0	36	36	0	357	10	70	437	72	112	0	30	214	687
Total	0	0	0	0	0	0	0	0	99	99	0	1403	37	148	1588	289	368	0	52	709	2396
08:00 AM	0	0	0	0	0	0	0	0	38	38	0	310	15	43	368	69	93	0	14	176	582
08:15 AM	0	0	0	0	0	0	0	0	15	15	0	355	8	19	382	60	68	0	11	139	536
Grand Total	0	0	0	0	0	0	0	0	178	178	0	2633	69	228	2930	507	675	0	88	1270	4378
Apprch %	0	0	0	0		0	0	0	100		0	89.9	2.4	7.8		39.9	53.1	0	6.9		
Total %	0	0	0	0	0	0	0	0	4.1	4.1	0	60.1	1.6	5.2	66.9	11.6	15.4	0	2	29	

	Piikoi Street Southbound				Kinau Street Westbound				Piikoi Street Northbound				Kinau Street Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	0	0	0	0	0	0	0	0	385	10	395	70	95	0	165	560
07:15 AM	0	0	0	0	0	0	0	0	0	346	8	354	65	69	0	134	488
07:30 AM	0	0	0	0	0	0	0	0	0	315	9	324	82	92	0	174	498
07:45 AM	0	0	0	0	0	0	0	0	0	357	10	367	72	112	0	184	551
Total Volume	0	0	0	0	0	0	0	0	0	1403	37	1440	289	368	0	657	2097
% App. Total	0	0	0		0	0	0		0	97.4	2.6		44	56	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.911	.925	.911	.881	.821	.000	.893	.936

Wilson Okamoto Corporation

1907 S. Beretania Street, Suite 400
Honolulu HI, 96826

Counted By: TH, ML
Counters: TU-0649, TU-2652
Weather: CLEAR

File Name : PiiKin PM
Site Code : 00000001
Start Date : 8/15/2024
Page No : 1

Groups Printed- Unshifted

	Piikoi Street Southbound					Kinau Street Westbound					Piikoi Street Northbound					Kinau Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
04:00 PM	0	0	0	0	0	0	0	0	11	11	0	398	20	14	432	58	108	0	7	173	616
04:15 PM	0	0	0	0	0	0	0	0	18	18	0	415	23	17	455	63	117	0	10	190	663
04:30 PM	0	0	0	0	0	0	0	0	17	17	0	412	17	9	438	69	112	0	3	184	639
04:45 PM	0	0	0	0	0	0	0	0	19	19	0	462	18	14	494	67	105	0	10	182	695
Total	0	0	0	0	0	0	0	0	65	65	0	1687	78	54	1819	257	442	0	30	729	2613
05:00 PM	0	0	0	0	0	0	0	0	14	14	0	383	17	10	410	58	105	0	7	170	594
05:15 PM	0	0	0	0	0	0	0	0	22	22	0	422	16	29	467	56	108	0	17	181	670
05:30 PM	0	0	0	0	0	0	0	0	17	17	0	391	18	17	426	51	116	0	5	172	615
05:45 PM	0	0	0	0	0	0	0	0	19	19	0	394	17	13	424	0	0	0	0	0	443
Total	0	0	0	0	0	0	0	0	72	72	0	1590	68	69	1727	165	329	0	29	523	2322
Grand Total	0	0	0	0	0	0	0	0	137	137	0	3277	146	123	3546	422	771	0	59	1252	4935
Apprch %	0	0	0	0		0	0	0	100		0	92.4	4.1	3.5		33.7	61.6	0	4.7		
Total %	0	0	0	0	0	0	0	0	2.8	2.8	0	66.4	3	2.5	71.9	8.6	15.6	0	1.2	25.4	

	Piikoi Street Southbound				Kinau Street Westbound				Piikoi Street Northbound				Kinau Street Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	0	0	0	0	0	0	0	0	398	20	418	58	108	0	166	584
04:15 PM	0	0	0	0	0	0	0	0	0	415	23	438	63	117	0	180	618
04:30 PM	0	0	0	0	0	0	0	0	0	412	17	429	69	112	0	181	610
04:45 PM	0	0	0	0	0	0	0	0	0	462	18	480	67	105	0	172	652
Total Volume	0	0	0	0	0	0	0	0	0	1687	78	1765	257	442	0	699	2464
% App. Total	0	0	0		0	0	0		0	95.6	4.4		36.8	63.2	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.913	.848	.919	.931	.944	.000	.965	.945

Wilson Okamoto Corporation

1907 S. Beretania Street, Suite 400
Honolulu HI, 96826

Counted By: CD, RF
Counters: TU-2841, TU-0653
Weather: CLEAR

File Name : PenKin AM
Site Code : 00000002
Start Date : 8/15/2024
Page No : 1

Groups Printed- Unshifted

	Pensacola Street Southbound					Kinau Street Westbound					Pensacola Street Northbound					Kinau Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:30 AM	27	90	0	1	118	0	0	0	5	5	0	0	0	2	2	0	98	110	1	209	334
06:45 AM	20	111	0	2	133	0	0	0	9	9	0	0	0	1	1	0	90	95	3	188	331
Total	47	201	0	3	251	0	0	0	14	14	0	0	0	3	3	0	188	205	4	397	665
07:00 AM	36	108	0	3	147	0	0	0	4	4	0	0	0	5	5	0	123	100	2	225	381
07:15 AM	24	136	0	7	167	0	0	0	19	19	0	0	0	6	6	0	89	131	2	222	414
07:30 AM	52	180	0	9	241	0	0	0	22	22	0	0	0	13	13	0	123	146	5	274	550
07:45 AM	69	166	0	11	246	0	0	0	26	26	0	0	0	13	13	0	111	142	6	259	544
Total	181	590	0	30	801	0	0	0	71	71	0	0	0	37	37	0	446	519	15	980	1889
08:00 AM	39	153	0	11	203	0	0	0	12	12	0	0	0	3	3	0	96	139	5	240	458
08:15 AM	42	130	0	2	174	0	0	0	7	7	0	0	0	0	0	0	98	155	3	256	437
Grand Total	309	1074	0	46	1429	0	0	0	104	104	0	0	0	43	43	0	828	1018	27	1873	3449
Apprch %	21.6	75.2	0	3.2		0	0	0	100		0	0	0	100		0	44.2	54.4	1.4		
Total %	9	31.1	0	1.3	41.4	0	0	0	3	3	0	0	0	1.2	1.2	0	24	29.5	0.8	54.3	

	Pensacola Street Southbound				Kinau Street Westbound				Pensacola Street Northbound				Kinau Street Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 08:15 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	52	180	0	232	0	0	0	0	0	0	0	0	0	123	146	269	501
07:45 AM	69	166	0	235	0	0	0	0	0	0	0	0	0	111	142	253	488
08:00 AM	39	153	0	192	0	0	0	0	0	0	0	0	0	96	139	235	427
08:15 AM	42	130	0	172	0	0	0	0	0	0	0	0	0	98	155	253	425
Total Volume	202	629	0	831	0	0	0	0	0	0	0	0	0	428	582	1010	1841
% App. Total	24.3	75.7	0		0	0	0		0	0	0		0	42.4	57.6		
PHF	.732	.874	.000	.884	.000	.000	.000	.000	.000	.000	.000	.000	.000	.870	.939	.939	.919

Wilson Okamoto Corporation

1907 S. Beretania Street, Suite 400
Honolulu HI, 96826

Counted By: CD, DM
Counters: TU-2841, TU-0653
Weather: CLEAR

File Name : PenKin PM
Site Code : 00000002
Start Date : 8/15/2024
Page No : 1

Groups Printed- Unshifted

	Pensacola Street Southbound					Kinau Street Westbound					Pensacola Street Northbound					Kinau Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
04:00 PM	24	124	0	6	154	0	0	0	8	8	0	0	0	6	6	0	150	135	2	287	455
04:15 PM	32	151	0	2	185	0	0	0	16	16	0	0	0	4	4	0	142	113	3	258	463
04:30 PM	29	137	0	3	169	0	0	0	16	16	0	0	0	5	5	0	145	139	3	287	477
04:45 PM	19	114	0	5	138	0	0	0	10	10	0	0	0	7	7	0	154	136	4	294	449
Total	104	526	0	16	646	0	0	0	50	50	0	0	0	22	22	0	591	523	12	1126	1844
05:00 PM	36	138	0	2	176	0	0	0	11	11	0	0	0	1	1	0	150	125	5	280	468
05:15 PM	38	131	0	6	175	0	0	0	11	11	0	0	0	12	12	0	131	124	9	264	462
05:30 PM	25	121	0	4	150	0	0	0	17	17	0	0	0	6	6	0	143	133	5	281	454
05:45 PM	17	128	0	2	147	0	0	0	11	11	0	0	0	5	5	0	142	130	2	274	437
Total	116	518	0	14	648	0	0	0	50	50	0	0	0	24	24	0	566	512	21	1099	1821
Grand Total	220	1044	0	30	1294	0	0	0	100	100	0	0	0	46	46	0	1157	1035	33	2225	3665
Apprch %	17	80.7	0	2.3		0	0	0	100		0	0	0	100		0	52	46.5	1.5		
Total %	6	28.5	0	0.8	35.3	0	0	0	2.7	2.7	0	0	0	1.3	1.3	0	31.6	28.2	0.9	60.7	

	Pensacola Street Southbound				Kinau Street Westbound				Pensacola Street Northbound				Kinau Street Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	32	151	0	183	0	0	0	0	0	0	0	0	0	142	113	255	438
04:30 PM	29	137	0	166	0	0	0	0	0	0	0	0	0	145	139	284	450
04:45 PM	19	114	0	133	0	0	0	0	0	0	0	0	0	154	136	290	423
05:00 PM	36	138	0	174	0	0	0	0	0	0	0	0	0	150	125	275	449
Total Volume	116	540	0	656	0	0	0	0	0	0	0	0	0	591	513	1104	1760
% App. Total	17.7	82.3	0		0	0	0		0	0	0		0	53.5	46.5		
PHF	.806	.894	.000	.896	.000	.000	.000	.000	.000	.000	.000	.000	.000	.959	.923	.952	.978

LEVEL OF SERVICE DEFINITIONS

LEVEL-OF-SERVICE CRITERIA FOR AUTOMOBILES AT SIGNALIZED INTERSECTIONS

LOS A describes operations with a control delay of 10s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C describes operations with control delay between 20 and 35s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D describes operations with control delay between 35 and 55s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E describes operations with control delay between 55 and 80s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

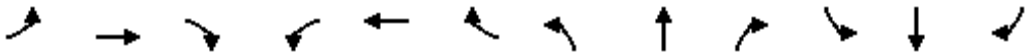
LOS F describes operations with control delay exceeding 80s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most Cycles fail to clear the queue.

A lane group can incur a delay less than 80s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicated that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80s/veh represents failure from a delay perspective).

"Highway Capacity Manual," Transportation Research Board, 2016.

HCM 6th Signalized Intersection Summary
3: Kinau St & Pensacola St

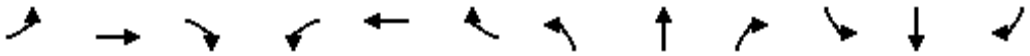
09/06/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	446	519	0	0	0	0	0	0	181	590	0
Future Volume (veh/h)	0	446	519	0	0	0	0	0	0	181	590	0
Initial Q (Qb), veh	0	0	0							0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98							1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00							1.00	1.00	1.00
Work Zone On Approach		No									No	
Adj Sat Flow, veh/h/ln	0	1870	1870							1870	1870	0
Adj Flow Rate, veh/h	0	513	597							208	678	0
Peak Hour Factor	0.92	0.87	0.87							0.87	0.87	0.92
Percent Heavy Veh, %	0	2	2							2	2	0
Cap, veh/h	0	2406	773							421	1200	0
Arrive On Green	0.00	0.50	0.50							0.33	0.33	0.00
Sat Flow, veh/h	0	5087	1550							973	3837	0
Grp Volume(v), veh/h	0	513	597							326	560	0
Grp Sat Flow(s),veh/h/ln	0	1609	1550							1559	1549	0
Q Serve(g_s), s	0.0	3.4	17.9							9.8	8.5	0.0
Cycle Q Clear(g_c), s	0.0	3.4	17.9							10.1	8.5	0.0
Prop In Lane	0.00		1.00							0.64		0.00
Lane Grp Cap(c), veh/h	0	2406	773							612	1009	0
V/C Ratio(X)	0.00	0.21	0.77							0.53	0.55	0.00
Avail Cap(c_a), veh/h	0	3473	1116							1169	2121	0
HCM Platoon Ratio	1.00	1.00	1.00							1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00							1.00	1.00	0.00
Uniform Delay (d), s/veh	0.0	8.0	11.6							16.3	15.8	0.0
Incr Delay (d2), s/veh	0.0	0.0	2.1							0.7	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0							0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	1.0	5.4							3.3	2.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	8.1	13.8							17.0	16.3	0.0
LnGrp LOS	A	A	B							B	B	A
Approach Vol, veh/h		1110									886	
Approach Delay, s/veh		11.1									16.6	
Approach LOS		B									B	

Timer - Assigned Phs				4		6						
Phs Duration (G+Y+Rc), s				33.4		23.6						
Change Period (Y+Rc), s				5.0		5.0						
Max Green Setting (Gmax), s				41.0		39.0						
Max Q Clear Time (g_c+I1), s				19.9		12.1						
Green Ext Time (p_c), s				8.5		6.5						

Intersection Summary												
HCM 6th Ctrl Delay			13.5									
HCM 6th LOS			B									



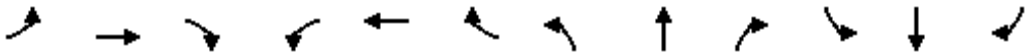
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	289	368	0	0	0	0	0	1403	37	0	0	0
Future Volume (veh/h)	289	368	0	0	0	0	0	1403	37	0	0	0
Initial Q (Qb), veh	0	0	0				0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		0.97			
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00			
Work Zone On Approach		No						No				
Adj Sat Flow, veh/h/ln	1870	1870	0				0	1870	1870			
Adj Flow Rate, veh/h	307	391	0				0	1493	39			
Peak Hour Factor	0.94	0.94	0.92				0.92	0.94	0.94			
Percent Heavy Veh, %	2	2	0				0	2	2			
Cap, veh/h	642	1397	0				0	3292	786			
Arrive On Green	0.27	0.27	0.00				0.00	0.51	0.51			
Sat Flow, veh/h	1781	5274	0				0	6696	1537			
Grp Volume(v), veh/h	307	391	0				0	1493	39			
Grp Sat Flow(s),veh/h/ln	1781	1702	0				0	1609	1537			
Q Serve(g_s), s	7.0	2.8	0.0				0.0	6.9	0.6			
Cycle Q Clear(g_c), s	7.0	2.8	0.0				0.0	6.9	0.6			
Prop In Lane	1.00		0.00				0.00		1.00			
Lane Grp Cap(c), veh/h	642	1397	0				0	3292	786			
V/C Ratio(X)	0.48	0.28	0.00				0.00	0.45	0.05			
Avail Cap(c_a), veh/h	1571	4059	0				0	5943	1420			
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00				0.00	1.00	1.00			
Uniform Delay (d), s/veh	14.8	13.3	0.0				0.0	7.2	5.7			
Incr Delay (d2), s/veh	0.6	0.1	0.0				0.0	0.1	0.0			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.5	0.9	0.0				0.0	1.7	0.1			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.4	13.4	0.0				0.0	7.3	5.7			
LnGrp LOS	B	B	A				A	A	A			
Approach Vol, veh/h		698						1532				
Approach Delay, s/veh		14.3						7.3				
Approach LOS		B						A				

Timer - Assigned Phs		2		4								
Phs Duration (G+Y+Rc), s		28.8		17.7								
Change Period (Y+Rc), s		5.0		5.0								
Max Green Setting (Gmax), s		43.0		37.0								
Max Q Clear Time (g_c+I1), s		8.9		9.0								
Green Ext Time (p_c), s		14.9		3.7								

Intersection Summary	
HCM 6th Ctrl Delay	9.5
HCM 6th LOS	A

HCM 6th Signalized Intersection Summary
3: Kinau St & Pensacola St

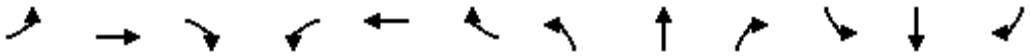
09/06/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	591	523	0	0	0	0	0	0	104	526	0
Future Volume (veh/h)	0	591	523	0	0	0	0	0	0	104	526	0
Initial Q (Qb), veh	0	0	0							0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99							1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00							1.00	1.00	1.00
Work Zone On Approach		No									No	
Adj Sat Flow, veh/h/ln	0	1870	1870							1870	1870	0
Adj Flow Rate, veh/h	0	609	539							107	542	0
Peak Hour Factor	0.97	0.97	0.97							0.97	0.97	0.92
Percent Heavy Veh, %	0	2	2							2	2	0
Cap, veh/h	0	2441	791							276	1204	0
Arrive On Green	0.00	0.51	0.51							0.29	0.29	0.00
Sat Flow, veh/h	0	5087	1564							589	4345	0
Grp Volume(v), veh/h	0	609	539							246	403	0
Grp Sat Flow(s),veh/h/ln	0	1609	1564							1682	1549	0
Q Serve(g_s), s	0.0	3.4	12.6							3.3	5.1	0.0
Cycle Q Clear(g_c), s	0.0	3.4	12.6							5.7	5.1	0.0
Prop In Lane	0.00		1.00							0.43		0.00
Lane Grp Cap(c), veh/h	0	2441	791							590	889	0
V/C Ratio(X)	0.00	0.25	0.68							0.42	0.45	0.00
Avail Cap(c_a), veh/h	0	4394	1424							1342	2308	0
HCM Platoon Ratio	1.00	1.00	1.00							1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00							1.00	1.00	0.00
Uniform Delay (d), s/veh	0.0	6.8	9.0							14.2	14.1	0.0
Incr Delay (d2), s/veh	0.0	0.1	1.0							0.5	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0							0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.9	3.3							2.0	1.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	6.8	10.0							14.7	14.5	0.0
LnGrp LOS	A	A	B							B	B	A
Approach Vol, veh/h		1148									649	
Approach Delay, s/veh		8.3									14.6	
Approach LOS		A									B	

Timer - Assigned Phs				4		6						
Phs Duration (G+Y+Rc), s				29.4		18.9						
Change Period (Y+Rc), s				5.0		5.0						
Max Green Setting (Gmax), s				44.0		36.0						
Max Q Clear Time (g_c+I1), s				14.6		7.7						
Green Ext Time (p_c), s				9.9		4.5						

Intersection Summary			
HCM 6th Ctrl Delay		10.6	
HCM 6th LOS		B	



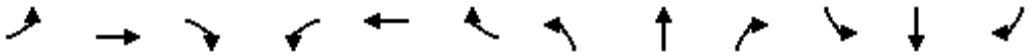
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	257	442	0	0	0	0	0	1687	78	0	0	0
Future Volume (veh/h)	257	442	0	0	0	0	0	1687	78	0	0	0
Initial Q (Qb), veh	0	0	0				0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		0.97			
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00			
Work Zone On Approach		No						No				
Adj Sat Flow, veh/h/ln	1870	1870	0				0	1870	1870			
Adj Flow Rate, veh/h	271	465	0				0	1776	82			
Peak Hour Factor	0.95	0.95	0.92				0.92	0.95	0.95			
Percent Heavy Veh, %	2	2	0				0	2	2			
Cap, veh/h	571	1256	0				0	3665	872			
Arrive On Green	0.25	0.25	0.00				0.00	0.57	0.57			
Sat Flow, veh/h	1781	5274	0				0	6696	1531			
Grp Volume(v), veh/h	271	465	0				0	1776	82			
Grp Sat Flow(s),veh/h/ln	1781	1702	0				0	1609	1531			
Q Serve(g_s), s	7.3	4.1	0.0				0.0	8.9	1.3			
Cycle Q Clear(g_c), s	7.3	4.1	0.0				0.0	8.9	1.3			
Prop In Lane	1.00		0.00				0.00		1.00			
Lane Grp Cap(c), veh/h	571	1256	0				0	3665	872			
V/C Ratio(X)	0.47	0.37	0.00				0.00	0.48	0.09			
Avail Cap(c_a), veh/h	1185	3016	0				0	5700	1356			
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00				0.00	1.00	1.00			
Uniform Delay (d), s/veh	18.2	17.0	0.0				0.0	6.9	5.3			
Incr Delay (d2), s/veh	0.6	0.2	0.0				0.0	0.1	0.0			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.8	1.5	0.0				0.0	2.2	0.3			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.8	17.1	0.0				0.0	7.0	5.4			
LnGrp LOS	B	B	A				A	A	A			
Approach Vol, veh/h		736						1858				
Approach Delay, s/veh		17.7						7.0				
Approach LOS		B						A				

Timer - Assigned Phs		2		4								
Phs Duration (G+Y+Rc), s		35.9		18.3								
Change Period (Y+Rc), s		5.0		5.0								
Max Green Setting (Gmax), s		48.0		32.0								
Max Q Clear Time (g_c+I1), s		10.9		9.3								
Green Ext Time (p_c), s		20.0		4.0								

Intersection Summary												
HCM 6th Ctrl Delay			10.0									
HCM 6th LOS			B									

HCM 6th Signalized Intersection Summary
3: Kinau St & Pensacola St

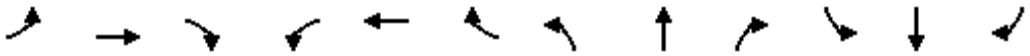
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	453	527	0	0	0	0	0	0	184	599	0
Future Volume (veh/h)	0	453	527	0	0	0	0	0	0	184	599	0
Initial Q (Qb), veh	0	0	0							0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98							1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00							1.00	1.00	1.00
Work Zone On Approach		No									No	
Adj Sat Flow, veh/h/ln	0	1870	1870							1870	1870	0
Adj Flow Rate, veh/h	0	521	606							211	689	0
Peak Hour Factor	0.92	0.87	0.87							0.87	0.87	0.92
Percent Heavy Veh, %	0	2	2							2	2	0
Cap, veh/h	0	2417	776							422	1204	0
Arrive On Green	0.00	0.50	0.50							0.33	0.33	0.00
Sat Flow, veh/h	0	5087	1550							978	3830	0
Grp Volume(v), veh/h	0	521	606							330	570	0
Grp Sat Flow(s),veh/h/ln	0	1609	1550							1558	1549	0
Q Serve(g_s), s	0.0	3.5	18.7							10.2	8.8	0.0
Cycle Q Clear(g_c), s	0.0	3.5	18.7							10.5	8.8	0.0
Prop In Lane	0.00		1.00							0.64		0.00
Lane Grp Cap(c), veh/h	0	2417	776							611	1014	0
V/C Ratio(X)	0.00	0.22	0.78							0.54	0.56	0.00
Avail Cap(c_a), veh/h	0	3399	1092							1144	2076	0
HCM Platoon Ratio	1.00	1.00	1.00							1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00							1.00	1.00	0.00
Uniform Delay (d), s/veh	0.0	8.1	11.9							16.7	16.1	0.0
Incr Delay (d2), s/veh	0.0	0.0	2.4							0.7	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0							0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	1.0	5.7							3.5	2.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	8.2	14.3							17.4	16.6	0.0
LnGrp LOS	A	A	B							B	B	A
Approach Vol, veh/h		1127									900	
Approach Delay, s/veh		11.5									16.9	
Approach LOS		B									B	

Timer - Assigned Phs				4		6						
Phs Duration (G+Y+Rc), s				34.2		24.1						
Change Period (Y+Rc), s				5.0		5.0						
Max Green Setting (Gmax), s				41.0		39.0						
Max Q Clear Time (g_c+I1), s				20.7		12.5						
Green Ext Time (p_c), s				8.5		6.6						

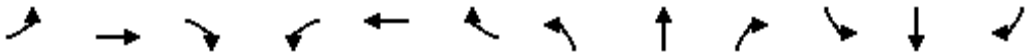
Intersection Summary												
HCM 6th Ctrl Delay			13.9									
HCM 6th LOS			B									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	293	374	0	0	0	0	0	1424	38	0	0	0
Future Volume (veh/h)	293	374	0	0	0	0	0	1424	38	0	0	0
Initial Q (Qb), veh	0	0	0				0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		0.97			
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00			
Work Zone On Approach		No						No				
Adj Sat Flow, veh/h/ln	1870	1870	0				0	1870	1870			
Adj Flow Rate, veh/h	312	398	0				0	1515	40			
Peak Hour Factor	0.94	0.94	0.92				0.92	0.94	0.94			
Percent Heavy Veh, %	2	2	0				0	2	2			
Cap, veh/h	641	1403	0				0	3314	792			
Arrive On Green	0.27	0.27	0.00				0.00	0.52	0.52			
Sat Flow, veh/h	1781	5274	0				0	6696	1537			
Grp Volume(v), veh/h	312	398	0				0	1515	40			
Grp Sat Flow(s),veh/h/ln	1781	1702	0				0	1609	1537			
Q Serve(g_s), s	7.3	2.9	0.0				0.0	7.1	0.6			
Cycle Q Clear(g_c), s	7.3	2.9	0.0				0.0	7.1	0.6			
Prop In Lane	1.00		0.00				0.00		1.00			
Lane Grp Cap(c), veh/h	641	1403	0				0	3314	792			
V/C Ratio(X)	0.49	0.28	0.00				0.00	0.46	0.05			
Avail Cap(c_a), veh/h	1500	3865	0				0	5952	1422			
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00				0.00	1.00	1.00			
Uniform Delay (d), s/veh	15.2	13.6	0.0				0.0	7.3	5.7			
Incr Delay (d2), s/veh	0.6	0.1	0.0				0.0	0.1	0.0			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.6	1.0	0.0				0.0	1.8	0.2			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.7	13.7	0.0				0.0	7.4	5.8			
LnGrp LOS	B	B	A				A	A	A			
Approach Vol, veh/h		710						1555				
Approach Delay, s/veh		14.6						7.4				
Approach LOS		B						A				

Timer - Assigned Phs		2		4								
Phs Duration (G+Y+Rc), s		29.5		18.1								
Change Period (Y+Rc), s		5.0		5.0								
Max Green Setting (Gmax), s		44.0		36.0								
Max Q Clear Time (g_c+I1), s		9.1		9.3								
Green Ext Time (p_c), s		15.4		3.7								

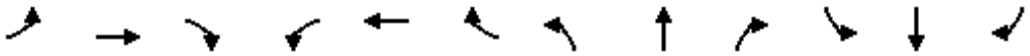
Intersection Summary												
HCM 6th Ctrl Delay			9.6									
HCM 6th LOS			A									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	600	531	0	0	0	0	0	0	106	534	0
Future Volume (veh/h)	0	600	531	0	0	0	0	0	0	106	534	0
Initial Q (Qb), veh	0	0	0							0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99							1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00							1.00	1.00	1.00
Work Zone On Approach		No									No	
Adj Sat Flow, veh/h/ln	0	1870	1870							1870	1870	0
Adj Flow Rate, veh/h	0	619	547							109	551	0
Peak Hour Factor	0.97	0.97	0.97							0.97	0.97	0.92
Percent Heavy Veh, %	0	2	2							2	2	0
Cap, veh/h	0	2457	797							276	1202	0
Arrive On Green	0.00	0.51	0.51							0.29	0.29	0.00
Sat Flow, veh/h	0	5087	1565							595	4336	0
Grp Volume(v), veh/h	0	619	547							250	410	0
Grp Sat Flow(s),veh/h/ln	0	1609	1565							1680	1549	0
Q Serve(g_s), s	0.0	3.5	13.0							3.5	5.3	0.0
Cycle Q Clear(g_c), s	0.0	3.5	13.0							5.9	5.3	0.0
Prop In Lane	0.00		1.00							0.44		0.00
Lane Grp Cap(c), veh/h	0	2457	797							588	890	0
V/C Ratio(X)	0.00	0.25	0.69							0.43	0.46	0.00
Avail Cap(c_a), veh/h	0	4322	1401							1320	2270	0
HCM Platoon Ratio	1.00	1.00	1.00							1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00							1.00	1.00	0.00
Uniform Delay (d), s/veh	0.0	6.8	9.1							14.5	14.4	0.0
Incr Delay (d2), s/veh	0.0	0.1	1.1							0.5	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0							0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.9	3.5							2.1	1.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	6.8	10.2							15.0	14.8	0.0
LnGrp LOS	A	A	B							B	B	A
Approach Vol, veh/h		1166									660	
Approach Delay, s/veh		8.4									14.8	
Approach LOS		A									B	

Timer - Assigned Phs				4		6						
Phs Duration (G+Y+Rc), s				30.0		19.1						
Change Period (Y+Rc), s				5.0		5.0						
Max Green Setting (Gmax), s				44.0		36.0						
Max Q Clear Time (g_c+I1), s				15.0		7.9						
Green Ext Time (p_c), s				10.0		4.6						

Intersection Summary												
HCM 6th Ctrl Delay			10.7									
HCM 6th LOS			B									



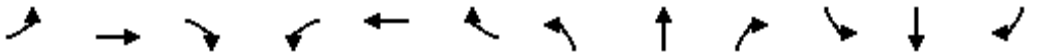
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	261	449	0	0	0	0	0	1712	79	0	0	0
Future Volume (veh/h)	261	449	0	0	0	0	0	1712	79	0	0	0
Initial Q (Qb), veh	0	0	0				0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		0.97			
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00			
Work Zone On Approach		No						No				
Adj Sat Flow, veh/h/ln	1870	1870	0				0	1870	1870			
Adj Flow Rate, veh/h	275	473	0				0	1802	83			
Peak Hour Factor	0.95	0.95	0.92				0.92	0.95	0.95			
Percent Heavy Veh, %	2	2	0				0	2	2			
Cap, veh/h	571	1263	0				0	3675	874			
Arrive On Green	0.25	0.25	0.00				0.00	0.57	0.57			
Sat Flow, veh/h	1781	5274	0				0	6696	1531			
Grp Volume(v), veh/h	275	473	0				0	1802	83			
Grp Sat Flow(s),veh/h/ln	1781	1702	0				0	1609	1531			
Q Serve(g_s), s	7.6	4.2	0.0				0.0	9.2	1.4			
Cycle Q Clear(g_c), s	7.6	4.2	0.0				0.0	9.2	1.4			
Prop In Lane	1.00		0.00				0.00		1.00			
Lane Grp Cap(c), veh/h	571	1263	0				0	3675	874			
V/C Ratio(X)	0.48	0.37	0.00				0.00	0.49	0.09			
Avail Cap(c_a), veh/h	1165	2966	0				0	5605	1334			
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00				0.00	1.00	1.00			
Uniform Delay (d), s/veh	18.5	17.2	0.0				0.0	7.0	5.4			
Incr Delay (d2), s/veh	0.6	0.2	0.0				0.0	0.1	0.0			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.9	1.5	0.0				0.0	2.3	0.3			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.1	17.4	0.0				0.0	7.1	5.4			
LnGrp LOS	B	B	A				A	A	A			
Approach Vol, veh/h		748						1885				
Approach Delay, s/veh		18.0						7.1				
Approach LOS		B						A				

Timer - Assigned Phs		2		4								
Phs Duration (G+Y+Rc), s		36.5		18.6								
Change Period (Y+Rc), s		5.0		5.0								
Max Green Setting (Gmax), s		48.0		32.0								
Max Q Clear Time (g_c+I1), s		11.2		9.6								
Green Ext Time (p_c), s		20.3		4.1								

Intersection Summary												
HCM 6th Ctrl Delay			10.2									
HCM 6th LOS			B									

HCM 6th Signalized Intersection Summary
3: Kinau St & Pensacola St

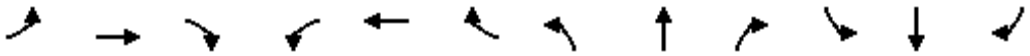
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	460	527	0	0	0	0	0	0	187	599	0
Future Volume (veh/h)	0	460	527	0	0	0	0	0	0	187	599	0
Initial Q (Qb), veh	0	0	0							0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98							1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00							1.00	1.00	1.00
Work Zone On Approach		No									No	
Adj Sat Flow, veh/h/ln	0	1870	1870							1870	1870	0
Adj Flow Rate, veh/h	0	529	606							215	689	0
Peak Hour Factor	0.92	0.87	0.87							0.87	0.87	0.92
Percent Heavy Veh, %	0	2	2							2	2	0
Cap, veh/h	0	2407	773							429	1206	0
Arrive On Green	0.00	0.50	0.50							0.33	0.33	0.00
Sat Flow, veh/h	0	5087	1550							994	3810	0
Grp Volume(v), veh/h	0	529	606							331	573	0
Grp Sat Flow(s),veh/h/ln	0	1609	1550							1553	1549	0
Q Serve(g_s), s	0.0	3.6	18.8							10.4	8.9	0.0
Cycle Q Clear(g_c), s	0.0	3.6	18.8							10.6	8.9	0.0
Prop In Lane	0.00		1.00							0.65		0.00
Lane Grp Cap(c), veh/h	0	2407	773							614	1021	0
V/C Ratio(X)	0.00	0.22	0.78							0.54	0.56	0.00
Avail Cap(c_a), veh/h	0	3310	1063							1166	2125	0
HCM Platoon Ratio	1.00	1.00	1.00							1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00							1.00	1.00	0.00
Uniform Delay (d), s/veh	0.0	8.2	12.0							16.6	16.1	0.0
Incr Delay (d2), s/veh	0.0	0.0	2.7							0.7	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0							0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	1.0	5.8							3.5	2.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	8.3	14.7							17.4	16.6	0.0
LnGrp LOS	A	A	B							B	B	A
Approach Vol, veh/h		1135									904	
Approach Delay, s/veh		11.7									16.9	
Approach LOS		B									B	

Timer - Assigned Phs				4		6						
Phs Duration (G+Y+Rc), s				34.1		24.2						
Change Period (Y+Rc), s				5.0		5.0						
Max Green Setting (Gmax), s				40.0		40.0						
Max Q Clear Time (g_c+I1), s				20.8		12.6						
Green Ext Time (p_c), s				8.3		6.6						

Intersection Summary												
HCM 6th Ctrl Delay			14.0									
HCM 6th LOS			B									



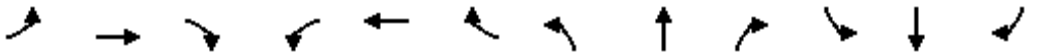
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	301	385	0	0	0	0	0	1424	38	0	0	0
Future Volume (veh/h)	301	385	0	0	0	0	0	1424	38	0	0	0
Initial Q (Qb), veh	0	0	0				0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		0.97			
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00			
Work Zone On Approach		No						No				
Adj Sat Flow, veh/h/ln	1870	1870	0				0	1870	1870			
Adj Flow Rate, veh/h	320	410	0				0	1515	40			
Peak Hour Factor	0.94	0.94	0.92				0.92	0.94	0.94			
Percent Heavy Veh, %	2	2	0				0	2	2			
Cap, veh/h	650	1433	0				0	3283	784			
Arrive On Green	0.28	0.28	0.00				0.00	0.51	0.51			
Sat Flow, veh/h	1781	5274	0				0	6696	1537			
Grp Volume(v), veh/h	320	410	0				0	1515	40			
Grp Sat Flow(s),veh/h/ln	1781	1702	0				0	1609	1537			
Q Serve(g_s), s	7.5	3.0	0.0				0.0	7.2	0.6			
Cycle Q Clear(g_c), s	7.5	3.0	0.0				0.0	7.2	0.6			
Prop In Lane	1.00		0.00				0.00		1.00			
Lane Grp Cap(c), veh/h	650	1433	0				0	3283	784			
V/C Ratio(X)	0.49	0.29	0.00				0.00	0.46	0.05			
Avail Cap(c_a), veh/h	1529	3952	0				0	5787	1382			
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00				0.00	1.00	1.00			
Uniform Delay (d), s/veh	15.1	13.5	0.0				0.0	7.5	5.9			
Incr Delay (d2), s/veh	0.6	0.1	0.0				0.0	0.1	0.0			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.7	1.0	0.0				0.0	1.8	0.2			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.7	13.6	0.0				0.0	7.6	5.9			
LnGrp LOS	B	B	A				A	A	A			
Approach Vol, veh/h		730						1555				
Approach Delay, s/veh		14.5						7.6				
Approach LOS		B						A				

Timer - Assigned Phs		2		4								
Phs Duration (G+Y+Rc), s		29.4		18.4								
Change Period (Y+Rc), s		5.0		5.0								
Max Green Setting (Gmax), s		43.0		37.0								
Max Q Clear Time (g_c+I1), s		9.2		9.5								
Green Ext Time (p_c), s		15.2		3.9								

Intersection Summary												
HCM 6th Ctrl Delay			9.8									
HCM 6th LOS			A									

HCM 6th Signalized Intersection Summary
3: Kinau St & Pensacola St

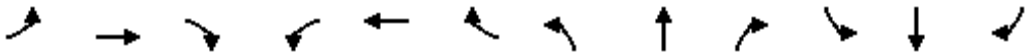
09/06/2024



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	614	531	0	0	0	0	0	0	108	534	0
Future Volume (veh/h)	0	614	531	0	0	0	0	0	0	108	534	0
Initial Q (Qb), veh	0	0	0							0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99							1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00							1.00	1.00	1.00
Work Zone On Approach		No									No	
Adj Sat Flow, veh/h/ln	0	1870	1870							1870	1870	0
Adj Flow Rate, veh/h	0	633	547							111	551	0
Peak Hour Factor	0.97	0.97	0.97							0.97	0.97	0.92
Percent Heavy Veh, %	0	2	2							2	2	0
Cap, veh/h	0	2434	789							284	1246	0
Arrive On Green	0.00	0.50	0.50							0.30	0.30	0.00
Sat Flow, veh/h	0	5087	1564							609	4318	0
Grp Volume(v), veh/h	0	633	547							250	412	0
Grp Sat Flow(s),veh/h/ln	0	1609	1564							1676	1549	0
Q Serve(g_s), s	0.0	3.8	13.6							3.5	5.5	0.0
Cycle Q Clear(g_c), s	0.0	3.8	13.6							6.0	5.5	0.0
Prop In Lane	0.00		1.00							0.44		0.00
Lane Grp Cap(c), veh/h	0	2434	789							603	927	0
V/C Ratio(X)	0.00	0.26	0.69							0.41	0.44	0.00
Avail Cap(c_a), veh/h	0	4171	1352							1272	2191	0
HCM Platoon Ratio	1.00	1.00	1.00							1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00							1.00	1.00	0.00
Uniform Delay (d), s/veh	0.0	7.2	9.6							14.5	14.4	0.0
Incr Delay (d2), s/veh	0.0	0.1	1.1							0.5	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0							0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	1.0	3.7							2.1	1.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	7.3	10.7							15.0	14.8	0.0
LnGrp LOS	A	A	B							B	B	A
Approach Vol, veh/h		1180									662	
Approach Delay, s/veh		8.9									14.8	
Approach LOS		A									B	

Timer - Assigned Phs				4		6						
Phs Duration (G+Y+Rc), s				30.7		20.2						
Change Period (Y+Rc), s				5.0		5.0						
Max Green Setting (Gmax), s				44.0		36.0						
Max Q Clear Time (g_c+I1), s				15.6		8.0						
Green Ext Time (p_c), s				10.1		4.6						

Intersection Summary												
HCM 6th Ctrl Delay			11.0									
HCM 6th LOS			B									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	266	457	0	0	0	0	0	1712	79	0	0	0
Future Volume (veh/h)	266	457	0	0	0	0	0	1712	79	0	0	0
Initial Q (Qb), veh	0	0	0				0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		0.97			
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00			
Work Zone On Approach		No						No				
Adj Sat Flow, veh/h/ln	1870	1870	0				0	1870	1870			
Adj Flow Rate, veh/h	280	481	0				0	1802	83			
Peak Hour Factor	0.95	0.95	0.92				0.92	0.95	0.95			
Percent Heavy Veh, %	2	2	0				0	2	2			
Cap, veh/h	576	1279	0				0	3662	871			
Arrive On Green	0.25	0.25	0.00				0.00	0.57	0.57			
Sat Flow, veh/h	1781	5274	0				0	6696	1531			
Grp Volume(v), veh/h	280	481	0				0	1802	83			
Grp Sat Flow(s),veh/h/ln	1781	1702	0				0	1609	1531			
Q Serve(g_s), s	7.7	4.3	0.0				0.0	9.3	1.4			
Cycle Q Clear(g_c), s	7.7	4.3	0.0				0.0	9.3	1.4			
Prop In Lane	1.00		0.00				0.00		1.00			
Lane Grp Cap(c), veh/h	576	1279	0				0	3662	871			
V/C Ratio(X)	0.49	0.38	0.00				0.00	0.49	0.10			
Avail Cap(c_a), veh/h	1159	2949	0				0	5574	1326			
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00				0.00	1.00	1.00			
Uniform Delay (d), s/veh	18.5	17.2	0.0				0.0	7.1	5.4			
Incr Delay (d2), s/veh	0.6	0.2	0.0				0.0	0.1	0.0			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	3.0	1.6	0.0				0.0	2.4	0.3			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.1	17.4	0.0				0.0	7.2	5.5			
LnGrp LOS	B	B	A				A	A	A			
Approach Vol, veh/h		761						1885				
Approach Delay, s/veh		18.0						7.2				
Approach LOS		B						A				

Timer - Assigned Phs		2		4								
Phs Duration (G+Y+Rc), s		36.5		18.9								
Change Period (Y+Rc), s		5.0		5.0								
Max Green Setting (Gmax), s		48.0		32.0								
Max Q Clear Time (g_c+I1), s		11.3		9.7								
Green Ext Time (p_c), s		20.2		4.1								

Intersection Summary												
HCM 6th Ctrl Delay			10.3									
HCM 6th LOS			B									