JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

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

IN REPLY REFER TO:
25:DEV/027

February 18, 2025

The Honorable Tommy Waters
Council Chair
Honolulu City Council
City and County of Honolulu
530 S. King Street, Room 202
Honolulu, Hawaii 96813

'25FEB21 PM 2:10CITY COUNCIL

Dear Chair Waters:

Re: **Request for Approval of Exemptions Pursuant to Section 201H-38, Hawaii Revised Statutes, for the Proposed Waiakoa Affordable Housing Project**
756 Auahi Street, Honolulu, Hawaii 96813
TMK No.: (1) 2-1-053: 032

The Hawaii Housing Finance and Development Corporation (HHFDC) respectfully requests approval of exemptions from statutes, ordinances, and rules pursuant to Hawaii Revised Statutes (HRS) Section 201H-38 for the Waiakoa Affordable Housing Project (Project). The Project is being proposed by Castle & Cooke Waiakoa, LLC (Developer) partnering with co-developer KP Waiakoa GP, LLC and will be an affordable and market for-sale mixed-use residential development on an approximately 4.18-acre property located at 756 Auahi Street, Honolulu, Hawaii 96813, identified as TMK No.: (1) 2-1-053: 032 (Site).

'25FEB21 PM 2:13CITY CLERK

Project Overview

The Project is a proposed new construction mixed-use project involving the development of 1,032 residential units at the address and TMK listed above. The Project is planned as a 400-ft multitowered development comprised of two residential towers atop a podium with ground-level commercial/retail space, residential liner, and parking. The parking podium will contain up to 1,667 parking stalls.

The Project's proposed total floor area is 1,185,587 square feet (SF), including 239,229 gross square feet (GSF) of common areas, 69,143 GSF of commercial space, and 77,665 SF of recreational areas on the podium deck. In addition, a central community plaza for the public of approximately 26,441 SF will support the ground floor pedestrian environment.

MISC. COM. 92

The units will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

The Project's unit mix is as follows:

	Residential Liner	Mauka Tower	Makai Tower	Total
Unit Type				
Studio	18	102	102	222
1-Bed	114	136	136	386
2-Bed	18	170	169	357
3-Bed	-	34	33	67
Levels	2-7	9-42	9-42	
Total	**150 Units**	**442 Units**	**440 Units**	**1,032 Units**

In total, the Project will include 620 for-sale units affordable to households at or below 140% of the U.S. Department of Housing and Urban Development's Area Median Income (AMI).

The Project's affordability mix is as follows:

Restricted at % of AMI	Type	Number of Units
120%	Studio	107
	1 BR	77
	2 BR	16
140%	Studio	58
	1 BR	158
	2 BR	170
	3 BR	34
Total Affordable Units		620
Market Rate Units		412
Total Number of Units		**1,032**

See Exhibit A for the Project Summary.

Public Review

The Project was presented to the Ala Moana-Kakaako Neighborhood Board No. 11 on June 25, 2024. The Developer also presented the Project at the January 8, 2025, Kakaako Board Meeting of the Hawaii Community Development Authority.

Proposed Exemptions Pursuant To HRS §20H-38

In August 2024, the Developer submitted an application to HHFDC requesting exemptions from statutes, ordinances, rules, and regulations for the Project (Application), pursuant to HRS §201H-38. By letter dated November 27, 2024, HHFDC accepted the Application for processing pursuant to HRS §201H-38 and requested the Developer to distribute the Application to agencies and elected officials for review and comment.

The HHFDC Board of Directors (Board) authorized the Application and the Project proposal with the proposed 201H exemptions on February 13, 2025. The Board-approved For Action (Exhibit C) details the 201H exemptions being requested. As indicated in the approved For Action, none of the 201H exemptions contravene minimum requirements of health and safety.

HHFDC respectfully requests approval of the exemptions for the Project, pursuant to HRS §201H-38, as approved by the Board. A draft Resolution is provided as Exhibit D.

Summary

Thank you for your favorable consideration of this matter. Should there be any questions or comments, please contact Isaiah Sato, R.M. Towill Corporation, Planner, at (808) 748-7431, or Cameron Lowry, HHFDC Housing Development Specialist, at (808) 587-0547.

Sincerely,

Dean C. Minakami
Executive Director

Attachment(s): Exhibit A – Project Summary
Exhibit B – Project Plans and Outline Specifications
Exhibit C – For Action, approved by the Board (February 13, 2025)
Exhibit D – Draft Resolution

c: William Ka'eo Kane, Castle & Cooke Waiakoa, LLC, Project Manager
Harry Lake, KP Waiakoa GP, LLC, Manager
Isaiah Sato, R.M. Towill Corporation, Planner

Waiakoa Affordable Housing Project Summary

The Waiakoa Affordable Housing Project will include two residential towers atop a podium with a residential liner and ground-level commercial space. The Project will have 620 affordable for-sale units and 412 market for-sale units, recreation and community spaces, and 1,667 parking stalls at 756 Auahi Street, Honolulu, Hawaii, TMK (1) 2-1-053:032. See page five for a location map.



The Project is located within the HCDA, Kakaako Community Development District, Mauka Area Plan and thus is required to comply with regulations pursuant to Hawaii Administrative Rules (HAR) § 15-22, Mauka Area Rules, Kakaako Community Development District, Honolulu, Hawaii.

On September 2, 2009, HCDA approved the Kaiaulu O Kakaako Master Plan (KKMP) and issued the Master Plan Permit No. PL MASP 13.2.8 pursuant to Chapter 206E, Hawaii Revised Statutes (HRS) and Chapters 15-22 and 15-219, HAR. The Master Plan Permit is vested under the 2005 Mauka Area Rules under Chapter 15-22, HAR. The KKMP was subsequently amended in 2012 and 2021 (KKMP Amendment).

The KKMP Amendment establishes a mixed-use urban village vision for Kamehameha Schools' (KS) land within Kakaako's mauka area lands, as well as identifies key design

guidelines for the area. The proposed project is consistent with the development standards included in the HCDA-approved KKMP Amendment for the development of Block D as a 201H project. See page six for a map of the KKMP area.

The 400-ft multitowered development will have studio, 1-bedroom, 2-bedroom, and 3-bedroom units distributed throughout the Mauka and Makai towers and the residential liner.

The Project's proposed total floor area is 1,185,587 square feet (SF), including 239,229 gross square feet (GSF) of common areas, 69,143 GSF of commercial space, and 77,665 SF of recreational areas on the podium deck. In addition, a central community plaza for the public of approximately 26,441 SF will support the ground floor pedestrian environment.

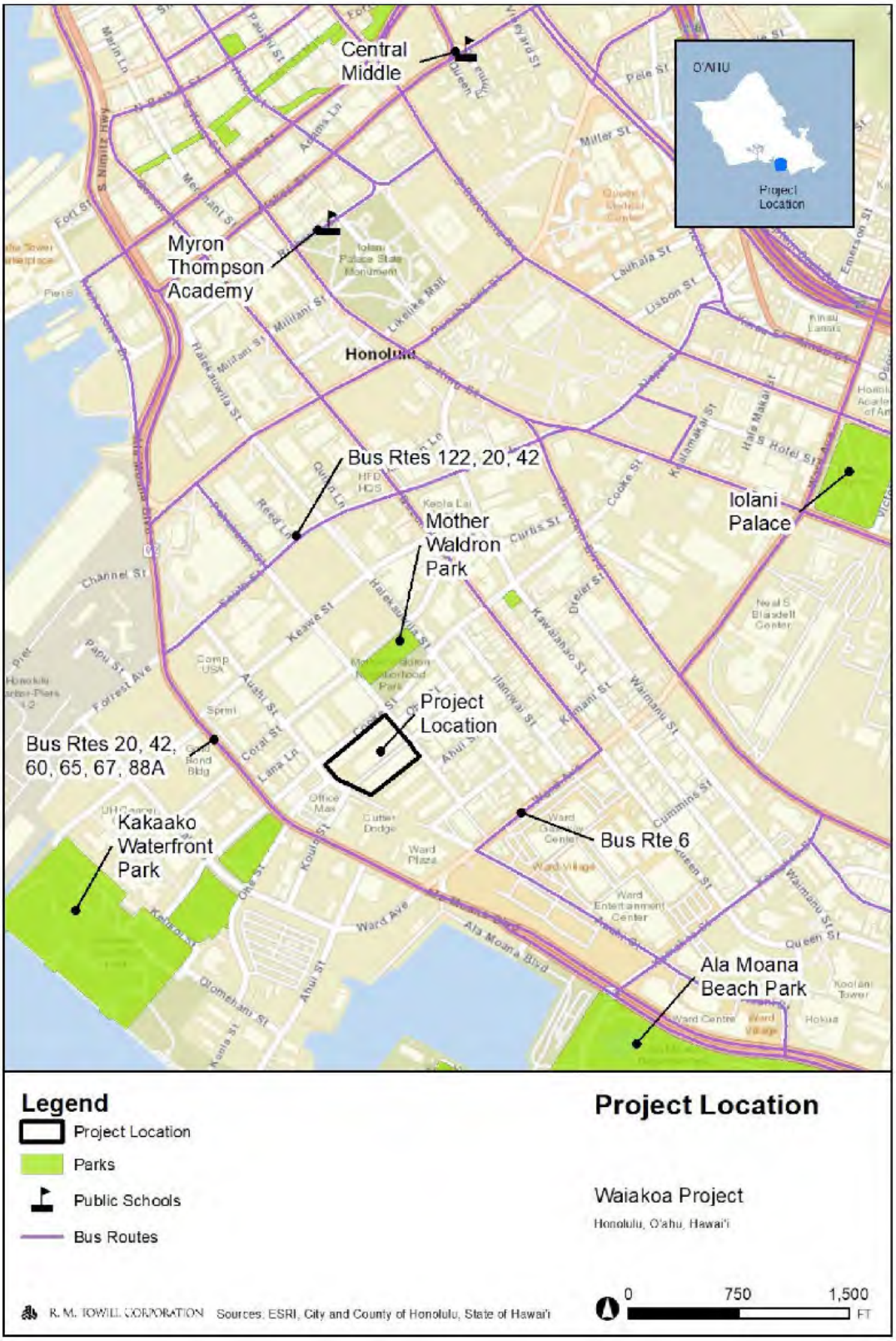
Of the 620 affordable units in the Project, 200 will be affordable to households earning less than 120% of the Area Median Income (AMI), and 420 will be affordable to households earning less than 140% of the AMI.

Location and Tax Map Key	756 Auahi Street, Honolulu, Hawaii 96813 TMK (1) 2-1-053:032
Project Site	182,398 square feet
Total Units	1,032
Affordability	60% of the units in the Project will be affordable to households earning less than 140% of AMI. Of the affordable units, 200 will be affordable to households earning less than 120% AMI, and 420 will be affordable to households earning less than 140% AMI. The Project will commit to affordability restrictions for 10 years.
Parking	1,667 spaces
Stories/Heights	Both towers will be 400' and 42 stories. The residential liner will be approximately 65' 6" and the parking podium will be approximately 78' 6".
Infrastructure and Environment	• Water System: The Board of Water Supply (BWS) supplies water to the site with 6-in and 8-in cast iron water mains along Pohukaina street. Auahi Street has 6-in and 8-in ductile iron mains. Cooke Street has a 12-in ductile iron main. Water system adequacy and availability was confirmed by BWS letter dated May 10, 2024. BWS may require the old cast iron mains to be replaced as part of the project. • Wastewater: Auahi Street has two large diameter interceptor sewers and two smaller sewer mains with 6-in sewer pipes that connect to the project site. Pohukaina Street does not have any available sewer lines. The access driveway between Cooke Street and Koula Street has a sewer line. Cooke Street has a 24-in collector sewer line.

	The project will install an 8-in sewer main in Pohukaina Street to intercept and convey flows to the Cooke Street collector sewer line, as well as to the Auahi Street sewer mains. Additional upsizing of the sewer mains may be required. A sewer connection application (SCA) (No. 2024/SCA-0337) for the project was approved on March 27, 2024. • Electricity: There are underground and overhead 12 kilovolt (kV) lines within Auahi Street, Cooke Street, and Pohukaina Street. In a HECO letter dated March 25, 2022, HECO determined that the existing 12kV overhead system in the area has insufficient capacity to support the project. The new 25kV circuits will require two new 25 kV circuits to be extended from HECO's Kewalo substation and extended to the project site. The new 25kV circuits will require a new substation transformer to be installed by HECO. The project will be required to install the new 25kV underground infrastructure, minimum 6-ft by 14-ft manholes, and 6-inch ducts to maximize the quantity of future 25 kV circuits to be installed in the new duct system. The new 25kV underground infrastructure shall intercept the existing 25kV ductline at the intersection of Ala Moana Boulevard and Ward Avenue and extend north to Auahi Street. From there the ductline is to extend west along Auahi Street to the project site. KS has been coordinating with HECO to address their requirement to install new 25 kV circuits from HECO's Kewalo substation. The proposed design will install a new transformer at the existing Kewalo substation that connects to two 25 kV duct lines. The 25 kV duct lines will run south along Queen St, west along Ala Moana Blvd, and north along Koula St to connect to the project site. Currently, KS and HECO are coordinating to obtain all required approvals to upgrade the Kewalo substation and install HECO infrastructure to serve the project site.
Requested Exemptions	As part of the 201H application, the Applicant will be seeking exemptions from: 1. CCH development-related fees (§18-6.1, Revised Ordinances of Honolulu (ROH)), including plan review (§18-6.1, ROH) and building permit fees (§18-6.2, ROH), grading permit fees (§18A-2.4(a) ROH), special assignment inspection fees (§18-3.1 and Table 18-A),

	stormwater quality review and erosion control and sediment plan review (§18A-1.6(d)), trenching permit fees (§14-2.1) deferral of payment of wastewater system facility charges (§43-10.1, §43-10.2, and §43-10.3, ROH), and deferral of payment of water system facility and installation of water service fees (Sections 1-102, 2-202(2), and 2-202(3) of the BWS Rules and Regulations). 2. Park dedication ordinance requirements (Chapter 22, Article 7, ROH) regarding land dedication and in lieu payment amounts. 3. Disability and Communication Access Board review fees (HRS § 103-50) 4. City and County affordable housing requirements (Chapter 29, ROH), to allow the Project to be developed, marketed, and sold in accordance with HHFDC affordable housing requirements, pursuant to HRS § 201H-47, § 201H-49, and § 201H-50 5. Building energy conservation code requirements (§16B-1.1.C409, ROH) relating to electrical vehicle (EV) infrastructure to provide 169 EV charger ready stalls or the equivalent 169 compliance points, which is 50% of the EV requirement.

LOCATION MAP



KAIAULU O KAKAAKO MASTER PLAN



DESIGN PARTNERS INCORPORATED



Kakaako Block D

Auahi Street

OUTLINE SPECIFICATIONS

Site work and foundations

A. SPECIFICATION SECTIONS

DIVISION 01 GENERAL REQUIREMENTS

01 57 13 TEMPORARY EROSION SEDIMENT CONTROLS

01 45 36 EXTERIOR WALL LABORATORY TESTING

DIVISION 02 EXISTING CONDITIONS

02 41 00 DEMOLITION

DIVISION 03 CONCRETE

03 10 00 CONCRETE FORMING AND ACCESSORIES

03 20 00 CONCRETE REINFORCING

03 30 00 CAST-IN-PLACE CONCRETE

03 38 00 POST-TENSTIONED CONCRETE

03 62 00 NON-SHRINK GROUTING

DIVISION 04 MASONRY

04 22 00 CONCRETE MASONRY UNITS

DIVISION 05 METALS

05 12 00 STRUCTURAL STEEL

05 30 00 STEEL DECK

05 40 00 COLD-FORMED METAL FRAMING

DIVISION 06 WOOD

06 10 53 ROUGH CARPENTRY

06 16 00 SHEATHING

06 40 23 INTERIOR ARCHITECTURAL WOODWORK

DIVISION 07 THERMAL AND MOISTURE PROTECTION

07 13 00 ELASTOMERIC SHEET MEMBRANE WATERPROOFING

07 14 13 HOT BLUID-APPLIED RUBBERIZED ASPHALT WATERPROOFING

07 18 00 TRAFFIC COATINGS

07 24 00 EXTERIOR INSULATION AND FINISH SYSTEM

07 26 16 UNDER SLAB-ON-GRADE VAPOR RETARDER

07 27 29 FLUID APPLIED SILICONE MEMBRANE AIR BARRIER

07 54 19 POLYVINYL-CHLORIDE (PVC) ROOFING

07 60 00 SHEET METAL FLASHING AND TRIM

07 71 00 PREMANUFACTURED COPING AND EDGE SYSTEMS

07 91 00 EXTERIOR WALL SEALAND JOINTS

DIVISION 08 OPENINGS

08 44 13 GLAZED ALUMINUM SYSTEMS

08 88 00 EXTERIOR GLAZING

08 88 13 GLASS GUARDRAILS

DIVISION 10 SPECIALTIES

10 14 53 TRAFFIC SIGNAGE

DIVISION 21 FIRE SPRINKLER

21 13 00 FIRE SUPPRESSION SPRINKLER SYSTEM

21 13 10 WET PIPE SPRINKLER SYSTEM

DIVISION 22 PLUMBING

22 10 00 PLUMBING SYSTEMS

22 40 00 PLUMBING FIXTURES AND TRIM

DIVISION 23 HEATING, VENTILATION, AND AIR CONDITIONING

23 00 00 MECHANICAL BASIC MATERIALS AND METHODS

23 05 00 NOISE AND VIBRATION CONTROL

23 05 93 TEST ADJUSTMENTS AND BALANCE OF AIR AND WATER SYSTEMS

23 07 00 MECHANICAL INSULATION

23 08 00 COMMISSIONING

23 09 00 ENERGY MANAGEMENT CONTROL SYSTEM

23 09 13 TEMPERATURE CONTROL AND INSTRUMENTATION

23 13 00 GENERATOR EXHAUST PIPING AND RADIATOR DISCHARGE

23 21 13 HVAC PIPING SYSTEMS

23 30 00 AIR DISTRIBUTION SYSTEMS

23 34 00 AIR HANDLING EQUIPMENT

23 74 00 PACKAGED COOLING SYSTEMS

23 81 27 SPLIT SYSTEM – HEATING AND COOLING

DIVISION 26 Electrical

26 00 00 ELECTRICAL

26 32 13 STANDBY ELECTRICAL SYSTEM – GENERATOR

DIVISION 27 COMMUNICATION

27 05 00 COMMON WORK RESULTS FOR COMMUNICATIONS

27 11 00 COMMUNICATIONS EQUIPMENT ROOM FITTINGS

27 13 00 COMUNICATIONS BACKBONE CABLINE

27 15 00 COMMUNICATIONS HORIZONTAL CABLING

27 20 00 DATA COMMUNICATIONS

27 41 00 AUDIO-VISUAL SYSTEMS

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

28 05 00 COMMON WORK RESULTS FOR ESS

28 10 00 ACCESS CONTROL

28 15 21 TELEPHONE ENTRY

28 15 23 INTERCOM ENTRY SYSTEMS

28 20 00 VIDEO SURVEILLANCE

28 21 00 SURVEILLANCE CAMERAS

28 31 00 FIRE ALARM AND DETECTION SYSTEM

28 50 00 EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEM

DIVISION 31 EARTHWORK

31 10 00 SITE CLEARING

31 23 00 EXCAVATION AND FILL

31 23 33 TRENCHING AND BACKFILL

31 25 00 EROSION AND SEDIMENTATION CONTROLS

DIVISION 32 EXTERIOR IMPROVEMENTS

32 11 23 AGGREGATE BASE COURSES

32 12 00 FLEXIBLE PAVING

32 14 43 PERMEABLE UNIT PAVERS

32 16 00 CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAYS

32 17 23 PAVEMENT MARKINGS

32 31 19 DECORATIVE SECURITY FENCES AND GATES

32 90 90 PLANTING

32 84 00 PLANTING IRRIGATION

32 92 00 TURF AND GRASSES

DIVISION 33 UTLITIES

33 10 00 WATER UTILITIES

33 30 00 SANITARY SEWERAGE

33 41 00 SUBDRAINAGE

33 40 00 STORMWATER UTILITIES

33 46 11.13 STORMWATER DETENTION PONDS

33 46 23 MODULAR BURIED STORMWATER STORAGE UNITS

B. STANDARDS AND REFERENCES

1. ASA	American Standards Association
2. ASTM	American Society of Testing Materials
3. AISC	American Institute of Steel Construction
4. ACI	American Concrete Institute
5. ADA	Americans with Disabilities Act
6. GC	General Terms and Conditions, City and County of Honolulu, dated August 2013
7. NFPA 1	National Fire Protection Agency. Fire Code. Chapter 18 Fire Department Access and Water Supply
8. SD	Standard Details of the Department of Public Works, City and County of Honolulu, dated September 1984
9. SS	Standard Specifications for Public Works Construction, Department of Public Works, City and County of Honolulu
10. WQR	Rules relating to Water Quality, City and County of Honolulu, Amended September 17, 2018
11. WSDS	Wastewater System Design Standards, City and County of Honolulu,

	July 2017
12. SW	Storm Water BMP Guide for New and Redevelopment, City and County of Honolulu, July 2017
13. WS	Water System Standards, Board of Water Supply, City and County of Honolulu, 2002
14. UPC	2021 Uniform Plumbing Code

A. GENERAL CIVIL SCOPE

The civil engineering scope is to provide civil site improvement for the structures, paved surfaces, and underground utilities. Civil work includes the following:

- Demolition
- Erosion and Sediment Control
- Grading and Site Drainage
- Site Improvements: Design of driveways, commercial and residential loading areas, ADA accessible walkways and common areas, fencing and tie down buildings and ancillary structures.
- Wet Utilities: Design of utility lines from the points of connection with municipal systems to five feet (5') of the building line. Utilities include domestic water, fire protection, storm drainage, and sanitary sewer.
- Permanent BMPs to address storm water quality.
- Permits related to site disturbance and utility installation.

1. Utilities: Existing utilities in the vicinity of the project area include underground water, sewer, and electrical lines, and overhead communication and electrical lines and utility poles. The existing parcel currently has multiple water, and sewer lateral connections. There are natural gas pipelines in Auahi Street, Cooke Street and Pohukaina Street. An existing gas lateral enters the property from Pohukaina Street.

2. Drainage Features: The existing storm drainage system in the vicinity of the project consists of catch basins and underground drainage pipes and culverts located within Auahi Street and Cooke Street. Pohukaina Street does not have any storm drainage facilities. There are no existing storm drainage features within the project site property. Stormwater flows from the building roofs, onto internal paved driveways, then sheet flows toward Auahi Street.

3. The project site is in Flood Zone AE and classified as a flood fringe area. The base flood elevation is approximately 6.0'.

B. SITE DEMOLITION

1. Site is to be cleared of all buildings, fences, walls, and pavements. Existing underground utilities are to be removed and capped at the property boundary. Any vegetated areas will be removed. The materials from clearing and grubbing operations shall be disposed of legally off-site.

2. Any existing utilities outside the site's property are to remain or be improved by others.

C. EROSION AND SEDIMENT CONTROL

1. Due to the amount of disturbed area, the project is classified as a Category 5, Priority A project.

2. Temporary construction BMPs are likely to include dust fence, filter fabric socks, drain inlet protection, stabilized construction entrances, concrete truck wash, and sediment traps.

D. GRADING AND SITE DRAINAGE

1. After demolition and clearing operations are completed, the site will be graded to proposed finish grades.
2. The existing elevation of the site varies between 3.8 and 5.2 mean sea level (MSL). The finish floor elevation of the proposed building will be established at least 2.5' above existing grade elevations.
3. Generally, storm water from the site will be treated for water quality then directed to drainage facilities located offsite in Auahi Street, Cooke Street and Pohukaina Street.

4. Cut or fill slopes incorporated into the permanent site grading shall not exceed 2H:1V.

5. All unpaved areas will be landscaped or otherwise protected from erosion.

E. SITE IMPROVEMENTS

1. Portions of the existing public walkways located along Auahi Street, Cooke Street, and Pohukaina Street, adjacent to the project site, will be relocated to within the project property. To comply with City requirements, relocated public rights-of-way shall comply with City and ADAAG standards.

2. The site features a large open central community plaza, adjacent to the intersection of Auahi Street and Cooke Street. The plaza will include walkways, seating and open gathering areas designed to ADAAG standards.

3. Pavements and travel ways subject to vehicular loads, will be designed by the Geotechnical engineer. The Civil engineer will design the geometric alignment elements of vehicular travel ways.

4. Onsite vehicular driveways will be designed to accommodate anticipated design vehicles. In most areas, a SU-30 design vehicle (30' single-unit truck) will be used. A planned commercial loading area will be designed to accommodate a WB-50 design vehicle (50' semi-trailer).

F. WET UTILITIES

1. Water and fire protection utilities will be in accordance with BWS Water System Standards and NFPA 1 Chapter 18. Pipes 12" and smaller shall be C900 DR14 Class 150 PVC. Fittings shall be ductile iron. Separate water meters will be installed for commercial and residential uses. A Detector Check meter will be used for fire mains.

2. Sanitary sewer piping shall be in accordance with the City Wastewater System Design Standards. The sewer lateral shall be 6" or 8" C900 PVC DR18 PVC. Connection to the City's sewer system will be to the existing sewer line in Auahi Street. An approved sewer connection application has been secured from the City Wastewater Branch.

3. Storm drainage will be in accordance with the Storm Drainage Standards, August 2017. Storm drainage pipes will be high-density polyethylene (HDPE).

G. PERMANENT BMPs

1. Permanent post-construction best management practices (PCBMPs) will be in accordance with the Rules Related to Water Quality, amended September 2018. Stormwater runoff from the site will be directed to onsite structures or underground storage chambers. The exact method of meeting the water quality requirements has not been finalized.

H. PERMITS AND APPROVALS

1. The following permits and approvals are anticipated for this project:

    a. National Pollutant Discharge Elimination System (NPDES), including Stormwater Pollution Prevention Plan (SWPPP)

    b. Building and Grading Permits

    c. City Wastewater Branch approval, including approval of Sewer Connection application.

    d. City Dept. of Planning and Permitting approval, including approvals of Storm Water Quality Report, construction plans.

    e. Board of Water Supply approval

    f. Fire Department approval

    g. Disability and Communication Access Board (DCAB) review

Landscaping

1. Landscaping per drawings

Vertical Superstructure Framing

Exterior façade

1. Exterior façade to be a combination of glass window wall framing and exterior wall panels.
2. Awning windows provided in glass window walls as required by code for ventilation.
3. Glazing to be dual pane glazing with single layer low-E coating to minimize solar heat gain and provide thermal protection.
4. Aluminum and glazing fabrications based on global sourcing.
5. Lanai railings to be aluminum framed picket railings.
6. Tower Exterior wall systems to have a secondary waterproofing barrier. Elastomeric.
7. Liner building to be glass window wall framing and exterior wall panels.
8. Metal louver at Tower roof and Liner roof for larger equipment

Roofing and Waterproofing

A. Membrane Systems:

1. Metal Decks: Roofing system consisting of manufacturer approved, and Architect accepted, 72 mil min thick white colored, glass-fiber reinforced, felt backed, PVC (polyvinyl chloride) membrane continuously adhered to a 1/2-inch-thick glass mat gypsum overlay board over a polyisocyanurate rigid insulation board system over air/vapor barrier covered 5/8-inch underlay board. Tapered premanufactured crickets fabricated from insulation board will be required.
2. Concrete Decks: Roofing system consisting of manufacturer approved, and Architect accepted, 72 mil min thick white colored, glass-fiber reinforced, felt backed, PVC (polyvinyl chloride) membrane continuously adhered to a 1/2-inch-thick glass mat gypsum overlay board over a polyisocyanurate rigid insulation board system over air/vapor barrier covered concrete deck. Tapered premanufactured crickets fabricated from insulation board will be required.
3. Maintenance Pavers: 24-inch x 24-inch x 2-inch precast concrete maintenance pavers will be required for roof areas where there is rooftop equipment, and where façade access equipment may be stored on the roof or rolled over the roof.
4. Standard for Membrane: ASTM D 4434/D 4434M.
5. Preinstallation conference will be required.
6. Roof system shall be designed to comply with FM Global Lost Prevention Sheet 1-28, for a minimum Fire Windstorm Classification of 1A-90 with a hail resistance of SH.
7. Roof Leak Testing: Low voltage electric leak detection (ELD) testing of deck areas is recommended after completing the roofing. Low voltage electric leak detection methods will be specified to be conducted in accordance with ASTM D 8231 are recommended. The firm conducting the leak

detection shall produce reports and digital photographs documenting the inspection. Conductive primer shall be utilized to allow for proper testing.

B. Labor and Materials Warranty:

1. 20-year manufacturer's No Dollar Limit (NDL) warranty for the entire roofing system from date of substantial completion. 100 mph wind speed warranty.

C. Basis-of-Design: Sika Sarnafil; G410 Energy Smart Roof Membrane.

Acceptable Manufacturers:

Fibertite.

Tremco.

Plumbing

1. Plumbing Fixtures.

a. Plumbing fixtures to be selected by the architect or interior designer. Below is the general basis of design for the performance of the plumbing fixtures. All fixtures and piping connected to potable water shall be certified low lead per federal guidelines. Plumbing fixtures shall be Installed per UPC 2021 and local amendments.

b. Residential

i. Water Closet - Vitreous China, Flush Tank, Floor Mounted (1.28 gallon/flush).

ii. Shower and Tub Valve Assembly (2.5 gpm), thermostatic or pressure balanced type valve.

iii. Kitchen Sink: Stainless Steel with faucet (2.0 gpm) with disposal and dishwasher, UPC compliant air gap

iv. Lavatory Faucet (0.5 gpm) Manual type

v. Washing Machine Box: Hard Plastic with hot and cold-water brass shut off valves, drain funnel and water hammer arrestors. The T&P valve from the residential tank type water heater will terminate to the washing machine box drain funnel. Braided stainless steel hose washing machine connections.

1. Stainless steel washer drain pain with dedicated drain connection and drain riser.

a. (VE Option – Drain pan can be plastic.)

vi. Cast iron tub/shower

vii. ½" water connection required to fridge for Ice machine connection.

c. Common Area

i. Water Closet – Wall Hung Vitreous China Flush Valve (1.28 gallon/flush)

ii. Urinal – Wall Hung Vitreous China Flush Valve (0.125 gallon/flush)

iii. Lavatory Faucet (0.5 gpm) Automatic metering type faucet, all public lavatories will be provided with cold and hot water.

iv. Common Area: Stainless Steel with faucet (2.0 gpm) with disposal, single compartment. Provide with hot and cold water.

v. Outdoor Sinks: Stainless steel with faucet (2.0 gpm). Sink can noy be open to sky. Provide with hot and cold water.

vi. ½" water connection required to fridge for Ice machine connection in common areas.

vii. Gas grills on recreation deck to be selected by architect or interior designer. Grills will be provided with pressure regulator and operate on low pressure gas.

viii. Outdoor recreation deck shower, provided with hot and cold water. Shower drain can not be open to sky.

ix. Electric water coolers are required to include integral bottle fill stations.

2. Domestic Water Systems

a. Domestic Booster Pumps – up to 4 total (2 per tower) triplex booster pumps with variable frequency drives and connected to emergency power. Booster pumps will be connected to BMS system and will be BACnet compatible. Pump will include pressure sensor, and expansion tanks and integral controller with variable frequency drive for pumps.

b. Pressure reducing valve (PRV) station for the lower zones of each Domestic Water Booster Pump in tower and liner building. Provide PRV for dampening of water pressure surges. Water pressure in living units will vary from 75 psi to 45 psi, depending on elevation. PRVs will be provided inside plumbing closets of various typical floors. PRVs will be installed with full and low flow pressure reducing valves, pressure gauges and isolation valves.

c. Plumbing closets on typical floors will we provided with floor drains with trap primer, expansion tanks, and drain line to floor drain. Each tower will have 4 separate pressure zones and will employ a top-down CW distribution system.

i. (VE Option – FDs are for maintenance and service of PRVs and associated equipment inside closet, but not required by code)

d. Water Heating

i. Residential Tank Type Electric Water Heater - Standard Height, 50 gallons, 4.5 kW for studio, 1-bedroom units. Hybrid Heat pump type, 80 gallon, 4.5kW water heaters for 2-bedroom and 3-bedroom type units. All water heaters will be installed with a

stainless-steel drain pan connected to a dedicated CVPC drain riser. Temperature and pressure relief piping shall be copper. Seismically restrain all water heaters.

1. (VE Option – Drain pan can be plastic.)
2. (VE Option – Change 80-Gal heat pump type WHs to 50-Gal.)

ii. Common area – Individual fixtures that require hot water in common areas will be supplied by either point of use, instantaneous type water heaters for individual fixtures, or central hybrid heat pump type water heater with hot water recirculation system. If gas is available, gas type water heaters may be used. Seismically restrain all water heaters.

1. (VE Option – Some common areas, i.e. outdoor BBQ sinks could be CW only, and HW not included, up to owner direction)

iii. All water heaters will be provided with check valve, and expansion tank at the heaters. Common area heaters will be provided with thermostatic mixing valve.

e. Water Metering

i. Minimum 2x BWS domestic water meter will be provided for the project; first meter for the residential unit and common residential area space usage. A second commercial usage meter will be provided to meter water to all future tenant and commercial spaces.

ii. Cold water submeters will be installed to measure the cold-water usages to each building and each commercial tenant to promote energy and water savings. Provide a minimum remote reading water submeters to allow automated submetering as follows: Each future commercial tenant space, each residential tower, any landscaping connections, pool equipment room connections, any process water usage, and common area use.

iii. The water submeters will BACnet compatible be connected to the building automation system (BAS) for billing purposes. Individual sub-meters will not be provided for each of the individual dwelling units.

iv. Separate BWS and Hawaii Gas meters for commercial and residential, minimum 2x each meter.

v. Provide leak detection system inside each typical residential unit, leak sensors connected to a central monitoring system, and system reports back to building BMS system. Locate sensors at all points of potential leaks, i.e. at washer, water heater, all sinks, water closets and fridge.

1. (VE Option 1 – Remove BMS connectivity so that leak detection system is local alarm only with no reporting capability to central building management system)

2. (VE Option 2 – Remove all leak detection systems in units)

vi. Provide DDC connected water meter at each of the typical residential units, include DDC connectivity for each water meter for remoter metering and monitoring of each unit's CW usage.

1. (VE Option – Provide pricing for unit metering, likely not required by ownership)

f. 2" cold water stubout with back flow preventer to be provided for each pool equipment room. Pool and spa will be designed by pool consultant, pool structure will be provided with multiple 2" nuisance drains connected to sanitary system.

g. Provide CW connection to any water features as required. Provide CW submeter on water connection and connected BACnet compatible meter to center BMS. Size and location(s) of connection to be determined.

h. Cold water stub out with BACnet compatible pulse type water meter will be provided at each of the future tenant spaces. Meters will be connected to building BMS system for sub metering of water usage at each tenant space. Size of stubout and meter will be dependent on sizes of commercial space and expected CW usage.

i. (VE Option - Per owner direction, CW meters may not be provided and will be furnished by future tenant. Only CW isolation valve at each TI Space. Provide provisions for DDC connective at each potential future meter location)

i. Isolations valves will be provided at all branches into restrooms, common areas and at each residential tower water distribution stack. Each residential unit will have dedicated isolation valves for CW and HW inside each unit. Access panels will be required at all isolation valves.

j. Provide water connections at roof of each tower, and top of each tower trash chute. Hose Bibbs or wall hydrants will be required throughout all common area spaces, every 100'-0" at first floor, and recreation deck. Hose bibbs will be required at all restrooms, janitors closets and mechanical spaces. Meters will be provided on all CW connections to irrigation, and process water.

k. Cold/Hot Water Piping:

i. Common Area Aboveground - Type L copper with solder joint for all connections and fittings. Press type fittings may be substituted for soldered type fittings with owner review and approval, basis of design will be soldered.

1. (VE Option – Press fittings may be used for connections up to 2", grooved fittings for 2-1/2" and larger)

ii. Common Area Underground – Type K copper with solder fittings. Provide engineered polymer, copper, or DZR (dezincification resistant) brass fittings. Hot water and hot water return piping shall be insulated per the energy code.

iii. Residential – Type L copper with solder joint for all connections and fittings. Press type fittings may be substituted for soldered type fittings with owner review and approval, basis of design will be soldered. Piping will be run in the ceiling and soffits of residential units.

1. (VE Option – Press fittings may be used for connections up to 2", grooved fittings for 2-1/2" and larger)

iv. Residential – Polyethylene (PEX) tubing with brass fittings may be substituted for copper piping and fittings with owner review and approval, basis of design will be copper for residential CW/HW distribution piping.

1. (VE Option – If substitution is accepted, a complete PEX system, tubing, fittings, and rings, shall be used from a sole sourced manufacturer. PEX piping to be sleeved and run in the slab in the residential units.)

3. Sanitary Storm Drain, Waste and Vent Piping

a. Tower and Liner Residential Units – Sovent System. Engineered single stack drainage system. Sovent system shall be installed in compliance with manufacturer's guidelines. Only cast-iron sovent fittings manufactured by US Manufacturer's shall be provided. All aerators and deaerators manufactured by Conine Mfg. Co. Inc. or approved equal.

b. Tower and Liner Residential Units washing machines will have a dedicated, 4" conventional vented drain riser and will not be connected to the sovent system. Yoke vents are required on washer sanitary and vent piping in compliance with UPC 2021

c. Install all Island and Peninsula sanitary and vent connections in compliance with UPC 2021 when island or peninsula sinks are present.

d. Air admittance valves may be used if approved by AHJ, if not, all fixtures are required to be vented in compliance with UPC 2021 and Hawaii Plumbing Code.

e. Aboveground drain, waste, and vent piping - Cast iron piping with no-hub stainless steel fittings, for exterior/exposed piping or PVC schedule 40 with solvent cement joints. Plastic drainage piping may only be used in areas where noise emitted from the DWV piping is not an issue.

f. Dedicated express vent risers will be installed at both towers to vent fixtures from lower floors and common area spaces. All vent piping will terminate at tower roof level.

g. A fully piped overflow drainage system will be required for both tower roofs and for entire common area recreation deck. All piping in parking areas will be provided with bollards or metal pipe guards to prevent damage to piping. Storm and overflow piping will be connected to civil point of connection at grade. Recreation deck will be a raised paver system with drains beneath pavers. Storm/Overflow system will be designed to accommodate 4" in/hr rainfall.

i. (VE Option – Scuppered system may be provided to eliminate the need for a fully piping OFD system from Tower roofs, recreation deck, or both.)

h. Storm drain inlets will be provided at lower levels of parking garage to collect any incidental rain water inside structure.

i. Underground drain, waste and vent piping - Cast iron piping with no-hub stainless steel fittings or PVC schedule 40 with solvent cement joints.

j. 4" sewer and 4" storm drain connections will be provided for pool equipment rooms.

k. Multiple grease interceptors and sampling boxes will be installed for the future commercial tenants. Tentative 3x 2,500-gal interceptors required. Exact sizes and quantity of GIs will be determined based on total anticipated commercial grease waste usage. 4" sanitary, vent and 4" grease waste stubout connections and dedicated cleanouts will be provided for all the commercial spaces.

l. Elevator/Escalator sump pumps (50 gpm per elevator cab) to discharge to sanitary sewer via indirect connection at nearest sink fixture, or direct connected to sanitary main. Sump pumps serving electric, or traction type elevators will require integral hydrocarbon sensors and detection panel. Sump pumps serving hydraulic type elevators will be provided with oil water separators.

m. Floor sinks and floor drains will be provided at all trash rooms, pump rooms, mechanical spaces and areas where incidental water spills may be present. Trap primers will be provided for all FSKs and FDs. Floor drains will be provided in all restrooms. Trap primers will be installed with access panels.

n. Planter drains will be provided at all fixed planters on recreation deck and common area levels. Coordinate installation of planter drain locations, and sizes with landscape designer.

o. Force main piping from pumps will be cast iron, or copper piping with welded or soldered fittings.

p. Gas level testing of the existing city sewer system shall be done to determine the levels of concentration of the Hydrogen Sulfide gas in the city mains. If there is an elevated level of Hydrogen Sulfide gas detected in the city sewer system a full building trap or building relief venting may be required to help prevent any future gas build-up in the building sanitary system.

4. Generator Fuel Piping

a. Schedule 40 black steel with threaded fittings. Any below grade piping will be double walled piping with integral electronic leak detection system. Exterior fuel piping will be painted to inhibit corrosion.

b. A weather resistant electronic type remote fuel filling station will be installed on the exterior of the building to allow for refueling of the emergency generator. Fuel station will be connected to generator belly tank level sensor and have integral shutoff capabilities to prevent overfilling.

c. The exhaust from the emergency generator will run through a super critical muffler and discharge outside the building. At least 2x 4" tank vents will be provided for the emergency generator base mounted fuel tank and will be installed per NFPA. Exact quantity and sizes of vents and exhaust piping will be dependent on generator section. The generator base mounted fuel tank to be maximum 660 gallons.

5. Synthetic Natural Gas Piping

a. The system will include regulators, supports, connections, and piping conforming to NFPA 54, ASME B31.8, and NFPA 58. Aboveground piping will be galvanized steel schedule 40. Underground piping will be polyethylene (PE). Regulators will be "ventless" type as approved by the Gas Company. Exterior gas piping will be painted to inhibit corrosion.

b. Residential usage building gas meter will be provided by the Gas Company for general building residential space and residential common area gas usage, i.e. BBQ grills, fire pits or common area gas fired water heaters for residential usage. No commercial spaces shall be connected to residential gas meter.

c. A commercial space gas header will be provided at the exterior of the building by the Gas Company. Dedicated piping from the heater to each of the individual commercial tenant spaces will be installed to provide gas to each tenant space as required. Tenants will be required to provide their own gas meter and "ventless" type regulators as required when new connections are made. The commercial tenants are not allowed to connect to the building residential gas piping.

i. (VE Option – Do not provide any dedicated gas piping to/from gas header at exterior, tenant will install their own gas piping at TI buildout.)

d. 2" MPG (<5.0 psi) gas piping stubout with BACnet compatible gas meter will be provided for pool equipment room. Connect gas meter to central BMS system for remote monitoring.

e. Medium pressure (< 5.0 psi) synthetic natural gas (SNG) from the Gas Company will be piped and distributed throughout the building and a pressure regulator will be installed prior to any gas appliances.

f. All in unit residential stoves, water heaters and dryers will be electric type, and will not have any gas connections.

HVAC

1. General

a. Warranty: Provide minimum one year warranty from date of acceptance on all equipment. Provide additional extended warranties as called out in contract documents.

b. Flashing and Sheetmetal: Provide roof flashing, counter flashing, and parapet cap flashing as required by other sections.

c. Trash Chute and Louvers: Provide as required by other sections. Trash chute to have a vent through the roof that is no smaller than the diameter of the chute.

d. Submittals: Submittals required for all mechanical and plumbing systems. Shop drawings are required. As-Built drawings shall be submitted for all mechanical and plumbing systems, including reproducible set and CAD drawings. CAD drawings shall be made available to the Mechanical Contractor with proper waiver and liability release.

e. Firestopping: Provide for all mechanical related penetrations where required by Code. Proset firestopping systems are allowed.

f. Seismic Restraints: Provide for all mechanical and plumbing related items where required by Code. Seismically restrained vibration isolators (neoprene coated and hot dipped galvanized where outdoor) for equipment.

g. Piping: Provide fittings for all piping. Provide dielectric couplings and isolation for dissimilar metals. Provide vibration isolation (Mason Kevlar reinforced dual spherical) for rotating equipment. Brass or stainless steel tags for equipment. Run all drains, pans reliefs, etc. to floor drains. Hangers in exposed spaces to be corrosion resistant. Provide tagging and labeling of all piping with system type and direction of flow arrows.

h. Maintenance: Provide the first year of annual maintenance for all common area mechanical systems. Provide maintenance manuals and building operator training for complex systems, such as DDC system.

i. Commissioning – Provide commissioning of all mechanical and plumbing system as required by 2018 IECC. Commissioning agent is required to be retained by contractor, and not included in design services. Building Commissioning of AC systems: Provide as required by Honolulu City and County Chapter 32, Energy Code.

j. Mechanical Equipment Electrical Features: UL listed. Will meet or exceed City Energy Code and HECO rebate prescriptive levels. Provide motor control centers, variable frequency drives and/or starters for mechanical and plumbing equipment. Equipment should be selected to qualify for any state or federal energy rebate credits if feasible.

k. Testing and Balancing: Provide by independent NEBB or AABC testing agency, test reports are required for all HVAC air systems including living unit AC. Provide TAB report at completion of project and prior to Commissioning effort commences.

l. All equipment installed exterior is required to be installed with stainless steel disconnect equipment, and all motor starters or variable frequency drives will be installed inside NEMA 3R or 4X enclosures. Exterior equipment will be specified with manufacturers highest corrosion resistant coated and specified as 316 stainless steel when available.

m. Acoustic Treatment: Provide minimum acoustic treatment for the project as follows:

1) Piping Supports: Piping inside walls and on the roof will be acoustically isolated from walls to preclude noise and vibration transmission.

2) Mechanical Equipment: AC equipment and large fans not on grade will be isolated with hot dipped galvanized seismically restrained spring isolators, minimum of 2" deflection. Provide spring isolated fan curbs for curb mounted fans. Provide minimum 15 feet of 2" acoustic lining at the top of all ductshafts, and at all supply ductwork on the roof.

3) Include interior acoustical duct lining and duct silencers as called out on contract documents.

4) Condensate drain piping: Any common drain piping within a wall not specifically sound treated must be insulated for acoustic attenuation.

2. Air Conditioning and Ventilation.

a. Residential Building – Residential type multi zone air conditioning units (1 to 3.5 tons in capacity) with multi-speed fan and remote control, 1/ fan coil unit. Condensing units will be mounted on rubber/neoprene isolating pads and anchored to the exterior lanai slab. Pre-insulated refrigerant line sets may be used to connect the indoor and outdoor ac units. Indoor units will be ductless wall mounted units installed inside each bedroom and living room space.

b. Common Areas – The common areas of the podium level and residential towers will be cooled with variable refrigerant flow (VRF) AC system. The outdoor condensing units will be located in the parking deck and insulated hard pipe copper refrigeration piping will be routed to the indoor fan coil units on 1st through 8th floor common area spaces. Common area VRF system will be supplied with BACnet compatible module connected to the building automation system. Room mounted wall controllers will be installed inside each common area space to control the VRF air conditioning unit serving the area.

c. Main building electrical room, and fire command room will be provided with dedicated air conditioning system and will be connected to emergency power.

d. Elevator rooms will be air conditioned with exterior mounted packaged AC units and connected to emergency power.

e. 1st floor future tenant spaces will be allocated space for outdoor condensing units and provided with a path for future refrigerant piping to be installed. Future tenants will be responsible for furnishing and installing their own variable flow refrigerant AC equipment, indoor and outdoor units and all associated piping.

f. Common commercial back of house spaces will be conditioned with separate VRF air conditioning system, not connected to residential common area AC system.

g. Provide fully ducted garage ventilation system for all enclosed levels of the parking garage. Ventilation system will include at least 2x demand-controlled supply and 2x exhaust fans at each

parking level, and carbon monoxide sensors located throughout the floor. A central monitoring and control system will be provided to for the garage and will be BACnet compatible to be connected back to the building BMS.

h. All condensate piping within the building will be Schedule 80 CPVC. Horizontal and vertical riser condensate piping will be insulated with minimum ½" thick insulation. Exterior condensate piping will be insulated copper. Rooftop condensate piping from outside air units will be copper without insulation. All plumbing fixtures receiving condensate will also require insulation similar to CD piping.

    - (VE Option – Option to remove requirement for insulation on vertical residential condensate stacks only. All commercial, and rooftop CD piping to remain insulated)

i. All tower, and liner building common area corridors will be continuously cooled and pressurized with a 100% outside air conditioning system. A packaged rooftop unit will be installed at the roof level of each tower and will provide centrally ducted conditioned outside air to each residential floor of the towers. The duct will be installed in a 2 hr rated shaft and fire/smoke dampers will be provided at penetrations at each floor. Dedicated condensate riser for the rooftop unit will be insulated for entire run of piping down to 1st floor. Modulating hot gas reheat will be utilized for reheat air from rooftop OAU. Pre-cooled and reheated outdoor air will be supplied into the typical residential corridors at quantities sufficient to provide positive air pressurization at each floor. Variable refrigerant flow dedicated outside air units will supply conditioned air to the liner building corridors. Fire/smoke damper will connect to the fire alarm system.

j. Corrosion Protection: Provide corrosion protection for all common area outdoor equipment. Condenser and evaporator finned tube coils will be protected with aluminum impregnated polyurethane (BLYGOLD POLUAL). Provide AMERON PSX 700 coating for all exterior cabinets and surfaces.

3. Air Distribution

a. All ductwork will be installed per SMACNA standards and manufacturer's recommendations. Any ductwork installed outdoors shall be coated to inhibit corrosion, or be construction of corrosion resistant materials,

b. Galvanized sheet metal duct with rigid fiberglass exterior insulation and vapor barrier.

c. Minimum 1" preinsulated ductboard with reinforced aluminum foil facing may be used for indoor use only. Pre-fabricated rigid fiberglass ductwork (Kool Duct).

d. Insulated flexible ductwork is allowed for a maximum of 5ft with a total of maximum 90 degree total turning radius.

e. Exhaust ducting: Galvanized Sheet metal per SMACNA standards. Exhaust ductwork carrying humid or moist air is required to be aluminum or stainless-steel construction.

f. Diffusers and Registers: aluminum multi-blade with opposed blade volume damper. Linear diffusers with integral plenum boxers will be used for all common areas with public access, i.e.

recreation deck spaces, main lobbies etc. Volumes dampers in areas with hard lid or inaccessible ductwork is required to be remote type, either manual or electronic.

g. All louvers are required to be drainable, and wind driven rain type as called out on drawings. Louver sizing is based on intake velocities of no more than 400 FPM, and discharge velocities of no more than 800 FPM. All louvers will be installed with access panels to clean and maintain louvers.

4. Exhaust and Ventilation System

a. Residential units - Individual bathroom exhaust fans with integral light ducted to the exterior in room soffits. Fan will be 2-speed type with integral timer and moisture sensor for extended operation. Window manufacturer will install an exhaust into the residential glazing system. Fan will include integral backdraft damper.

b. Residential utility rooms (Water heater and Washer/Dryer Room) – Provide dedicated exhaust fan inside occupiable utility rooms, 4" round exhaust duct connecting to exterior.

c. Residential units dryer exhaust booster fan: Individual UL approved dryer booster fan connected to the residential dryer, dryer will be conventional ducted type and not "ventless" heat pump type. Booster fan will include indicator light, and secondary lint box, and integral pressure sensor.

- (VE Option – Per owner directive, heat pump type ventless dryer may be used in lieu of standard ducted dryer and booster fan)

d. Residential and Common Area Kitchen Exhaust: Recirculation type range hood, no ducted hoods will be provided. No commercial grade NFPA 96 kitchen exhaust duct is included in scope.

e. Commercial spaces – Either outside air and general exhaust ductwork stubouts will be provided to each space, or fully louvered store front for future connection for each commercial space will be provided. Commercial tenants will be responsible for routing and installing their own outside intake, exhaust discharge and kitchen grease exhaust ductwork as required.

f. Stairwell Pressurization system: Multiple inline supply fans will be installed on roof of each tower, connected to emergency power. Stairwell pressurization system will include duct smoke detector and pressure relief vent at top of stairwell shaft served. Fully ducted system inside 2-hr rated shafts. Supply grills with heavy duty lockable opposed blade volume dampers will be provided at every other floor inside stairwell. Dedicated duct shaft will be provided for each stairwell pressurization fan.

g. Emergency Generator Exhaust - Intake and discharge louvers, approximately 160sf, and exhaust radiator louver, approximately 160 sf. Ducts are required to extend to exterior of building inside 2-hr rated enclosure or duct wrap. Duct silencers and acoustical louvers will be provided to maintain DOH mandated sound levels emitted from generator.

h. Main HECO room will be provided with exhaust ventilation to maintain space temperature, room will be provided with 3-hr rated fire dampers. Fire pump, booster pump and bike storage rooms will be provided with exhaust ventilation system to maintain space temperature. All

restrooms, trash rooms, janitors closets will be provided with constant exhaust as required per ASHAE 62.1.

i. Exhaust inlets will be provided at all floors trash rooms and trash chute openings. Trash room exhaust will be connected to rooftop exhaust fans at each tower.

j. All exhaust connections are required to include backdraft dampers to comply with Hawaii Energy Code.

5. Controls and Instrumentation

a. Individual remote control for each residential fan coil unit, not connected to central BMS.

b. A BACnet compatible Building DDC System for monitoring and control of common area HVAC units, exhaust fans, plumbing pumps and heaters, and rooftop package units. A local computer will be installed to monitor all systems connected to the DDC system. Residential system AC and exhaust systems will not be connected to the DDC system. Training for DDC system usage will be required from contractor to building staff. DDC system is required to have remote connectivity for offsite monitoring.

c. Access panel will be provided for all controls, instruments, and sensors.

d. Single DDC system that will monitor residential AND commercial systems withi the same workstation. Opction to include 2 separate DDC systems at added cost if that is required to keep residential and commercial completely separate.

Fire Protection Systems

A. Applicable Codes/Standards and References

1. 2018 IBC as amended by CC Honolulu.
2. 2018 Uniform Plumbing Code as amended by CC Honolulu
3. 2018 NFPA 1 Uniform Fire Code, as amended by CC Honolulu
4. 2016 NFPA 13, Standard for the Installation of Sprinkler Systems as amended by CC Honolulu
5. 2016 NFPA 72, National Fire Alarm and Signaling Code as amended by CC Honolulu
6. Chapter 27, Housing Code, CC Honolulu
7. Chapter 32, Energy Efficiency Standards, CC Honolulu
8. Hawaii Administrative Rules, Chapter 39, Air Conditioning and Ventilation, Hawaii State Department of Health
9. Hawaii Administrative Rules, Title 11, Chapter 46, Community Noise Control, State of Hawaii
10. U.S. Federal Reduction of Lead in Drinking Water Act 2011

B. Fire Sprinkler System

1. Building will be fully fire sprinklered with wet pipe fire sprinkler system installed per NFPA 1 2018 edition and NFPA 13 2016 Edition. The Civil engineer shall provide a dedicated detector check (DC)

meter to connect to the building fire sprinkler system. Combined system. Provide UL listed 1,000 gpm electric fire pump and jockey pump with fire pump controller. Code compliant materials and methods. For commercial units, provide flow switch with connection to fire alarm panel for each space. All devices and equipment UL listed or FM approved. Provide earthquake protection. Provide review by Hawaii Insurance Rating Bureau. Provide building code required special inspections for fire sprinkler systems.

a. A fire command room will be provided to install the fire alarm panel and associated fire sprinkler system control and monitoring equipment.
b. Special Inspection – Provide Special inspection of the complete fire sprinkler system. The Special inspector shall be a licensed Mechanical or Fire Protection Engineer with minimum 10 years experience in Fire sprinkler construction and design. The special inspector will be provided by the contractor.
c. Fire department connections shall be installed on Auahi Street and Pohukaina Street. Fire department connection piping shall be connected to the discharge of the fire pump.
d. Fire sprinkler piping: Black steel Schedule 40 with threaded fittings per NFPA 13. Braided, flexible stainless steel piping may be used in common areas for light hazard. Exposed fire sprinkler piping in parking garages shall be schedule 40 black steel with threaded fittings. CPVC sprinkler lines as permitted by NFPA 13 for residential occupancies only and up to 2” diameter pipe. The CPVC is not allowed in the corridors, the corridors shall be schedule 40 Black Steel.
e. Painting: All fire sprinkler piping, hangers, fittings, supports, valves, and equipment shall be primed and painted red with epoxy coating. The areas that require the fire sprinkler components to be painted shall be as follows:
    a) Areas exposed to the exterior
    b) Fire pump room, utility rooms, storage rooms, mechanical rooms, electrical rooms, and similar rooms.
    c) Parking Garage
    d) Elevator machine room and shaft
f. Residential Units – Fire sprinkler heads shall be Residential quick response type. Semi-recessed with escutcheon plate cover. The sprinkler head spacing and coverage shall be spaced in accordance with the Manufacture specifications and NFPA 13. Concealed plate fire sprinkler heads are not permitted inside of the units.
g. Common Areas – Fire sprinkler heads shall be standard coverage or extended coverage quick response type where allowed by NFPA 13 and manufacture specifications. Concealed heads with

escutcheon plate cover for front of house areas which includes but not limited to lobby areas, residential corridors, mail room, fitness rooms, amenity areas, and other areas with finished ceilings. Provide semi recessed for back of house areas and corrosion resistant heads for exposed/exterior areas, parking garage, utility rooms, fire pump rooms. The corrosion heads shall be Electroless Nickel PTFE (ENT) Type. The corrosion heads apply to the exterior area, rooms exposed to the exterior, Elevator machine room, Parking Garage, Main Electrical Room, Fire Pump Room, Generator room, and Domestic pump room and similar rooms.

h. Commercial Spaces – Upright type, shell coverage will be provided. The tenant will be responsible for their own modifications to the fire sprinkler system. Fire sprinkler heads in the tenant space shall be white polyester type. The shell space shall be designed using ordinary Hazard group 2.

i. Fire sprinkler floor control valves shall be provided on each floor and the floor control valve shall be integrated with Pressure Reducing Valve.

2. Wet Stand Pipe System

a. Wet stand pipes in each stairwell with fire hose valve connections at each floor. Black Steel with threaded fittings, grooved joint mechanical couplings, or welded fittings. The hose valve for each stairwell shall be provided with pressure reducing type hose valves and shall be installed on each floor as required by NFPA 13 and NFPA 14.

3. Fire/Jockey Pump

a. Fire Pump: 1000 gpm electric fire pump connected to the emergency power and installed per NFPA. The fire pump shall be soft start and shall be equipped with an Automatic Transfer Switch and Fire pump control panel and be installed in accordance with NFPA 13 and NFPA 20.

b. Jockey Pump: 10 gpm electric jockey pump with controller.

4. Secondary Water Storage Tank

a. A secondary water storage shall be provided to provide adequate flow required by the sprinkler system in the event of an interruption from the city-supplied water service. The secondary water supply shall be sized adequately to support the fire sprinkler system worst case demand area for a duration of not less than 30 minutes as determined by the occupancy hazard classification in accordance with NFPA 13.

C. Fire Alarm System

1. Residential Units

a. Single station photoelectric smoke detector in each apartment unit. Single station smoke detectors are 120V powered and are not tied into the fire alarm system.

b. Combination Visual/Audible strobes in ADA apartment units. The unit will be supplied with photoelectric smoke detectors and shall activate the audible/visual strobes in the unit. The smoke detectors in the ADA units will be tied into the fire alarm system.

c. All Audible devices in the units and throughout the building shall be 520Hz as required by NFPA 72

2. Lobby, Corridors, Office, Stairways, Parking and Other Non-Residential Areas

a. Addressable photoelectric smoke detectors.

b. Audible-visual flashers in corridors and common areas.

c. Pull stations within 5 feet of the entrances and exits, entrance to stairwell and at the elevator lobby.

d. Connections to fire sprinkler flow and tamper switch.

e. Monitoring of fire pumping and sprinkler system.

f. The interconnection pathways of the fire alarm panels which includes fire alarm control panels, transponders and extender panels shall be 2-hour rated fire alarm cables as required by NFPA 72.

g. Duct Smoke Detectors shall be provided on all AHUs that are greater than 2000 CFM. The duct smoke detectors shall be operated and powered by the fire alarm system. Activation of the duct smoke detector shall shut power to the AHUs.

h. Provide relay modules for the door holders.

i. Provide Monitor/control modules for each smoke damper or combinational smoke fire damper.

j. Fire alarm system shall interface with the elevator equipment and fire sprinkler system and be compliance with NFPA 72 and ASME 17.1.

3. Fire Alarm Equipment

a. Main addressable fire alarm control panel with notification voice evacuation system in the fire command center.

b. Remote annunciator shall be located at the security front desk.

c. Power extender panels at each floor as required.

d. Installation of fire alarm system shall comply with NFPA 72.

e. BDA Wireless System shall be provided throughout the building.

4. General Wiring

a. Raceways: Rigid metal conduit, EMT, and flexible metal conduit (liquid tight, where required).

b. Wires: Copper conductors, 600 volts, No. 12 minimum, type TW, THHN/THWN, XHHW. 8000 series aluminum conductors can be used for feeders 100A and larger. Fire alarm cable wires shall be FPL, FPLP, and FPLR Fire alarm Cables. Signaling line circuits and initiating device circuit field

wiring shall be twisted pair No. 18 to No. 12 AWG, depending on distance and per manufacturer's recommendations. Visual alarm signal and audible appliance circuits shall be single solid copper No. 14 AWG size conductors at a minimum. Speaker circuits shall be solid copper No. 16 AWG size conductors at a minimum. Wire size shall be sufficient to prevent voltage drop problems. Power wiring, operating at 120 VAC minimum, shall be No. 12 AWG solid copper having similar insulation.

5. Bi-Directional Amplifier (BDA) System
    a. A wireless BDA system shall be provided in order to ensure a minimum radio signal strength for two-way emergency radio communications as required by the AHJ. BDA system shall be designed by a licensed BDA technician. The system shall comply with the requirements of UL2524 In-building 2-Way Emergency Radio Communication Enhancement Systems, NFPA 72 2013 Edition, NFPA 1221 2016 Edition and IFC 2015, as referenced.

Electrical Power and Lighting

A. POWER

6. Backbone distribution
    a. Main (Residential) Switchboard, 480Y/277 volt, 3 phase, 4 wire, copper bus, HECO incoming/pulling and metering section, Fire Pump (tap) section, and distribution circuit breaker sections. Estimated residential load at 5,045kVA, based on 1,009 units and additional common area and equipment load. Additional 2,794kVA load shall be included if electric vehicle is determined to be part of the scope of work. Electrical load to be confirmed and updated during design.
    b. (Commercial) Switchboard, 480Y/277 volt, 3 phase, 4 wire, copper bus, HECO incoming/pulling and metering section, distribution circuit breakers section. Estimated commercial load at 888kVA, based on total commercial area of 67,963sf, 80% will be retail sales and 20% will be restaurant or food vendor. Electrical load to be confirmed and updated during design.
    c. Emergency generator, diesel, 1,250 kW, main circuit breaker, skid mounted sub-base fuel tank. Electrical load to be confirmed and updated during design.
    d. By-pass/isolation Automatic Transfer Switch (ATS), one emergency ATS and one optional standby ATS per building. Electrical load to be confirmed and updated during design.

e. Dual purpose docking station for load bank and portable generator connection. Electrical load to be confirmed and updated during design.
f. Electrical power to fire pump (connected to emergency generator).
g. Two copper bus ducts per building for a total of four bus ducts that originate from the ground floor main electrical room. Each bus duct will serve approximately half of the building.
h. PVC Schedule 40, concrete encased, 5" and 4" underground ducts for HECO, Spectrum, and Hawaiian Telcom services.
i. Infrastructure for sub-meter system for all residential units, at distribution panel (electrical closet) on each residential floor, all commercial units, and all shared common areas. Billing system, system integrator, third party services are not part of the scope of work.
j. Infrastructure including empty pathway and pullstring for all commercial spaces.
k. Offsite utility improvement is not included in the current scope of work and may be required per utility company review. Existing utility poles on Auahi Street and Pohukaina Street may require modification or relocation.

7. Horizontal distribution
   a. Duplex 20A convenience receptacles in corridors and non-residential areas.
   b. GFCI weatherproof receptacles, with in-use cover, for exterior areas.
   c. Power to mechanical domestic water booster pumps (low pressure and high pressure zones), electric water heaters, air conditioning equipment, exhaust and ventilation fans.
   d. Power to telecom, cable television, and security system.
   e. Power to other monitor / control system and any owner furnished equipment.
   f. Power or infrastructure to electric vehicle if required.
8. Residential units
   a. Branch circuit panelboard, copper bus, main circuit breaker, plug-in circuit breakers. Provide combination AFCI/GFCI type and lockable circuit breaker where required.
   b. Duplex 20A convenience receptacles, tamper resistant where required.
   c. GFCI weatherproof receptacles for exterior areas.
   d. GFCI receptacles in kitchen and bathrooms on dedicated circuit where required.
   e. AFCI protection throughout the unit where required.
   f. Power to air conditioning units, booster fan, stovetop, range, microwave, disposal unit, water heater, washer, and dryer as required.

B. LIGHTING

1. Residential units
    a. LED light fixture with integral driver.
    b. Ceiling fan junction box at ceilings of Living Room and all Bedrooms.
    c. Switched outlet at all Bedrooms and Living Rooms.
    d. LED undercabinet light at Kitchen cabinets
    e. Vanity lighting in bathrooms
2. Lobby, Corridors, Office, Stairways, Parking, and Other Non-Residential Areas
    a. LED light fixture.
    b. LED exit lights with battery back-up and self-diagnostic/self-testing option.
    c. Emergency lighting to meet NFPA 101 Life Safety Code requirements.
    d. Automatic lighting control systems including sensors and time clock control to meet IECC requirements.
    e. ADA compliant luminaires will be provided, where required.
3. Lighting device
    a. Single pole or 3-way as required, 20A, 120-277 volts.
    b. Lower voltage switch and occupancy sensor switch where required.
    c. Plastic cover plates at indoor locations, stainless steel at exterior locations and utility rooms. Coordinate color with Architect.
4. General
    a. Distribution panelboards, copper bus, main circuit breaker, bolt-on circuit breakers.
    b. Raceways: Rigid metal conduit, EMT, and flexible metal conduit (liquidtight, where required).
    c. Wires: Copper conductors, 600 volts, No. 12 minimum, type TW, THHN/THWN, XHHW.
    d. Safety switches, horsepower rated, NEMA 1 for interior areas and NEMA 4X stainless steel for exterior areas.

Telecommunication Systems

1. Background
    a. Telecommunications Services for Telephone, Television, Data and Internet for the project will be provided through Hawaiian Telcom and/or Spectrum. The service providers will review their maps to determine the best way to provide interconnection from their service points to the manholes / hand-holes on the property.
2. Existing Conditions

a. Current telecommunication services are provided via overhead cable and pole lines and/or underground duct lines. Services are extended either via riser conduit from the pole lines, underground conduits to the property or overhead cable from the pole line to the property.

3. Proposed Conditions

    a. A connection application will be submitted to both Service Provider (Hawaiian Telcom and Spectrum).

    b. The project will include telecommunication services for Telephone, CATV and Internet High Speed (HSIA) for both Residential, Common Areas and the Housing Property Management offices. Service location for connection to Telecommunication service providers (Hawaiian Tel Com and Spectrum) existing system will be determined by the service provider. Empty primary concrete encased duct lines will be provided from the service provider location to the building's Telcom room/cabinets.

    c. Infrastructure such as conduit, raceways, pathways and cabinets will be provided by the contractor to enable the support of the following services to both the residents and the operation of the building:

4. Residential Services

    a. Telephone service (traditionally from Hawaiian Telcom)

    b. Cable TV access (CATV) (traditionally from Oceanic Time Warner, Dish or DirectTV).

    c. High Speed Internet Access (HSIA)

5. Common Area and Housing Property Management Services

    a. Internal Telephone network and access to telephone service

    b. Internal Data network

    c. High Speed Internet Access (HSIA)

    d. CATV service

    e. Security

    f. CCTV

    g. Access Control System

    h. Intercom Entry System

    i. Tele-entry System

    j. Entry Phone

k. B1 lines connections as necessary for life safety

l. Elevators

m. Fire control Rooms

6. Security Systems

    a. The Security Scope is to provide physical access control and video security to the site. Security work includes the following

        i. CCTV System

        ii. Card Reader based Access control System

        iii. Tenants to allow guest access to select entries via Tele-entry

        iv. Intercom entry

        v. Ability for future vehicular gate control integration

        vi. Ability for future elevator control integration

Building Equipment

7. Building maintenance / window washing equipment – (design/build).

    a. Minimum equipment required.

        i. Davit pedestals (hot dip galvanized) and fastening hardware (stainless steel)

        ii. Safety tieback anchors and horizontal lifeline system for fall protection

Platform intermittent stabilization anchors designed to mount on building structure at horizontal intervals equal to the center to center distance of the stage platform suspension ropes and vertical spacing of 50 feet center to center or every three floors, whichever is less.

8. Optional equipment.

    a. Portable davit equipment - sockets and arms.

    b. Powered modular stage platform – self-powered, four wire rope support (2 primary, 2 secondary), 30-inch deep, two-person 500-pound capacity, with two emergency stop switches.

c. Portable wind anemometer to monitor wind speed during platform use.

d. Communication equipment for each operator to use in an emergency.

9. Trash chute.

    a. 24-inch diameter, 16 gage stainless steel with sound insulation coating on exterior of chute and sound isolation pads at each floor support frame.

        i. Intakes – 15-inch wide by 18-inch high, stainless steel, self-closing, bottom hinged, push-button operated doors bearing 1-1/2 hour U.L. approved “B” label.

        ii. Discharge – 16 gage stainless steel, Type “A” horizontal rolling type with 1-1/2 hour, U.L. approved “B” label, held open with 165 degree F fusible link.

        iii. Vent – Extend chute full diameter through roof to 16 gage stainless steel top vent cap, 4-feet above the roof level.

        iv. Accessories – 3/4-inch IPS flushing spray head and 1/2-inch ISP sprinkler head above top intake, plus additional 1/2-inch sprinkler heads at every second intake.

        v. Chute Cleaning – Provide disinfecting and sanitizing unit with ability to regulate the strength of the disinfectant.

        vi. Access panel – Provide stainless steel 1-1/2 hour U.L. approved “B” label access panel at top of chute to inspect shaft.

10. Trash Compactor

    a. TBD

11. Parking control equipment

    a. Motorized vehicle barrier gate to separate residential parking from commercial parking at ground floor parking.

    b. Provide gate arm with rebound feature upon contact with an object during closing operation.

    c. Card reader (remote).

    d. Vehicle detectors and harnesses.

    e. Vehicle presence loop.

12. Building security/entrance system.

    a. Access control – card/key fob readers at entry doors including ground level pedestrian doors, at lobby, parking floors and elevators.

b. Digital camera system – located around buildings to monitor pedestrian and vehicular traffic.

c. Entry phone system – located at all lobby area for postal service .

13. Parking Control Equipment.

Building Finishes

1. Typical residential unit finishes.

    a. Kitchen

        i. Floor – luxury vinyl plank. STC/IIC 54.

        ii. Floor – Ceramic tile

        iii. Wall – drywall, painted; conc. skim coat, painted.

        iv. Ceiling – medium spray acoustical ceiling.

        v. Cabinets - TBD.

        vi. Upper cabinet under-counter lights not included.

        vii. Countertops - TBD.

        viii. Backsplash – TBD.

        ix. Kitchen Sink - undercounter mounted, stainless steel.

        x. Faucet – Kohler.

        xi. Disposal - 1/2 HP.

        xii. Appliances: See appliance package.

    b. Laundry

        i. Heavy duty braided stainless steel washer hose or flood armor.

        ii. Pan at washer/dryer.

        iii. Heat Pump Washer Dryer Combo GE.

    c. Bathroom

        i. Floor –tile with underlayment.

ii. Base –tile.

iii. Wall - drywall, semi-gloss.

iv. Ceiling - drywall, painted.

v. Bathroom door to be solid core.

vi. Cabinets - TBD.

vii. Countertops – TBD.

viii. Tub - Kohler, waterproofing tape at joints btw backer board and tub.

ix. Bath and Shower faucet trim - Kohler, extra shower head in the market unit.

x. Tub surrounds – TBD.

xi. Tub rod –shower rod.

xii. Toilet accessories –

xiii. Vanity bowl – Kohler rectangle under-counter mounted.

xiv. Faucet – Kohler.

xv. Medicine cabinet -surface mounted.

xvi. Mirror - framed, flush wall mounted.

d. Living room and bedrooms

i. Living Room Floor – luxury vinyl tile, 5mm acoustical membrane. Shaw

ii. Bedroom Floor – Carpet with pad, no base, no threshold.

iii. Wall – drywall / concrete, painted – Flat paint, scrubbable.

iv. Ceiling – medium spray acoustical ceiling (TBD)

v. Interior Doors.

- 1-3/4” flush panel, solid core wood door at residential unit entry door, 20-minute fire-rated with 20-minute fire-rated hollow metal frame. All doors 7’-0” high. Wood veneer, stained finish.
- 1-3/8” flush panel, particle board core, hardboard faced wood door in residential units, paint finish.
- Flush panel, hollow metal, fire rated doors (1-1/2 hour at stair enclosures; 3/4 hour at trash chute access rooms), paint finish.

vi. Base – Living Room.

vii. Wardrobe closet – wire shelving system.

viii. Closet door – wood sliding door.

ix. Provide ceiling junction box (ceiling fan) and cover. Pre Wired to switch.

x. Closet system – wire shelving with integral rod.

Public spaces:

1. Lobby Level
    a. Floor – porcelain tile or stone, depressed slab.
    b. Wall – drywall / concrete, painted (smooth finish) – may have accent walls / wood trims.
    c. Ceiling – drywall, painted (smooth finish) – may have wood trims.
    d. Aluminum storefront system.
2. Corridor at tower
    a. Floor – carpet tile.
    b. Wall – drywall, painted (smooth finish).
    c. Ceiling – drywall, painted (smooth finish).
    d. Impact resistant drywall in lobby of common freight elevator.

Public Amenities Spaces:

1. General
    a. Stainless steel BBQ stations.
    b. Steel framed cabana.
    c. Bollards – fixed and removable pipe bollards with smooth, HDPE bollard covers.
    d. Postal mailboxes and parcel lockers (Comply with USPS standards – Arthur Florence STD 4C, recessed mounted in custom cabinetry.
    e. Wall and corner guards.
        i. Wall bumpers for trash room.

ii. Metal corner guard – galvanized steel at parking structure columns up to 5’-0” from finished floor.

f. Parking security mirrors – 26” diameter, round, convex,.

g. Surfboard storage racks – Horizontal and/or vertical storage, padlockable.

h. Bicycle storage racks.

i. Double tiered, four bicycles per rack, powder coated over steel tubing, with pivoting lock bar.

ii. Outdoor, rail-mount bicycle racks, powder coated over steel tubing.

i. Provide AEDs on all floors at all lobbies.

2. Doors.

a. Fire rated and non-rated steel access panels.

b. Flush panel at back-of-house areas.

c. Recessed panel at common areas.

d. Stainless steel at ceramic tile and wet areas.

e. Door hardware – US 32D Dull Stainless Steel.

i. ADA accessible hardware in common areas and at each unit entry.

ii. Sargent Studio Collection or equal.

iii. Provide peepholes for residential unit entry doors and baffled door bottoms.

f. Elevator lobby doors.

i. Magnetic hold open connected to the fire alarm system (Total Door System).

ii. 20 minute fire rated.

3. Recreation room.

a. Floor - luxury vinyl tile.

b. Wall – drywall/CMU, painted.

c. Ceiling – 2x2 acoustical tile ceiling / open ceiling.

d. Aluminum storefront system.

e. Standing seam roofing.

f. Air conditioned Rec Room.

4. Spa / Swimming Pool.

    a. 5’ deep swimming pool with Kids area and lounge area.

    b. Mechanical room / water heater ? / water pump.

5. Rec Rooms.

    a. Floor – luxury vinyl tile.

    b. Wall - drywall, painted.

    c. Ceiling – 2x2 acoustical tile ceiling.

    d. Cabinets – TBD

    e. Upper cabinet under-counter lights not included.

    f. Countertops - TBD.

    g. Backsplash – TBD.

    h. Kitchen Sink - undercounter mounted, stainless steel.

    i. Faucet - TBD

    j. Disposal - 1/2 HP.

    k. Appliances.

6. Fitness Room.

    a. Floor – Sports flooring.

    b. Base – 12” high rubber.

    c. Wall – drywall / CMU, painted and full height mirror wall.

    d. Ceiling – 2x2 acoustical ceiling tile.

    e. Aluminum storefront system.

    f. Air conditioned.

7. Shared bathroom.

    a. Floor –tile.

    b. Wall - drywall, painted.

c. Ceiling - drywall, painted.

d. Bathroom door to be solid core, wood veneer, painted.

e. Toilet accessories – Grohe, standard polished chrome finish.

f. Accessibility – stainless steel grab bar for ADA.

g. Vanity bowl - Rectangle under-counter mounted.

h. Faucet - Kohler lever handles.

i. Mirror - framed, flush wall mounted.

Commercial Spaces

1. Tower commercial spaces on ground floor.
2. Underground / above ground utilities stub outs provided to designated areas within retail space (sewer, FOG, water, gas, elec, communication).
3. JB stub out for signage.
4. Storefront glazing provided.
5. Retail interior spaces to be cold, dark shell; all interior finish, toilet rooms, MEP fit out, final sprinkler lines to be by tenant.
6. Air conditioning equipment, ducting, AHU, ventilation, etc. are not included.
7. Fire protection system provided for retail areas based on minimum loft area coverage.
8. Utility metered separately.
9. Commercial spaces under parking structure to be MEP fit out for potential restaurant spaces.
10. Provide a grease interceptor in BOH loading zones.
11. Provide outside air and exhaust provisions.

ZONING AND BUILDING CODE INFORMATION

ADRESS	756 AUAHI ST, HONOLULU, HI 96813
TAX MAP KEY:	2-3-053-032
TOTAL LOT AREA	182,398 SF
ZONING DESIGNATION	MUZ-R (MIXED USE ZONE - RESIDENTIAL)
TYPE OF CONSTRUCTION	I-A (FIRE RESISTIVE NON-COMBUSTIBLE)

ZONING

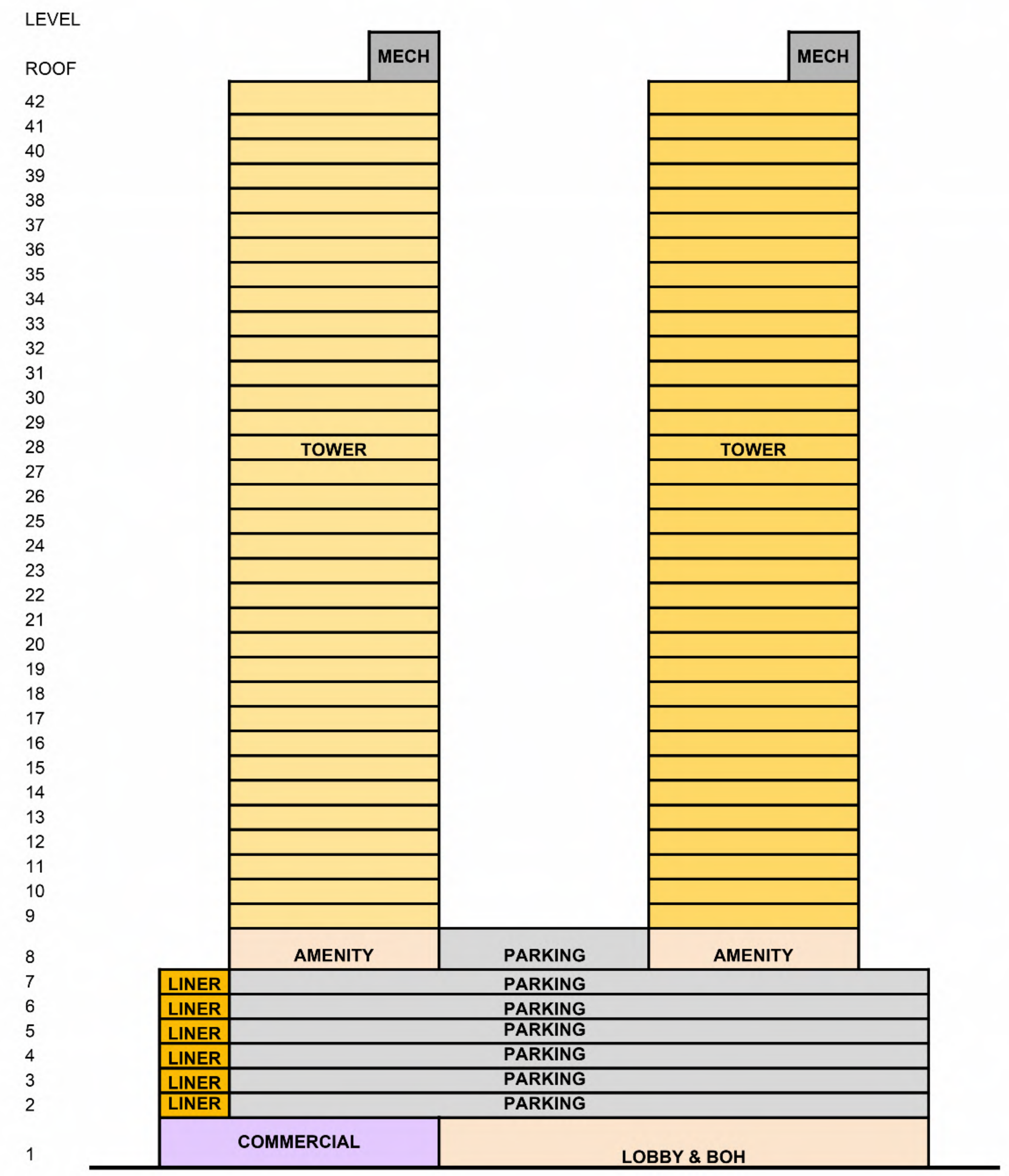
		HCDA	KKMP...	PROPOSED
HEIGHT LIMIT		400'	BUILDING HEIGHT	400'
FAR		3.5	6.5	6.5
				PAVILIONS @ PLAZA = 1,814 SF
				COMMERCIAL = 69,143 SF
				RESIDENTIAL = 853,448 SF
				COMMON = 239,229SF
				TOTAL: 1,163,634 SF
OPEN AREA		10%	13.18%	20.66 %
STREET SETBACK	- FRONT :	15'-0"		15'-0"
	- SIDE & REAR :	0' OR 10'-0" W/ WINDOW OPENINGS		0' OR 10'-0"
PARK-TO-PARK PROMENADE @ COOKE STREET	MIN. :	40'-0"		40'-0"
VIEW COORIDOR SETBACK @ COOKE STREET	BUILDING ELEVATION 20'-0" TO 45'-0" :	1:1 SLOPE		-
	MAX. PODIUM HEIGHT :	45'-0"		78'-6"
	MIN. TOWER SET BACK :	75'-0"		51'-7"

REQUIREMENTS

PARKING	1381 STALLS ~ 600 SF : 0.9 PER UNIT (222 UNITS) 600 ~ 800 SF : 1.13 PER UNIT (386 UNITS) 800 SF ~ : 1.35 PER UNIT (357+67 UNITS)	1667 STALLS
LOADING SPACE	COMMERCIAL : 5 STALLS / RESIDENTIAL : 5 STALLS	5 / 5 STALLS
ADA PARKING	27 ADA STALLS (INCL. 5 VAN STALLS)	28 STALLS (INCL. 5 VAN STALLS)

UNIT COUNT

STUDIO	222 UNITS
1 BEDROOM	386 UNITS
2 BEDROOM	357 UNITS
3 BEDROOM	67 UNITS
TOTAL	1032 UNITS



HEIGHT			AREA								
LEVEL	F2F	ELEV	PARKING AREA NON-FAR	COMMERCIAL FAR (SF)	COMMON FAR (SF)	BOH FAR (SF)	STORAGE FAR (SF)	CORE FAR (SF)	LINER FAR (SF)	MAKAI TOWER FAR (SF)	MAUKA TOWER FAR (SF)
TOP		418.00									
ROOF	18	400.00								2,000	2,000
42	13	387.00								12,583	12,583
41	9	378.00								12,583	12,583
40	9	369.00								12,583	12,583
39	9	360.00								12,583	12,583
38	9	351.00								12,583	12,583
37	9	342.00								12,583	12,583
36	9	333.00								12,583	12,583
35	9	324.00								12,583	12,583
34	9	315.00								12,583	12,583
33	9	306.00								12,583	12,583
32	9	297.00								12,583	12,583
31	9	288.00								12,583	12,583
30	9	279.00								12,583	12,583
29	9	270.00								12,583	12,583
28	9	261.00								12,583	12,583
27	9	252.00								12,583	12,583
26	9	243.00								12,583	12,583
25	9	234.00								12,583	12,583
24	9	225.00								12,583	12,583
23	9	216.00								12,583	12,583
22	9	207.00								12,583	12,583
21	9	198.00								12,583	12,583
20	9	189.00								12,583	12,583
19	9	180.00								12,583	12,583
18	9	171.00								12,583	12,583
17	9	162.00								12,583	12,583
16	9	153.00								12,583	12,583
15	9	144.00								12,583	12,583
14	9	135.00								12,583	12,583
13	9	126.00								12,583	12,583
12	9	117.00								12,583	12,583
11	9	108.00								12,583	12,583
10	9	99.00								12,583	12,583
9	9	90.00				123				10,387	12,583
8	11.5	78.50	47,535		4,278			3,258			17,323
7	12.916	65.58	95,675			629	4,657	3,258	22,395		
6	9	56.58	95,675				4,657	3,258	22,395		
5	9	47.58	95,675				4,657	3,258	22,395		
4	9	38.58	95,675				4,657	3,258	22,395		
3	9	29.58	95,550				4,653	3,396	22,384		
2	9	20.58	93,666	1,707		182	4,653	3,396	22,379		
		20.58									
1	20.583	0.00		67,436	1,814	11,631		3,146			12,558
								9			

TOTAL FAR
1,163,634

PROJECT FAR AREA			
PROPOSED FAR AREA	6.5	6.38	1,185,587
	98.1%		
SITE AREA	182,398		

	NUMBER OF SPACES	RATIO OF SPACES / UNITS
TENANT	1,462	87.70%
GUEST	31	1.86%
HANDICP ACCESSIBLE	28	1.68%
COMMERCIAL	146	8.76%
TOTAL	1,667	100.00%

PARKING SUMMARY

UNIT TYPE		STUDIO	1 BR	2BR	3BR
		372 - 464 SF	590 - 808 SF	827 - 1,058 SF	1,191 SF
RATIO		0.9	1.13	1.35	1.35
PARKING REQ.		199.8	436.18	481.95	90.45
TOTAL RESI. REQ. PARKING					1208
REQ. COMMERCIAL (1 / 400 SF)					172.8575
TOTAL REQ. PARKING					1,381
TOTAL PROPOSED PARKING					1,667
					286
GUEST PARKING					30
					1.80%
REQ LOADING PARKING	COMMERCIAL				5
	RESIDENTIAL				5
PROPOSED LOADING PARKING	COMMERCIAL				5
	RESIDENTIAL				5

NO. OF BUILDINGS	STUDIO	1 BR	2BR	3BR	TOTAL
3	222	386	357	67	1032
GROSS BUILDING AREA	94,282 SF	266,888 SF	355,868 SF	86,765 SF	803,803 SF
COMMON AREA					290,688 SF
COMMERCIAL SPACE					69,143 SF
STRUCTURED PARKING AREA					619,450 SF
TOTAL AREA					1,783,084 SF

MAKAI TOWER UNIT MIX

LEVEL	PARKING COUNT	STUDIO (S-1) 423 SF	STUDIO (S-2) 426 SF	STUDIO (S-3) 404 SF	1 BEDROOM (1-1) 632 SF	1 BEDROOM (1-2) 640 SF	1 BEDROOM (1-3) 762 SF	1 BEDROOM (1-4) 742 SF	2 BEDROOM (2-1) 877 SF	2 BEDROOM (2-2) 1,052 SF	2 BEDROOM (2-3) 1,126 SF	2 BEDROOM (2-4) 990 SF	2 BEDROOM (2-5) 918 SF	3 BEDROOM (3-1) 1,295 SF	TOTAL UNIT COUNT / FLR
42		1	1	1	1	1	1	1	1	1	1	1	1	1	13
41		1	1	1	1	1	1	1	1	1	1	1	1	1	13
40		1	1	1	1	1	1	1	1	1	1	1	1	1	13
39		1	1	1	1	1	1	1	1	1	1	1	1	1	13
38		1	1	1	1	1	1	1	1	1	1	1	1	1	13
37		1	1	1	1	1	1	1	1	1	1	1	1	1	13
36		1	1	1	1	1	1	1	1	1	1	1	1	1	13
35		1	1	1	1	1	1	1	1	1	1	1	1	1	13
34		1	1	1	1	1	1	1	1	1	1	1	1	1	13
33		1	1	1	1	1	1	1	1	1	1	1	1	1	13
32		1	1	1	1	1	1	1	1	1	1	1	1	1	13
31		1	1	1	1	1	1	1	1	1	1	1	1	1	13
30		1	1	1	1	1	1	1	1	1	1	1	1	1	13
29		1	1	1	1	1	1	1	1	1	1	1	1	1	13
28		1	1	1	1	1	1	1	1	1	1	1	1	1	13
27		1	1	1	1	1	1	1	1	1	1	1	1	1	13
26		1	1	1	1	1	1	1	1	1	1	1	1	1	13
25		1	1	1	1	1	1	1	1	1	1	1	1	1	13
24		1	1	1	1	1	1	1	1	1	1	1	1	1	13
23		1	1	1	1	1	1	1	1	1	1	1	1	1	13
22		1	1	1	1	1	1	1	1	1	1	1	1	1	13
21		1	1	1	1	1	1	1	1	1	1	1	1	1	13
20		1	1	1	1	1	1	1	1	1	1	1	1	1	13
19		1	1	1	1	1	1	1	1	1	1	1	1	1	13
18		1	1	1	1	1	1	1	1	1	1	1	1	1	13
17		1	1	1	1	1	1	1	1	1	1	1	1	1	13
16		1	1	1	1	1	1	1	1	1	1	1	1	1	13
15		1	1	1	1	1	1	1	1	1	1	1	1	1	13
14		1	1	1	1	1	1	1	1	1	1	1	1	1	13
13		1	1	1	1	1	1	1	1	1	1	1	1	1	13
12		1	1	1	1	1	1	1	1	1	1	1	1	1	13
11		1	1	1	1	1	1	1	1	1	1	1	1	1	13
10		1	1	1	1	1	1	1	1	1	1	1	1	1	13
9		1	1	1	1	1	1	1	1	1	1	1	0	0	11
8	112														
7	268														
6	268														
5	268														
4	268														
3	266														
2	225														
1															
	1,675	34	34	34	34	34	34	34	34	34	34	34	33	33	
	NET SF	14,382 SF	14,484 SF	13,736 SF	21,488 SF	21,760 SF	25,908 SF	25,228 SF	29,818 SF	35,768 SF	38,284 SF	33,660 SF	30,294 SF	42,735 SF	
	% UNIT MIX			23%				31%					38%	8%	
		440													

MAUKA TOWER UNIT MIX

LEVEL	STUDIO (S-1) 423 SF	STUDIO (S-2) 426 SF	STUDIO (S-3) 404 SF	1 BEDROOM (1-1) 632 SF	1 BEDROOM (1-2) 640 SF	1 BEDROOM (1-3) 762 SF	1 BEDROOM (1-4) 742 SF	2 BEDROOM (2-1) 877 SF	2 BEDROOM (2-2) 1,052 SF	2 BEDROOM (2-3) 1,126 SF	2 BEDROOM (2-4) 990 SF	2 BEDROOM (2-5) 918 SF	3 BEDROOM (3-1) 1,295 SF	TOTAL UNIT COUNT / FLR
42	1	1	1	1	1	1	1	1	1	1	1	1	1	13
41	1	1	1	1	1	1	1	1	1	1	1	1	1	13
40	1	1	1	1	1	1	1	1	1	1	1	1	1	13
39	1	1	1	1	1	1	1	1	1	1	1	1	1	13
38	1	1	1	1	1	1	1	1	1	1	1	1	1	13
37	1	1	1	1	1	1	1	1	1	1	1	1	1	13
36	1	1	1	1	1	1	1	1	1	1	1	1	1	13
35	1	1	1	1	1	1	1	1	1	1	1	1	1	13
34	1	1	1	1	1	1	1	1	1	1	1	1	1	13
33	1	1	1	1	1	1	1	1	1	1	1	1	1	13
32	1	1	1	1	1	1	1	1	1	1	1	1	1	13
31	1	1	1	1	1	1	1	1	1	1	1	1	1	13
30	1	1	1	1	1	1	1	1	1	1	1	1	1	13
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10	1	1	1	1	1	1	1	1	1	1	1	1	1	13
9	1	1	1	1	1	1	1	1	1	1	1	1	1	13
8														
7														
6														
5														
4														
3														
2														
1														
	34	34	34	34	34	34	34	34	34	34	34	34	34	
	14,382 SF	14,484 SF	13,736 SF	21,488 SF	21,760 SF	25,908 SF	25,228 SF	29,818 SF	35,768 SF	38,284 SF	33,660 SF	31,212 SF	44,030 SF	
			23%				31%					38%	8%	
				442										

LINER UNIT MIX

LEVEL	STUDIO LS-1 500 SF	STUDIO LS-2 502 SF	STUDIO LS-3 511 SF	1 BEDROOM L1-1 871 SF	1 BEDROOM L1-2 781 SF	1 BEDROOM L1-3 762 SF	1 BEDROOM L1-4 762 SF	1 BEDROOM L1-5 762 SF	1 BEDROOM L1-6 762 SF	1 BEDROOM L1-7 640 SF	1 BEDROOM L1-8 640 SF	1 BEDROOM L1-9 640 SF	1 BEDROOM L1-10 640 SF	1 BEDROOM L1-11 640 SF	1 BEDROOM L1-12 640 SF	1 BEDROOM L1-13 640 SF	1 BEDROOM L1-14 640 SF	1 BEDROOM L1-15 640 SF	1 BEDROOM L1-16 640 SF	1 BEDROOM L1-17 640 SF	1 BEDROOM L1-18 640 SF	1 BEDROOM L1-19 640 SF	2 BEDROOM L2-1 1,049 SF	2 BEDROOM L2-2 1,117 SF	2 BEDROOM L2-3 1,051 SF	3 BEDROOM 0 SF	TOTAL UNIT COUNT / FLR
7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	25
6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	25
5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	25
4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	25
3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	25
2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	25
1																											
	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	0	
	3,000 SF	3,012 SF	3,066 SF	5,226 SF	4,686 SF	4,572 SF	4,572 SF	4,572 SF	4,572 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	3,840 SF	6,294 SF	6,702 SF	6,306 SF	0 SF	
			12%																			76%			12%		
												150															

TOTAL UNIT SUMMARY	STUDIO	1 BR	2BR	3BR
	222	386	357	67
	22%	37%	35%	6%
TOTAL UNIT	1032			

AFFORDABLE UNIT RATIO		
AFFORDABLE	620	60.1%
MARKET	412	39.9%

		RESIDENTIAL LINER		MAUKA TOWER		MAKAI TOWER		TOTAL	
NO. OF UNITS		150		442		440		1032	
UNIT MIX (% UNIT MIX)	STUDIO	18	12%	102	23%	102	23%	222	22%
	1 BR	114	76%	136	31%	136	31%	386	37%
	2BR	18	12%	170	38%	169	38%	357	35%
	3BR	0	0%	34	8%	33	8%	67	6%
LEVEL		2-7		9-42		9-42			

PARKING SUMMARY

Tag	Department	Count
2ND FL		
COMMERCIAL		
CAV	ADA VAN STALL	5
CS	STANDARD STALL	140
CST	TANDEM STALL	1
		146
RESIDENTIAL		
RA	ADA STALL	1
RGS	GUEST STANDARD STALL	31
RS	STANDARD STALL	34
RST	TANDEM STALL	9
		75
3RD FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	245
RST	TANDEM STALL	14
		263
4TH FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
		265
5TH FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
		265
6TH FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	247

PARKING SUMMARY

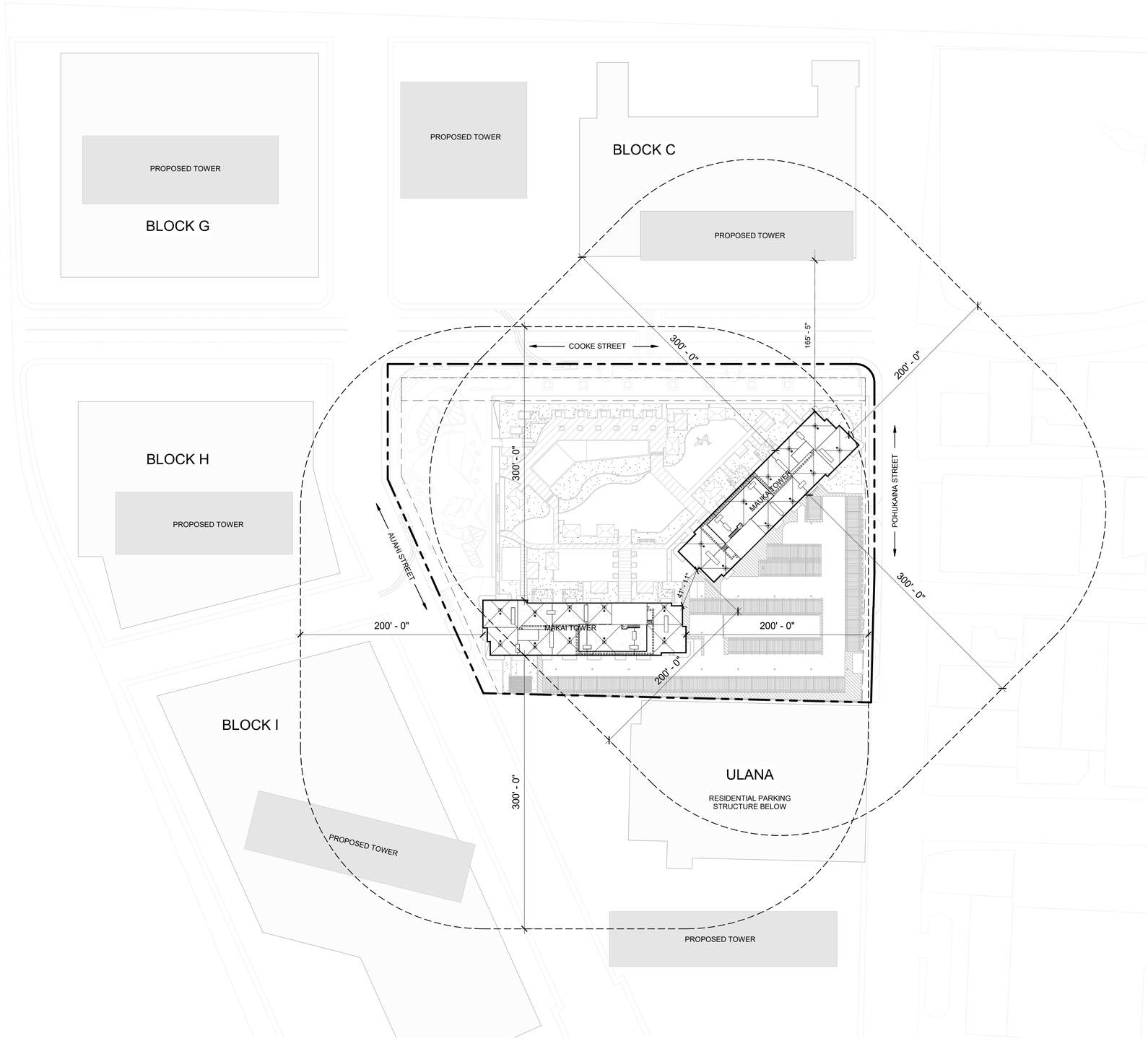
Tag	Department	Count
RST	TANDEM STALL	14
		265
7TH FL		
RESIDENTIAL		
RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
		265
8TH FL		
RESIDENTIAL		
RA	ADA STALL	2
RS	STANDARD STALL	117
RST	TANDEM STALL	4
		123
TOTAL		1667

PARKING SUMMARY

Tag	Department	Count
1ST FL		
LOADING		
L	COMMERCIAL LOADING STALL	4
L	RESIDENTIAL LOADING STALL	5
		9
TOTAL		9

STRUCTURED PARKING AREA SUMMARY

Department	Area
2ND FL	
RESIDENTIAL PARKING	33,203 SF
COMMERCIAL PARKING	60,464 SF
	93,666 SF
3RD FL	
RESIDENTIAL PARKING	95,550 SF
	95,550 SF
4TH FL	
RESIDENTIAL PARKING	95,675 SF
	95,675 SF
5TH FL	
RESIDENTIAL PARKING	95,675 SF
	95,675 SF
6TH FL	
RESIDENTIAL PARKING	95,675 SF
	95,675 SF
7TH FL	
RESIDENTIAL PARKING	95,675 SF
	95,675 SF
8TH FL	
RESIDENTIAL PARKING	47,535 SF
	47,535 SF
TOTAL	619,453 SF



PLAN NORTH

0 30' 60' 120'

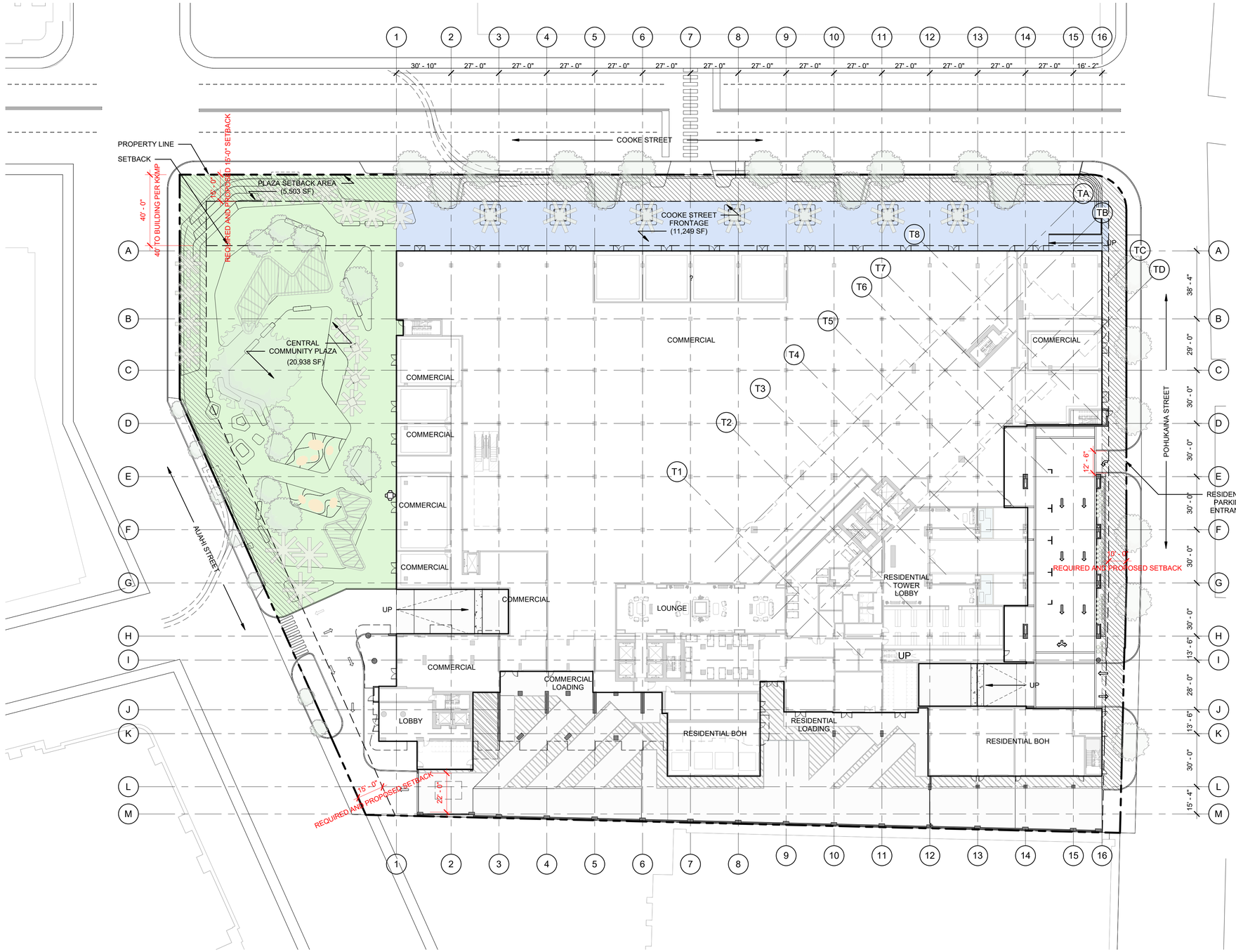
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TOWER SPACING PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-05

DESIGN PARTNERS INCORPORATED



AREA SUMMARY

LOT AREA	=	182,398 SF
CENTRAL COMMUNITY PLAZA	=	20,938 SF
PLAZA SETBACK AREA	=	5,503 SF
SUB TOTAL PLAZA AREA	=	26,441 SF
COOKE STREET FRONTAGE	=	11,249 SF
TOTAL OPEN SPACE	=	37,690 SF
OPEN SPACE	=	20.66 %

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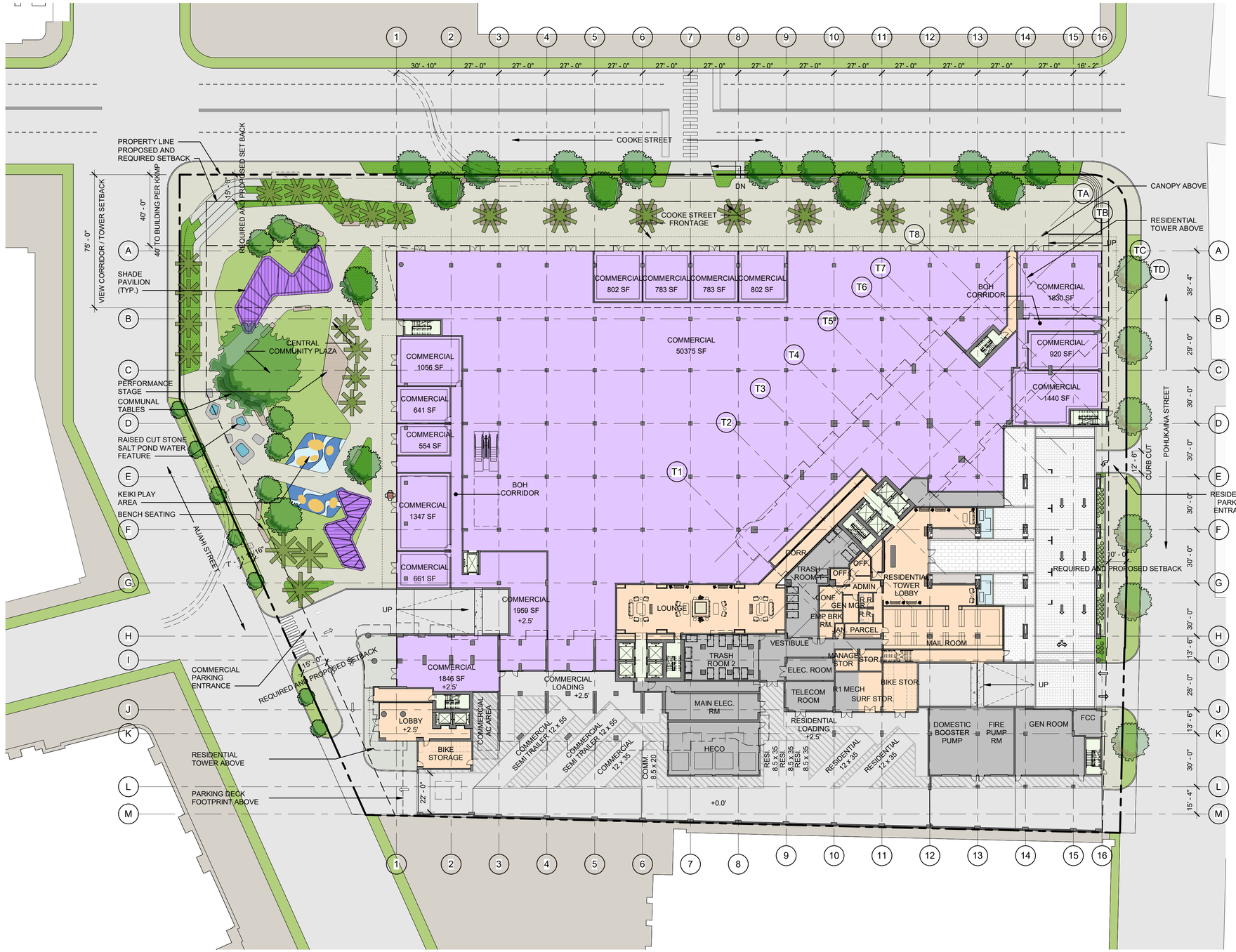
PLAN NORTH

OPEN SPACE PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-06

DESIGN PARTNERS INCORPORATED



1ST FLOOR AREA SUMMARY

CORE		
	ELEVATOR CORE	480 SF
	COMMERCIAL ELEVATOR	138 SF
	STAIR CORE	220 SF
	ELEVATOR CORE	922 SF
	ELEVATOR CORE	922 SF
	STAIR CORE	220 SF
	STAIR CORE	274 SF
	STAIR CORE	220 SF
		3,396 SF
RESIDENTIAL		
	RESIDENTIAL	1,625 SF
	RESIDENTIAL	281 SF
	RESIDENTIAL	3,771 SF
	RESIDENTIAL	6,882 SF
		12,558 SF
BOH		
	BOH	3,604 SF
	BOH	578 SF
	BOH	7,449 SF
		11,631 SF
COMMERCIAL		
	COMMERCIAL	1,056 SF
	COMMERCIAL	554 SF
	COMMERCIAL	1,347 SF
	COMMERCIAL	661 SF
	COMMERCIAL	1,846 SF
	COMMERCIAL	1,959 SF
	BOH CORRIDOR	1,174 SF
	COMMERCIAL	783 SF
	COMMERCIAL	50,375 SF
	COMMERCIAL	920 SF
	COMMERCIAL	641 SF
	COMMERCIAL	802 SF
	COMMERCIAL	783 SF
	COMMERCIAL	802 SF
	COMMERCIAL	463 SF
	COMMERCIAL	1,830 SF
	COMMERCIAL	1,440 SF
		67,436 SF
COMMON		
	PAVILLION	1,177 SF
	PAVILLION	637 SF
		1,814 SF
TOTAL		96,836 SF

LOADING PARKING SUMMARY

1ST FL

COMMERCIAL LOADING STALL	8'-6" x 20'-0"	1
COMMERCIAL LOADING STALL	12'-0" x 35'-0"	1
COMMERCIAL LOADING STALL	12'-0" x 55'-0"	2
RESIDENTIAL LOADING STALL	8'-6" x 20'-0"	3
RESIDENTIAL LOADING STALL	12'-0" x 35'-0"	2
TOTAL		9

PLAN NORTH

0 15' 30' 60'

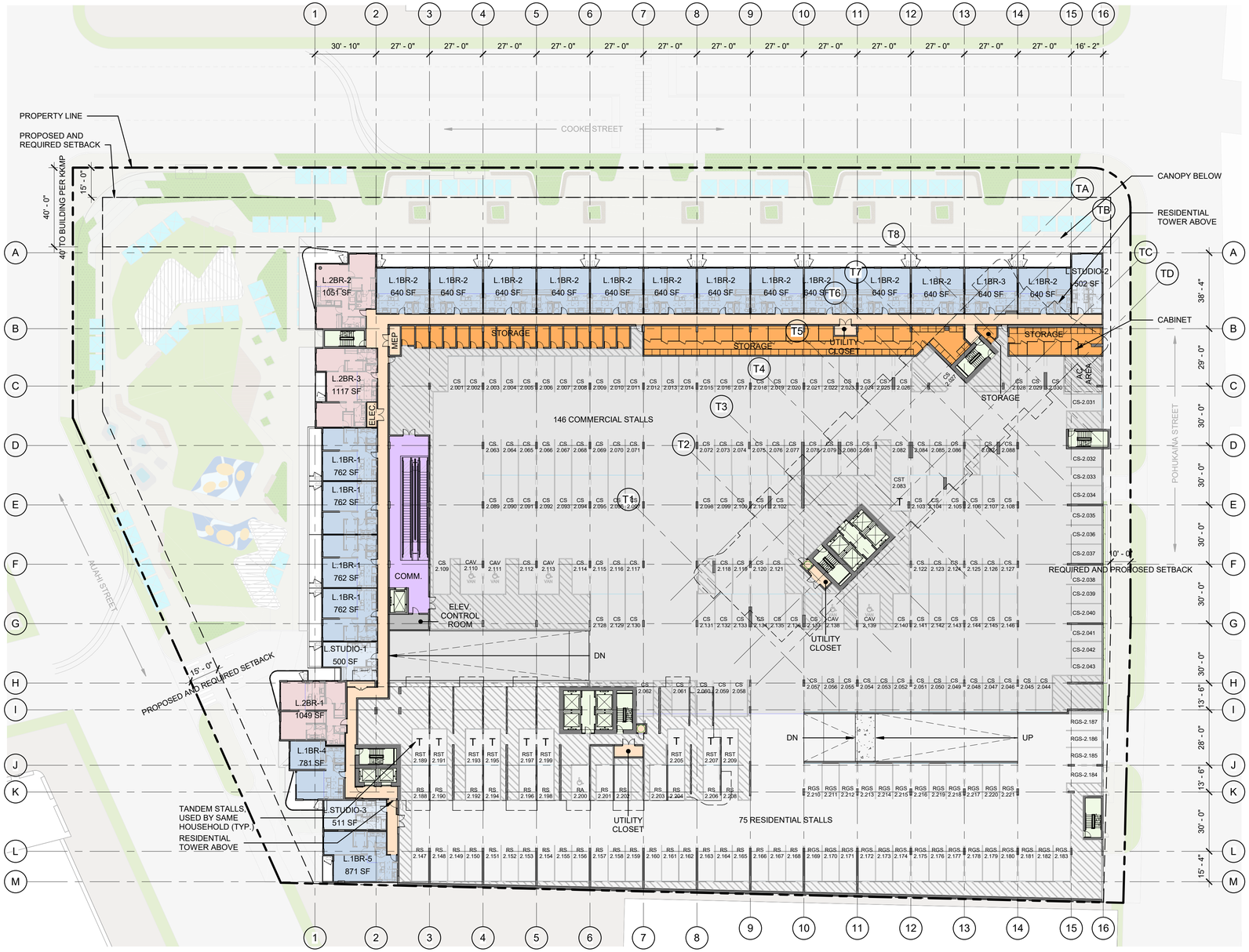
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1ST FLOOR PLAN

201H APPLICATION H-11

KAKA'AKO BLOCK D

DESIGN PARTNERS INCORPORATED



UNIT SUMMARY (2ND - 7TH FLOOR)

STUDIO	:	3 UNITS
1BR	:	19 UNITS
2BR	:	3 UNITS
TOTAL	:	25 UNITS

2ND FLOOR AREA SUMMARY

CORE		
	COMMERCIAL ELEVATOR	138 SF
	ELEVATOR CORE	480 SF
	ELEVATOR CORE	922 SF
	ELEVATOR CORE	922 SF
	STAIR CORE	274 SF
	STAIR CORE	220 SF
	STAIR CORE	220 SF
	STAIR CORE	220 SF
		3,396 SF
RESIDENTIAL		
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-3	640 SF
	L.1BR-4	781 SF
	L.1BR-5	871 SF
	L.2BR-1	1,049 SF
	L.2BR-2	1,051 SF
	L.2BR-3	1,117 SF
	L.STUDIO-1	500 SF
	L.STUDIO-2	502 SF
	L.STUDIO-3	511 SF
	RESIDENTIAL	4,405 SF
	RESIDENTIAL	92 SF
	RESIDENTIAL	26 SF
	RESIDENTIAL	106 SF
		22,379 SF
STORAGE		
	STORAGE	2,487 SF
	STORAGE	755 SF
	STORAGE	1,339 SF
	STORAGE	72 SF
		4,653 SF
BOH		
	BOH	182 SF
		182 SF
COMMERCIAL		
	COMMERCIAL	1,707 SF
		1,707 SF
TOTAL		32,317 SF

2ND FLOOR PARKING SUMMARY

2ND FL

COMMERCIAL

CAV	ADA VAN STALL	5
CS	STANDARD STALL	140
CST	TANDEM STALL	1
		146

RESIDENTIAL

RA	ADA STALL	1
RGS	GUEST STANDARD STALL	31
RS	STANDARD STALL	34
RST	TANDEM STALL	9
		75
TOTAL		221

PARKING STALL TYPICAL DIMENSION

STANDARD PARKING = 8'-6" x 18'-0"
ADA VAN PARKING = 11'-0" x 18'-0"
ADA PARKING = 8'-6" x 18'-0"

PLAN NORTH

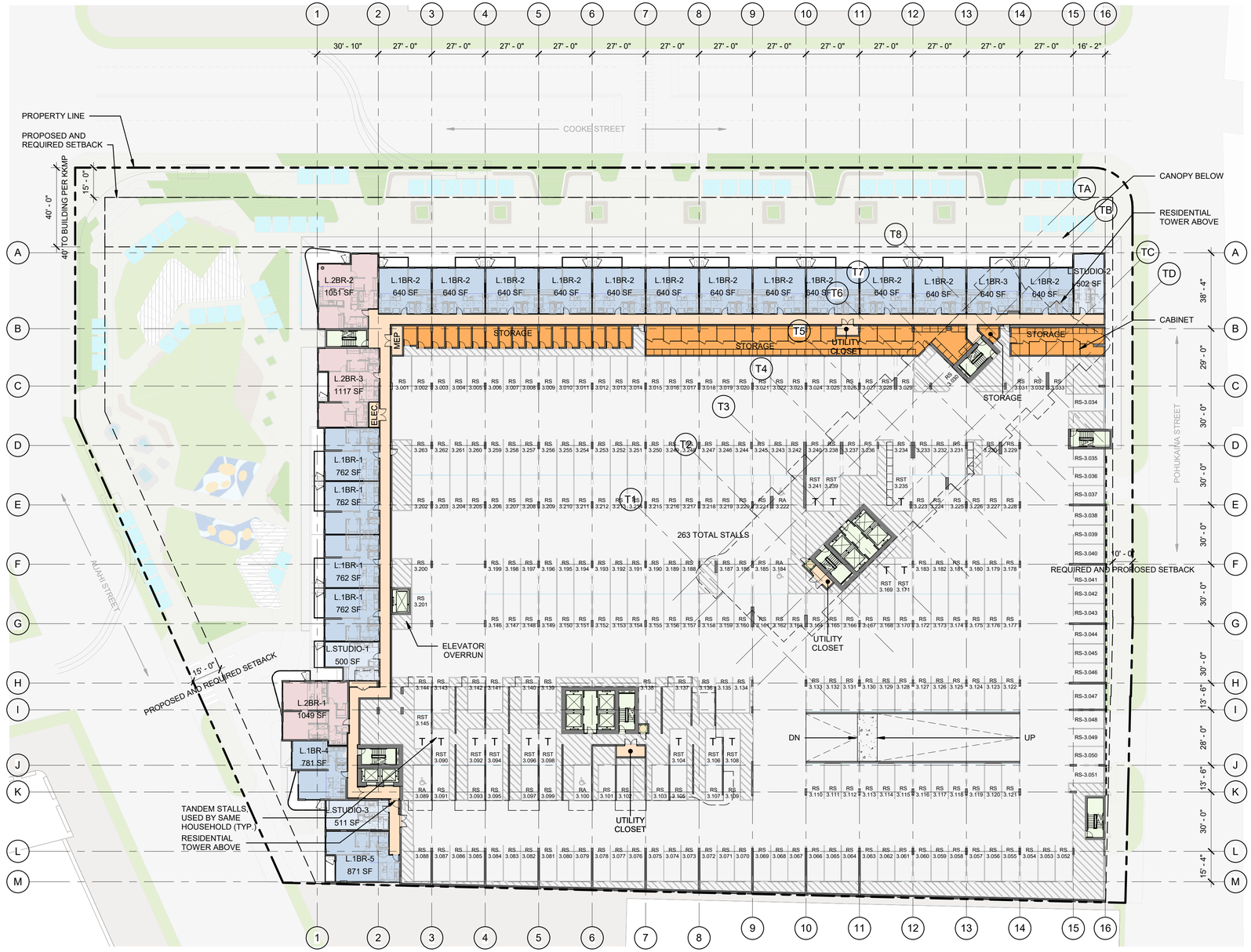
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2ND FLOOR PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-12

DESIGN PARTNERS INCORPORATED



UNIT SUMMARY (2ND - 7TH FLOOR)

STUDIO	:	3 UNITS
1BR	:	19 UNITS
2BR	:	3 UNITS
TOTAL	:	25 UNITS

3RD FLOOR AREA SUMMARY

CORE		
	COMMERCIAL ELEVATOR	138 SF
	ELEVATOR CORE	480 SF
	ELEVATOR CORE	922 SF
	ELEVATOR CORE	922 SF
	STAIR CORE	220 SF
	STAIR CORE	274 SF
	STAIR CORE	220 SF
	STAIR CORE	220 SF
		3,396 SF
RESIDENTIAL		
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-3	640 SF
	L.1BR-4	781 SF
	L.1BR-5	871 SF
	L.2BR-1	1,049 SF
	L.2BR-2	1,051 SF
	L.2BR-3	1,117 SF
	L.STUDIO-1	500 SF
	L.STUDIO-2	502 SF
	L.STUDIO-3	511 SF
	RESIDENTIAL	4,411 SF
	RESIDENTIAL	92 SF
	RESIDENTIAL	106 SF
	RESIDENTIAL	26 SF
		22,384 SF
STORAGE		
	STORAGE	2,487 SF
	STORAGE	755 SF
	STORAGE	72 SF
	STORAGE	1,339 SF
		4,653 SF
TOTAL		30,433 SF

3RD FLOOR PARKING SUMMARY

3RD FL

RA	ADA STALL	4
RS	STANDARD STALL	245
RST	TANDEM STALL	14
TOTAL		263

PARKING STALL TYPICAL DIMENSION

STANDARD PARKING = 8'-6" x 18'-0"
ADA VAN PARKING = 11'-0" x 18'-0"
ADA PARKING = 8'-6" x 18'-0"

PLAN NORTH

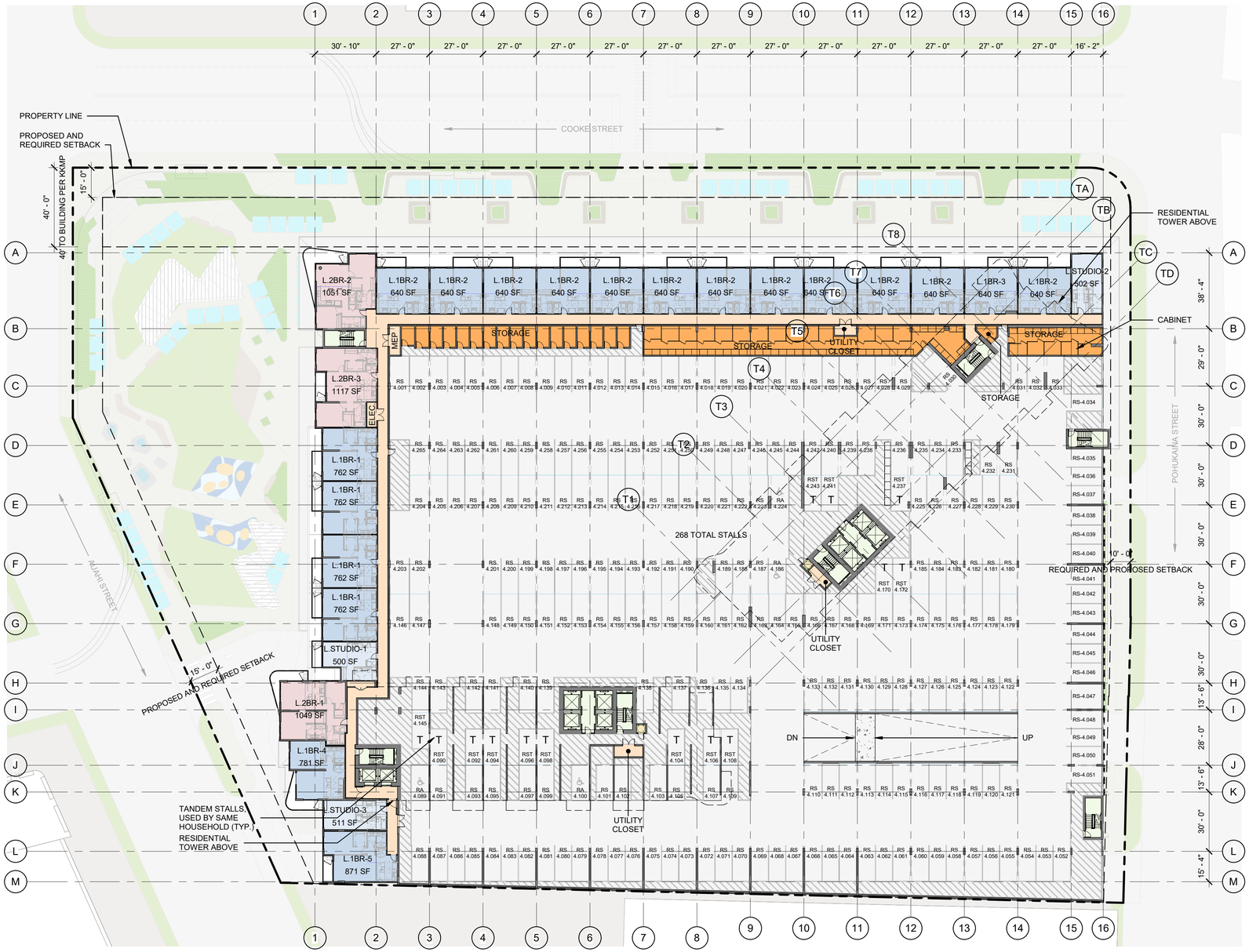
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3RD FLOOR PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-13

DESIGN PARTNERS INCORPORATED



UNIT SUMMARY (2ND - 7TH FLOOR)

STUDIO	:	3 UNITS
1BR	:	19 UNITS
2BR	:	3 UNITS
TOTAL	:	25 UNITS

4TH TO 6TH FLOOR AREA SUMMARY

CORE		
	ELEVATOR CORE	480 SF
	ELEVATOR CORE	922 SF
	ELEVATOR CORE	922 SF
	STAIR CORE	220 SF
	STAIR CORE	220 SF
	STAIR CORE	274 SF
	STAIR CORE	220 SF
		3,258 SF
RESIDENTIAL		
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-3	640 SF
	L.1BR-4	781 SF
	L.1BR-5	871 SF
	L.2BR-1	1,049 SF
	L.2BR-2	1,051 SF
	L.2BR-3	1,117 SF
	L.STUDIO-1	500 SF
	L.STUDIO-2	502 SF
	L.STUDIO-3	511 SF
	RESIDENTIAL	4,421 SF
	RESIDENTIAL	106 SF
	RESIDENTIAL	26 SF
	RESIDENTIAL	92 SF
		22,395 SF
STORAGE		
	STORAGE	2,487 SF
	STORAGE	755 SF
	STORAGE	72 SF
	STORAGE	1,344 SF
		4,657 SF
TOTAL		30,310 SF

4TH TO 6TH FLOOR PARKING SUMMARY

4TH -6TH FL

RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
TOTAL		265

PARKING STALL TYPICAL DIMENSION

STANDARD PARKING = 8'-6" x 18'-0"
ADA VAN PARKING = 11'-0" x 18'-0"
ADA PARKING = 8'-6" x 18'-0"

PLAN NORTH

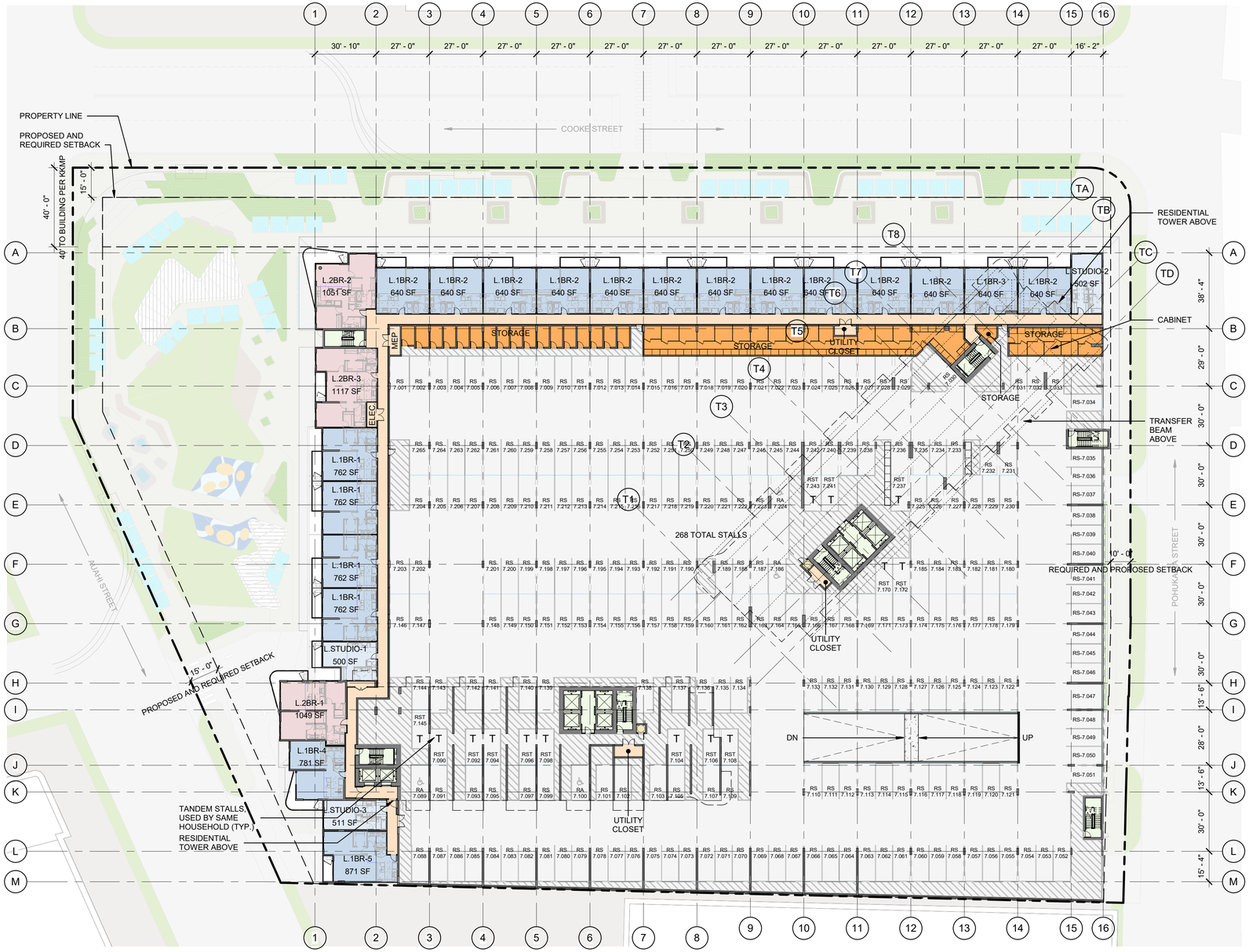
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4TH THROUGH 6TH FLOOR PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-14

DESIGN PARTNERS INCORPORATED



UNIT SUMMARY (2ND - 7TH FLOOR)

STUDIO	:	3 UNITS
1BR	:	19 UNITS
2BR	:	3 UNITS
TOTAL	:	25 UNITS

7TH FLOOR AREA SUMMARY

CORE		
	ELEVATOR CORE	922 SF
	ELEVATOR CORE	922 SF
	ELEVATOR CORE	480 SF
	STAIR CORE	274 SF
	STAIR CORE	220 SF
	STAIR CORE	220 SF
	STAIR CORE	220 SF
		3,258 SF
RESIDENTIAL		
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-1	762 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-2	640 SF
	L.1BR-3	640 SF
	L.1BR-4	781 SF
	L.1BR-5	871 SF
	L.2BR-1	1,049 SF
	L.2BR-2	1,051 SF
	L.2BR-3	1,117 SF
	L.STUDIO-1	500 SF
	L.STUDIO-2	502 SF
	L.STUDIO-3	511 SF
	RESIDENTIAL	4,421 SF
	RESIDENTIAL	106 SF
	RESIDENTIAL	26 SF
	RESIDENTIAL	92 SF
		22,395 SF
STORAGE		
	STORAGE	2,487 SF
	STORAGE	755 SF
	STORAGE	72 SF
	STORAGE	1,344 SF
		4,657 SF
TOTAL		30,310 SF

7TH FLOOR PARKING SUMMARY

7TH FL

RA	ADA STALL	4
RS	STANDARD STALL	247
RST	TANDEM STALL	14
TOTAL		265

PARKING STALL TYPICAL DIMENSION

STANDARD PARKING = 8'-6" x 18'-0"
ADA VAN PARKING = 11'-0" x 18'-0"
ADA PARKING = 8'-6" x 18'-0"

PLAN NORTH

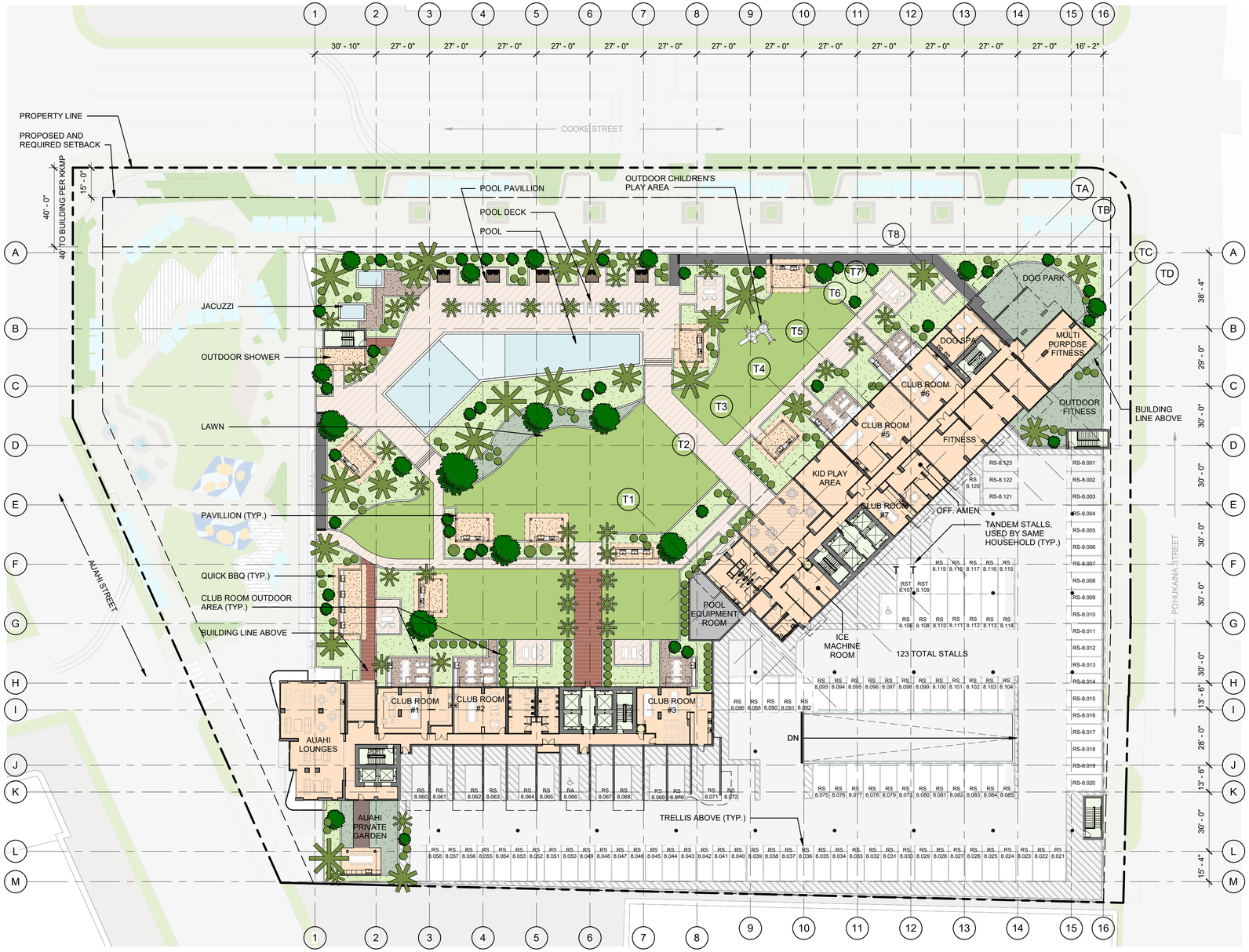
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SCALE: 1" = 30'-0"

7TH FLOOR PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-15

DESIGN PARTNERS INCORPORATED



8TH FLOOR AREA SUMMARY

CORE

ELEVATOR CORE	922 SF
ELEVATOR CORE	922 SF
ELEVATOR CORE	480 SF
STAIR CORE	220 SF
STAIR CORE	220 SF
STAIR CORE	274 SF
STAIR CORE	220 SF
	3,258 SF

RESIDENTIAL

RESIDENTIAL	6,864 SF
RESIDENTIAL	10,459 SF
	17,323 SF

RESIDENTIAL

DAYBED	43 SF
DAYBED	43 SF
DAYBED	43 SF
DAYBED	43 SF
DAYBED	43 SF
GARDEN CABANA	280 SF
GARDEN CABANA	639 SF
GARDEN CABANA	260 SF
OUTDOOR SHOWER	268 SF
PAVILLION	374 SF
PAVILLION	374 SF
PAVILLION	374 SF
PAVILLION	374 SF
PAVILLION	374 SF
PAVILLION	374 SF
PAVILLION	374 SF
	4,278 SF

BOH

POOL EQUIPMENT ROOM	668 SF
	668 SF
TOTAL	25,528 SF

8TH FLOOR PARKING SUMMARY

8TH FL

RA	ADA STALL	2
RS	STANDARD STALL	117
RST	TANDEM STALL	4
TOTAL		123

PARKING STALL TYPICAL DIMENSION

STANDARD PARKING = 8'-6" x 18'-0"
ADA VAN PARKING = 11'-0" x 18'-0"
ADA PARKING = 8'-6" x 18'-0"

PLAN NORTH

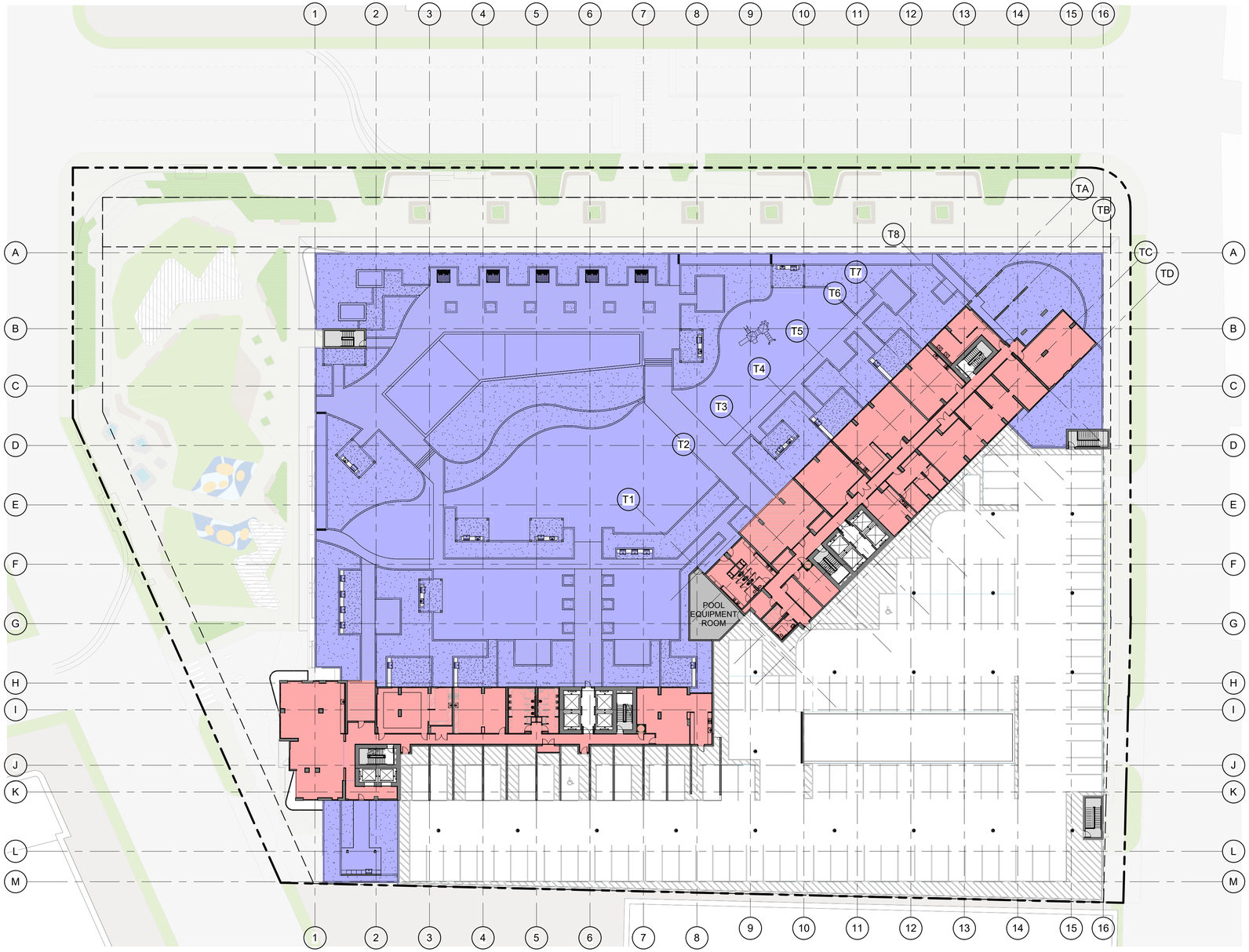
0 15' 30' 60'
SCALE: 1" = 30'-0"

8TH FLOOR PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-16

DESIGN PARTNERS INCORPORATED



RECREATION SPACE

PROVIDED

	INDOOR RECREATION SPACE	17,323 SF
	OUTDOOR RECREATION SPACE	60,342 SF
	TOTAL	77,665 SF

REQUIRED (55 SF PER DWELLING UNIT)

TOTAL 1032 DWELLING UNITS X 55 SF = 56,760 SF

PLAN NORTH

0 15' 30' 60'

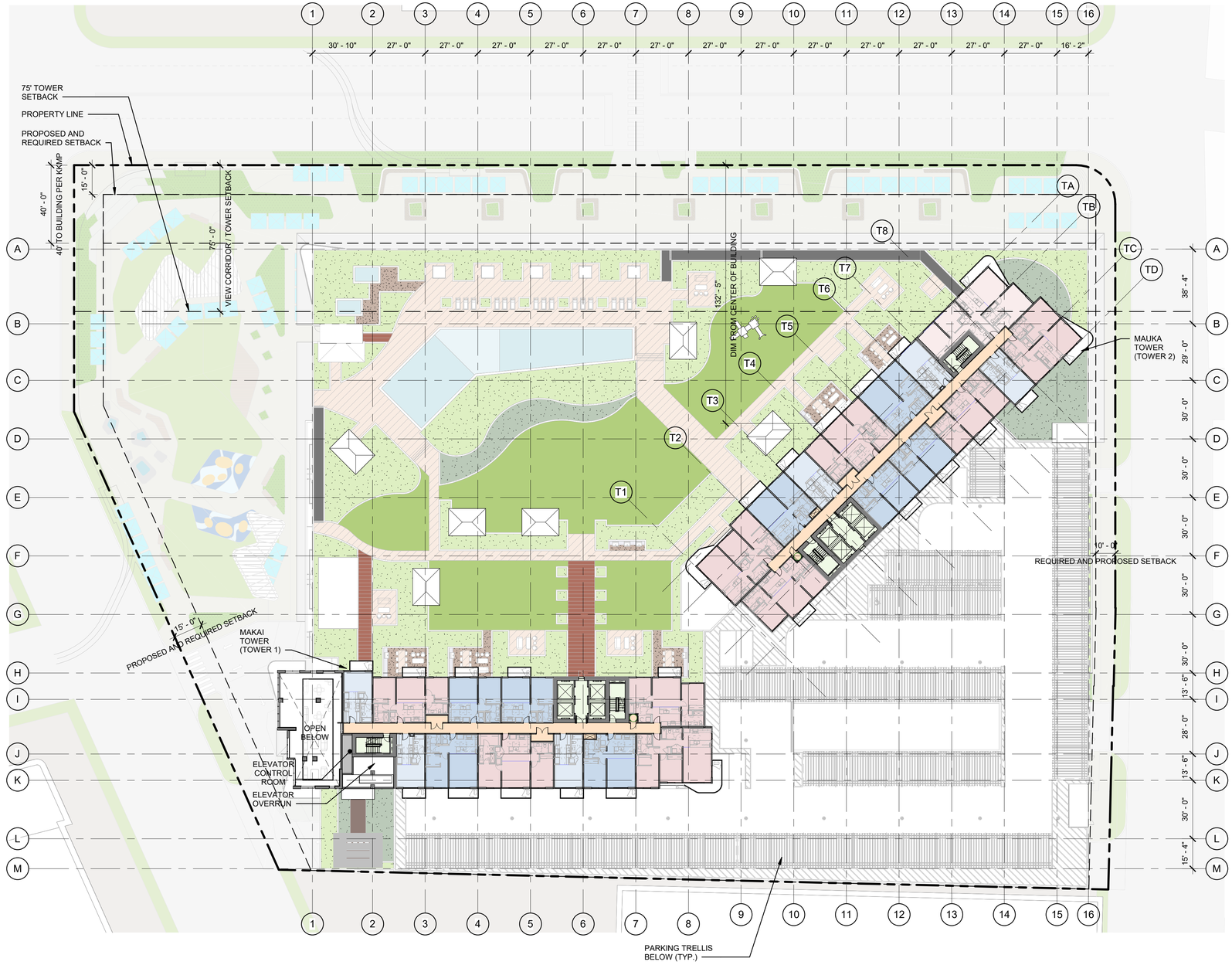
SCALE: 1" = 30'-0"

RECREATION DECK SPACE PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-17

DESIGN PARTNERS INCORPORATED



UNIT SUMMARY (9TH FLOOR)

(MAKAI TOWER)

STUDIO	:	3 UNITS
1BR	:	4 UNITS
2BR	:	4 UNITS

(MAUKA TOWER)

STUDIO	:	3 UNITS
1BR	:	4 UNITS
2BR	:	5 UNITS
3BR	:	1 UNITS
TOTAL	:	24 UNITS

9TH FLOOR AREA SUMMARY

BOH		
	BOH	123 SF
		123 SF
CORE		
	ELEVATOR CORE	922 SF
	ELEVATOR CORE	922 SF
	STAIR CORE	274 SF
	STAIR CORE	274 SF
		2,393 SF
RESIDENTIAL		
	1BR-1	632 SF
	1BR-1	632 SF
	1BR-2	640 SF
	1BR-2	640 SF
	1BR-2	762 SF
	1BR-3	762 SF
	1BR-4	742 SF
	1BR-4	742 SF
	2BR-1	877 SF
	2BR-1	877 SF
	2BR-1	877 SF
	2BR-2	1,052 SF
	2BR-2	1,052 SF
	2BR-3	1,126 SF
	2BR-3	1,126 SF
	2BR-4	990 SF
	2BR-5	918 SF
	2BR-5	918 SF
	3BR-1	1,295 SF
	STUDIO-1	423 SF
	STUDIO-1	423 SF
	STUDIO-2	426 SF
	STUDIO-2	426 SF
	STUDIO-3	404 SF
	STUDIO-3	404 SF
	RESIDENTIAL	1,046 SF
	RESIDENTIAL	1,100 SF
		20,435 SF
TOTAL		22,951 SF

0 15' 30' 60'
SCALE: 1" = 30'-0"

PLAN NORTH

9TH FLOOR PLAN

KAKA'AKO BLOCK D

201H APPLICATION H-18

DESIGN PARTNERS INCORPORATED



UNIT SUMMARY (10TH - 42ND FLOOR)

(BOTH TOWER)

STUDIO	:	3 UNITS
1BR	:	4 UNITS
2BR	:	5 UNITS
3BR	:	1 UNITS
TOTAL	:	26 UNITS

TYPICAL FLOOR (10TH - 42ND) AREA SUMMARY

BOH		
	BOH	123 SF
		123 SF
CORE		
	ELEVATOR CORE	922 SF
	ELEVATOR CORE	922 SF
	STAIR CORE	274 SF
	STAIR CORE	274 SF
		2,393 SF
RESIDENTIAL		
	1BR-1	632 SF
	1BR-1	632 SF
	1BR-2	640 SF
	1BR-2	640 SF
	1BR-2	762 SF
	1BR-3	762 SF
	1BR-4	742 SF
	1BR-4	742 SF
	2BR-1	877 SF
	2BR-1	877 SF
	2BR-1	877 SF
	2BR-2	1,052 SF
	2BR-2	1,052 SF
	2BR-3	1,126 SF
	2BR-3	1,126 SF
	2BR-4	990 SF
	2BR-5	918 SF
	2BR-5	918 SF
	3BR-1	1,295 SF
	STUDIO-1	423 SF
	STUDIO-1	423 SF
	STUDIO-2	426 SF
	STUDIO-2	426 SF
	STUDIO-3	404 SF
	STUDIO-3	404 SF
	RESIDENTIAL	1,046 SF
	RESIDENTIAL	1,100 SF
		20,435 SF
TOTAL		22,951 SF

PLAN NORTH

0 15' 30' 60'
SCALE: 1" = 30'-0"

TYPICAL FLOOR PLAN (10TH - 42ND FLOOR)

KAKA'AKO BLOCK D

201H APPLICATION H-19

DESIGN PARTNERS INCORPORATED



MAKAI TOWER AREA SUMMARY

ELEVATOR CORE	922 SF
STAIR CORE	274 SF
RESIDENTIAL	1,100 SF
1BR-1	632 SF
1BR-2	640 SF
1BR-3	762 SF
1BR-4	742 SF
2BR-1	877 SF
2BR-2	1,052 SF
2BR-3	1,126 SF
2BR-4	990 SF
2BR-5	918 SF
3BR-1	1,295 SF
STUDIO-1	423 SF
STUDIO-2	426 SF
STUDIO-3	404 SF
TOTAL	12,583 SF

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

PLAN NORTH

ENLARGED TYPICAL FLOOR PLAN (10TH - 42ND FLOOR) - MAKAI TOWER

201H APPLICATION H-21

KAKA'AKO BLOCK D

DESIGN PARTNERS INCORPORATED



MAUKA TOWER AREA SUMMARY

ELEVATOR CORE	922 SF
STAIR CORE	274 SF
RESIDENTIAL	1,100 SF
1BR-1	632 SF
1BR-2	640 SF
1BR-3	762 SF
1BR-4	742 SF
2BR-1	877 SF
2BR-2	1,052 SF
2BR-3	1,126 SF
2BR-4	990 SF
2BR-5	918 SF
3BR-1	1,295 SF
STUDIO-1	423 SF
STUDIO-2	426 SF
STUDIO-3	404 SF
TOTAL	12,583 SF

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

PLAN NORTH

ENLARGED TYPICAL FLOOR PLAN (10TH - 42ND FLOOR) - MAUKA TOWER

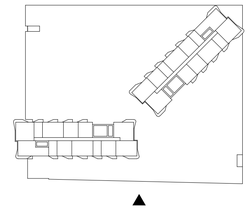
KAKA'AKO BLOCK D

201H APPLICATION H-22

DESIGN PARTNERS INCORPORATED



KEY MAP



0 15' 30' 60'

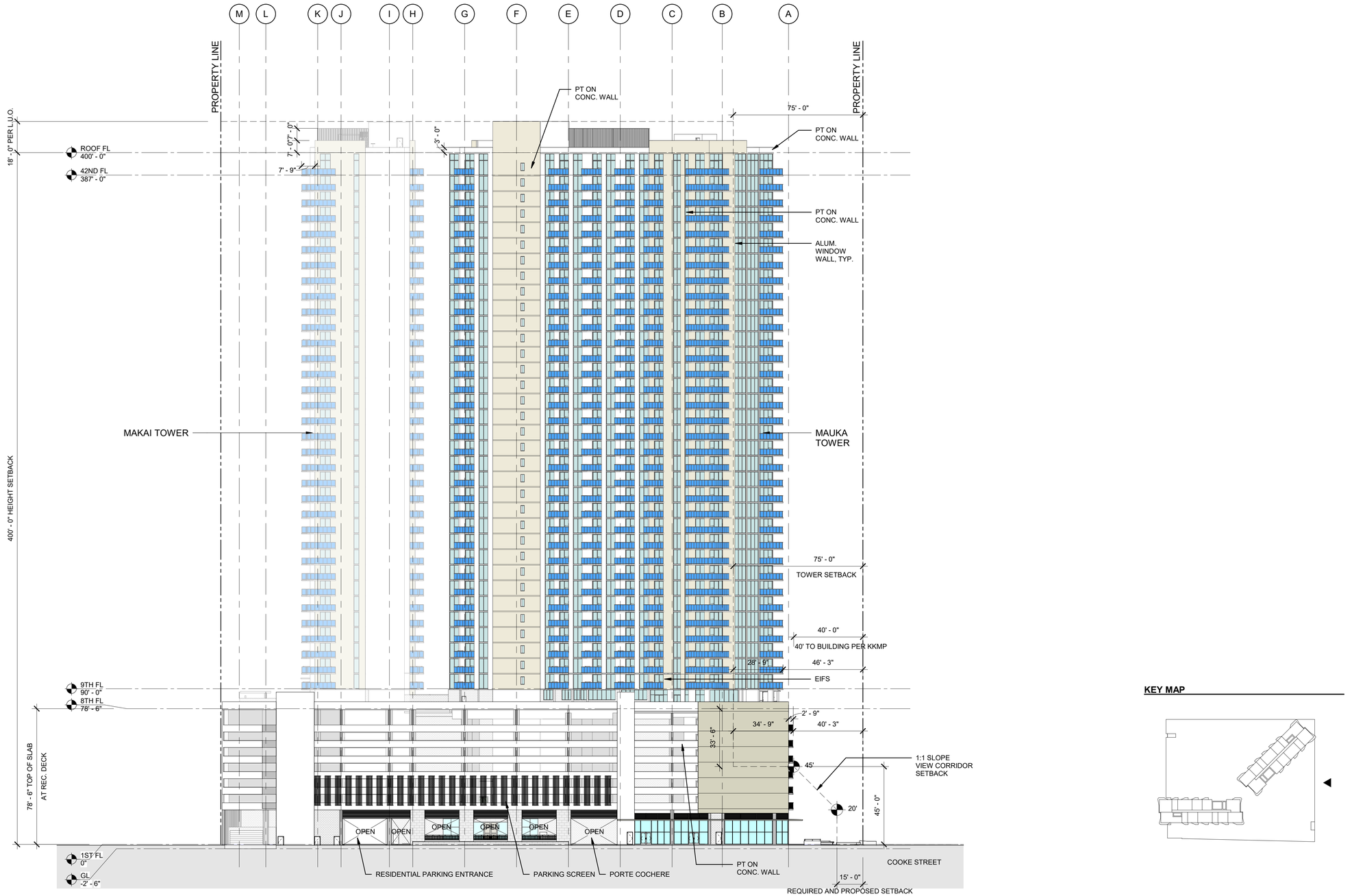
SCALE: 1" = 30'-0"

SOUTH ELEVATION

KAKA'AKO BLOCK D

201H APPLICATION H-31

DESIGN PARTNERS INCORPORATED



KEY MAP

0 15' 30' 60'

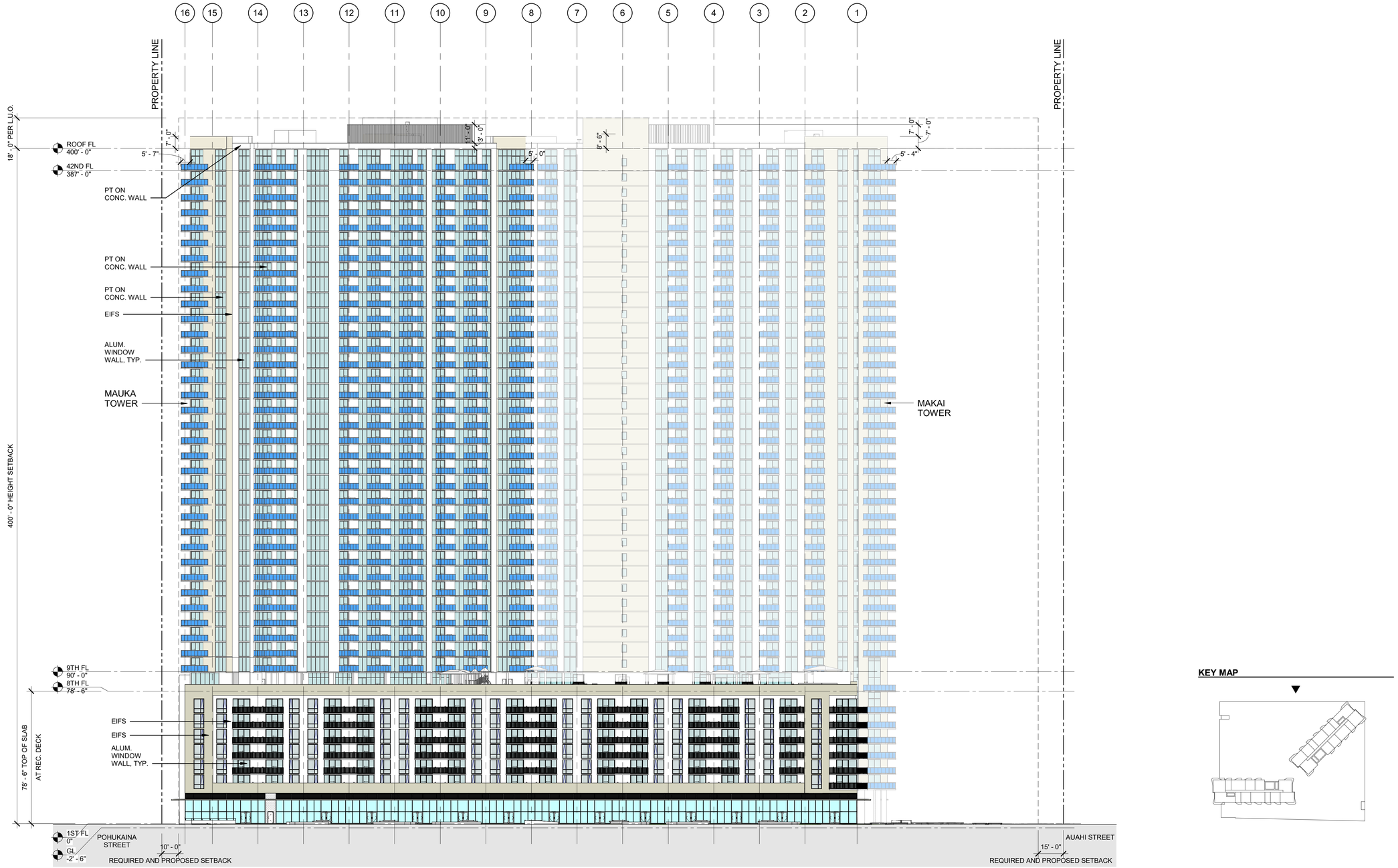
SCALE: 1" = 30'-0"

EAST ELEVATION

KAKA'AKO BLOCK D

201H APPLICATION H-32

DESIGN PARTNERS INCORPORATED



KEY MAP

0 15' 30' 60'

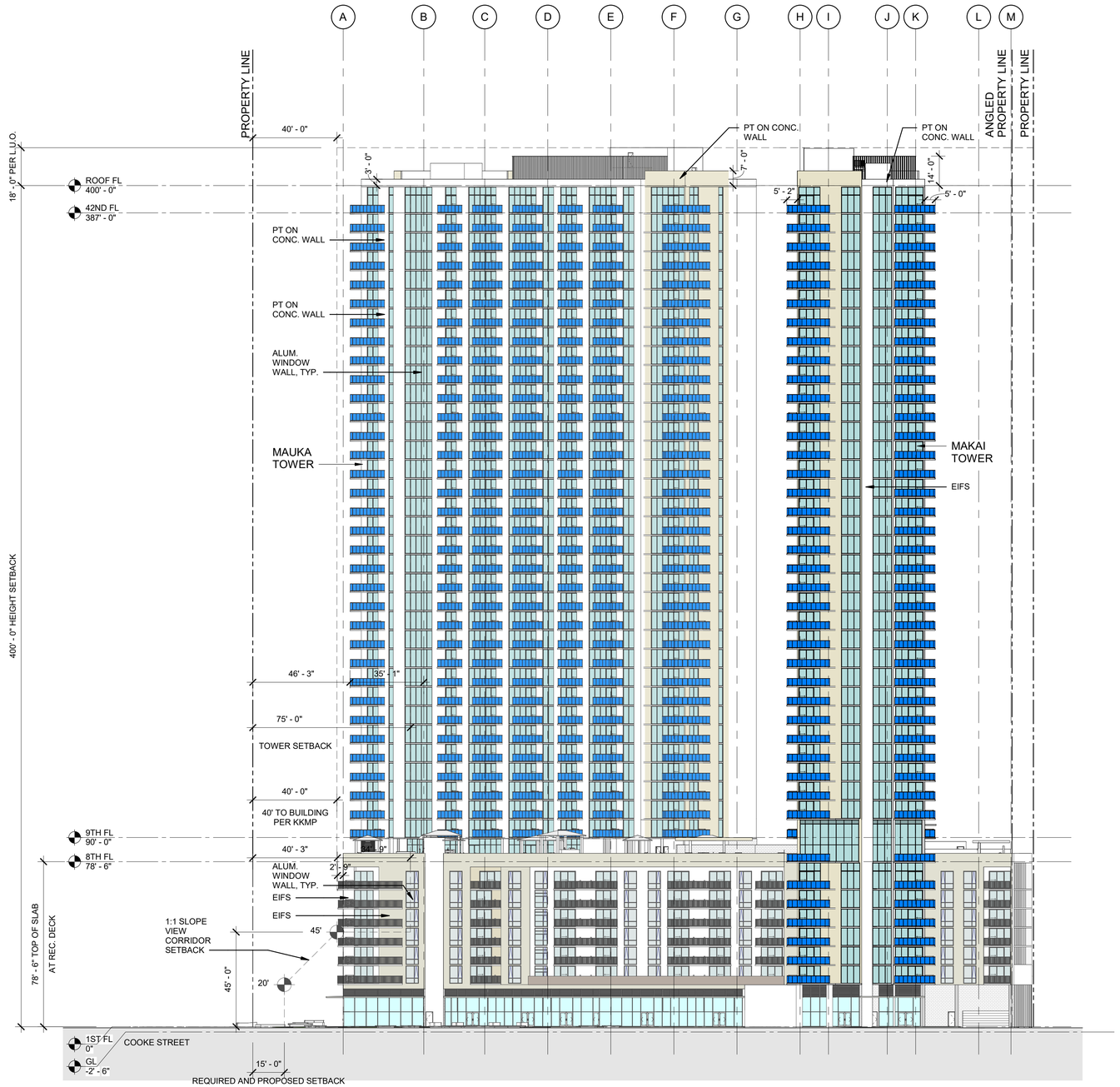
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NORTH ELEVATION

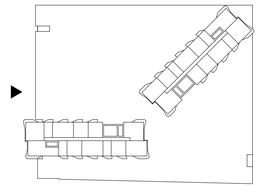
KAKA'AKO BLOCK D

201H APPLICATION H-33

DESIGN PARTNERS INCORPORATED



KEY MAP



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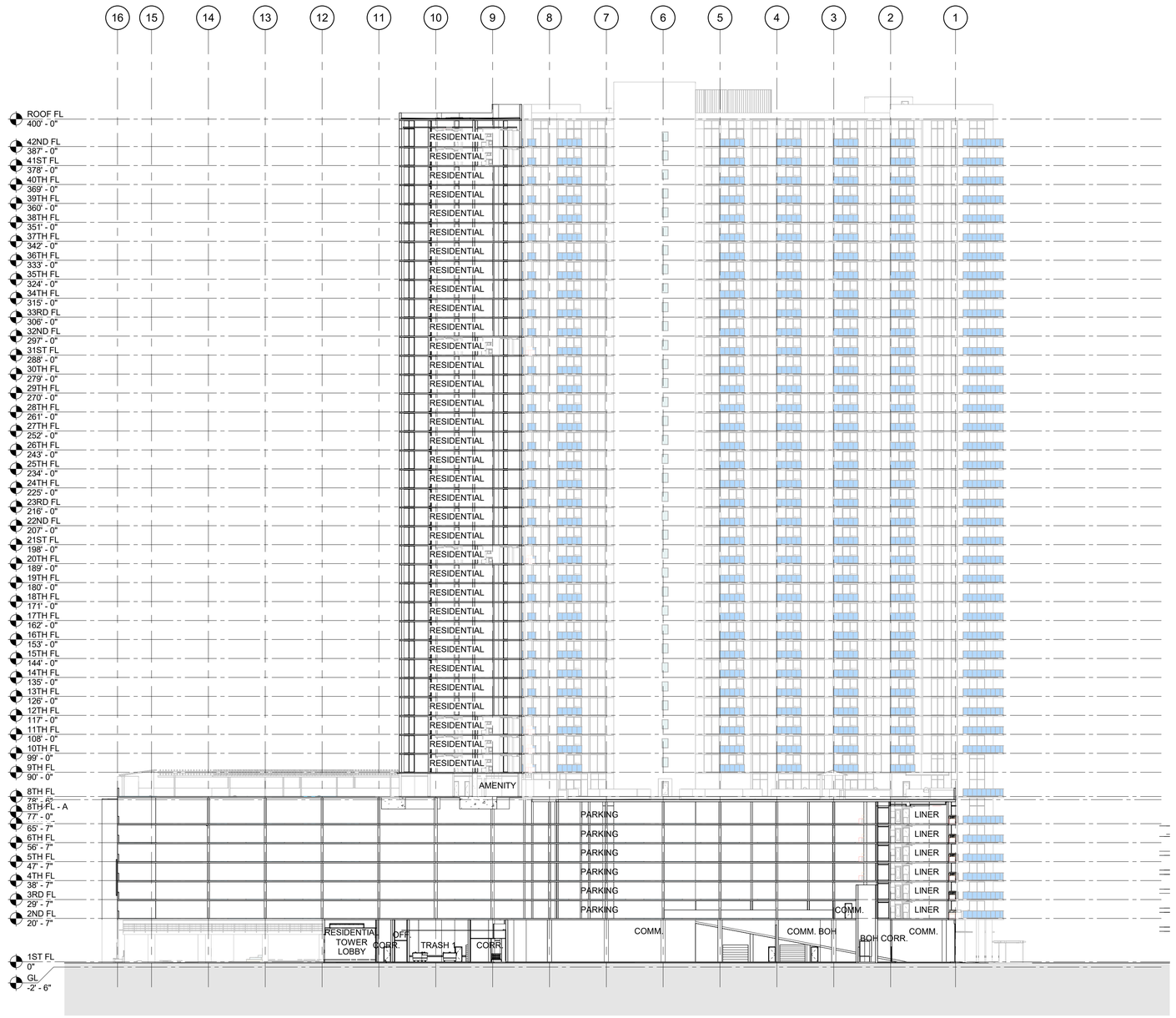
SCALE: 1" = 30'-0"

WEST ELEVATION

KAKA'AKO BLOCK D

201H APPLICATION H-34

DESIGN PARTNERS INCORPORATED



0 15' 30' 60'

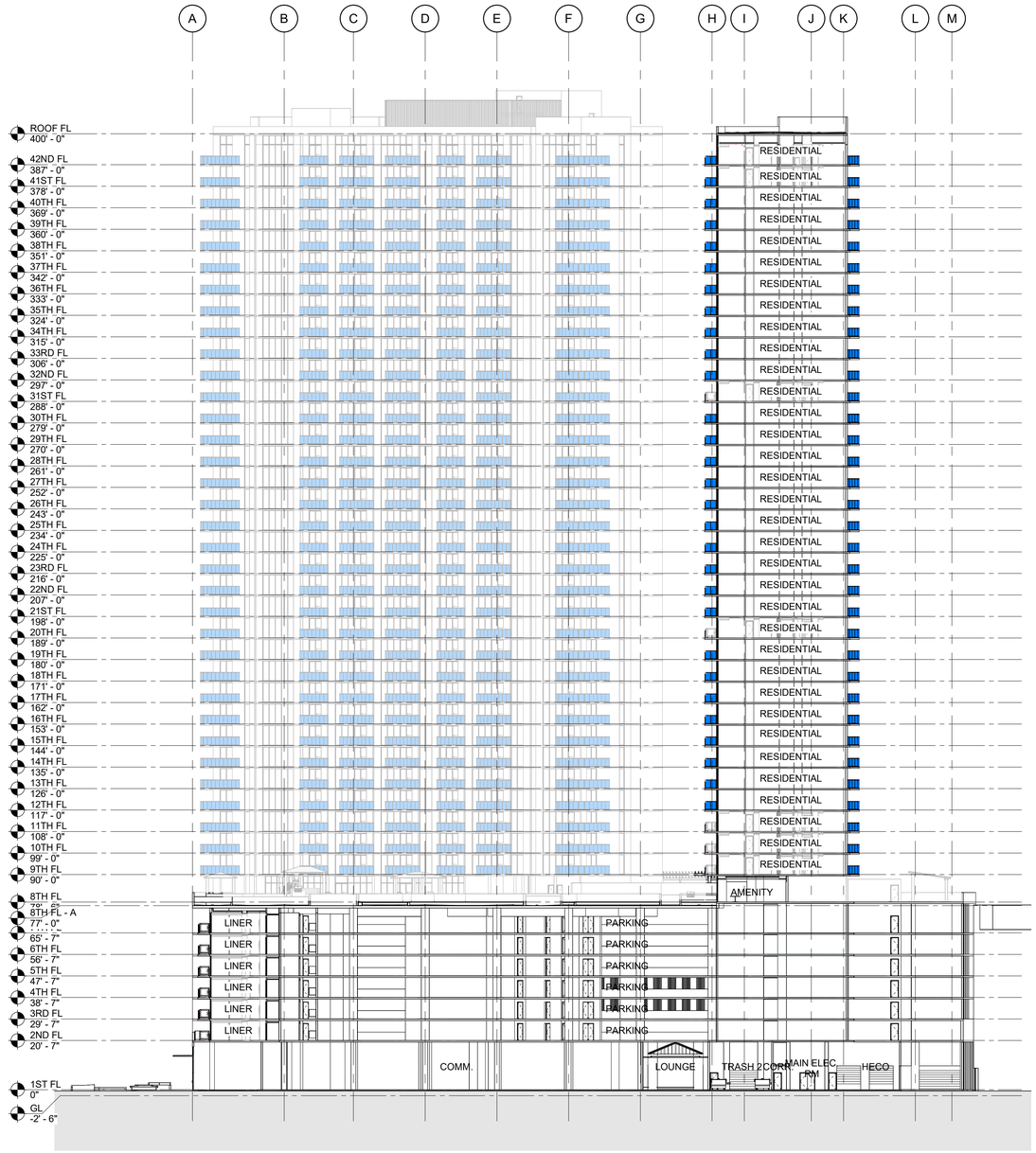
SCALE: 1" = 30'-0"

OVERALL SECTION HORIZONTAL

KAKA'AKO BLOCK D

201H APPLICATION H-35

DESIGN PARTNERS INCORPORATED



0 15' 30' 60'

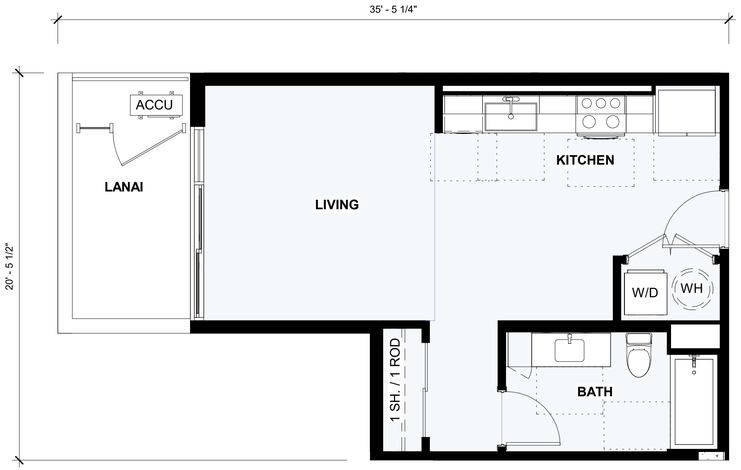
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OVERALL SECTION VERTICAL

KAKA'AKO BLOCK D

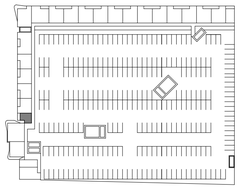
201H APPLICATION H-36

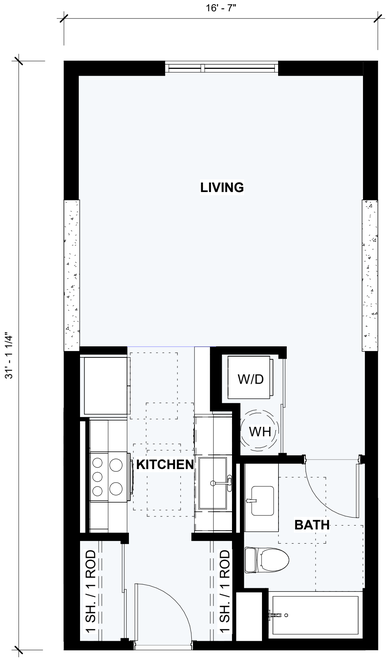
DESIGN PARTNERS INCORPORATED



UNIT LS.1

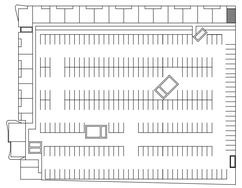
KEY MAP

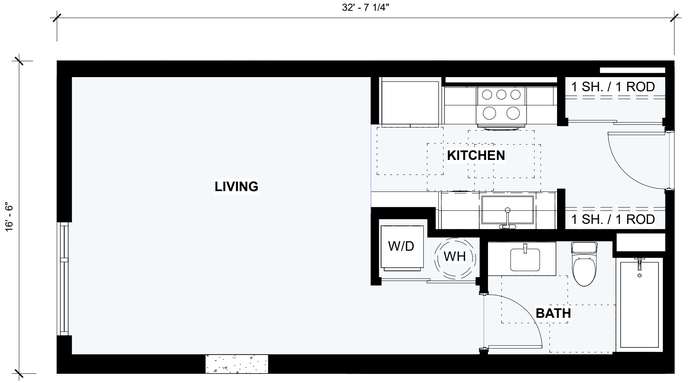




UNIT LS.2

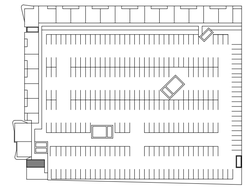
KEY MAP





UNIT LS.3

KEY MAP



0 2' 4' 6'

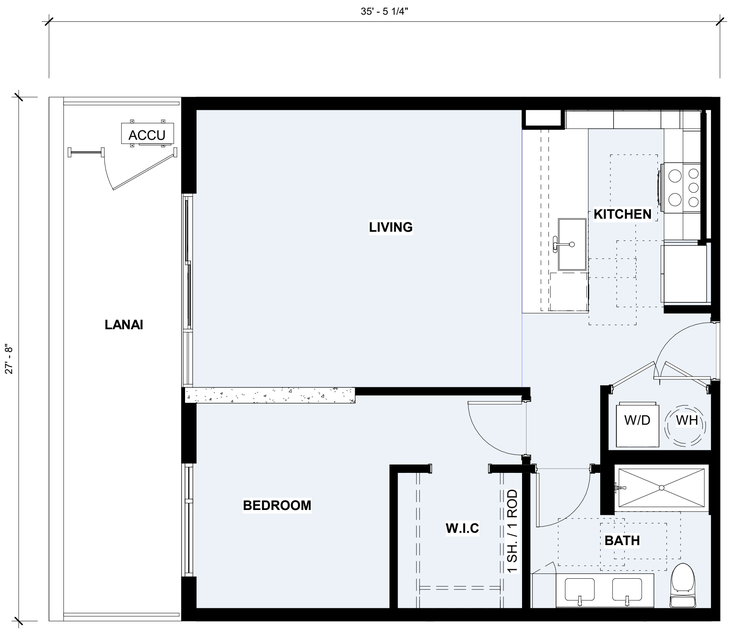
SCALE: 1/4" = 1'-0"

ENLARGED UNIT PLAN - UNIT LS.1, LS.2, LS.3

201H APPLICATION H-41

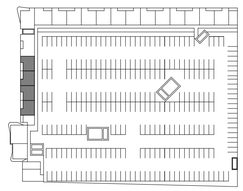
KAKA'AKO BLOCK D

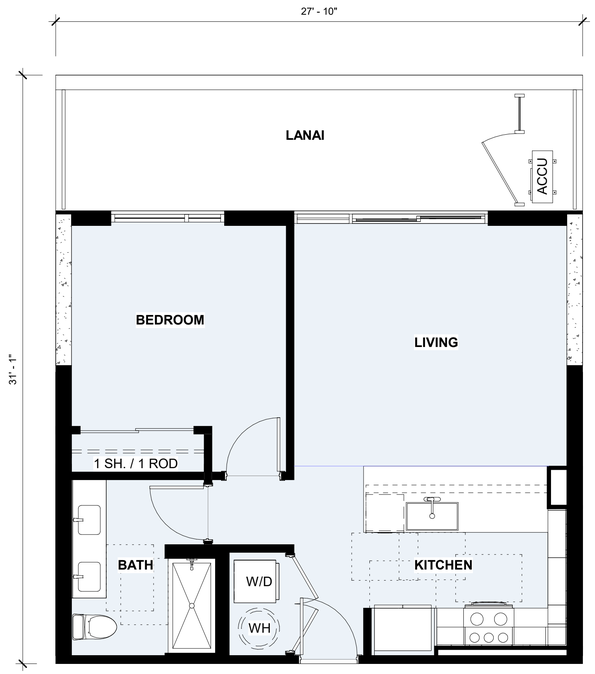
DESIGN PARTNERS INCORPORATED



UNIT L1.1

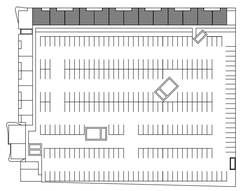
KEY MAP





UNIT L1.2

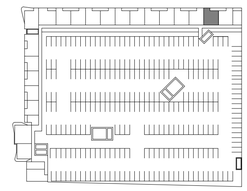
KEY MAP





UNIT L1.3

KEY MAP



0 2' 4' 6'

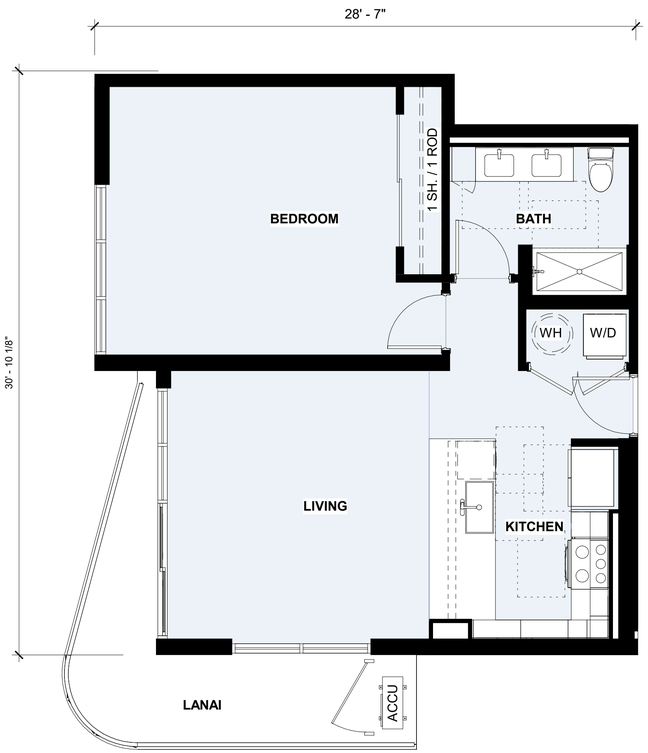
SCALE: 1/4" = 1'-0"

ENLARGED UNIT PLAN - UNIT L1.1, L1.2, L1.3

201H APPLICATION H-42

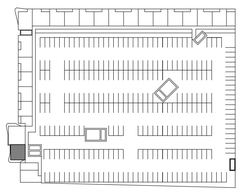
KAKA'AKO BLOCK D

DESIGN PARTNERS INCORPORATED



UNIT L1.4

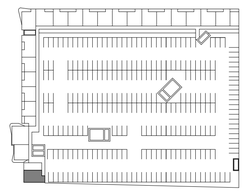
KEY MAP



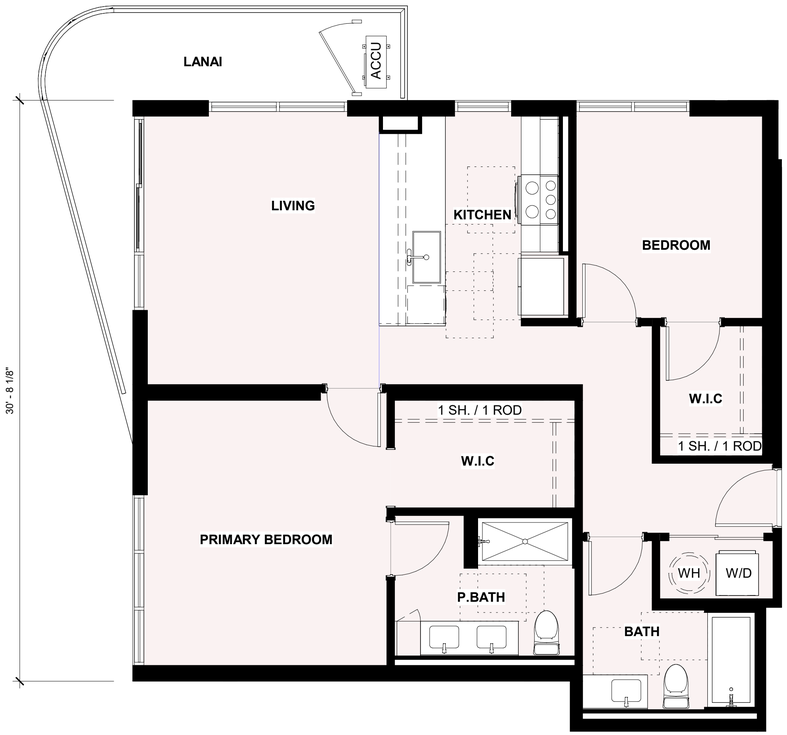


UNIT L1.5

KEY MAP

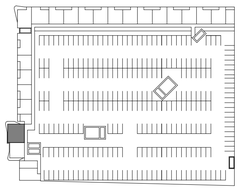


0 2' 4' 6'
SCALE: 1/4" = 1'-0"



UNIT L2.1

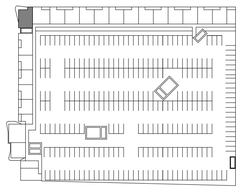
KEY MAP





UNIT L2.2

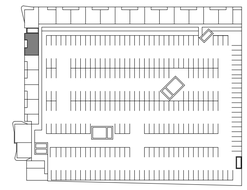
KEY MAP





UNIT L2.3

KEY MAP



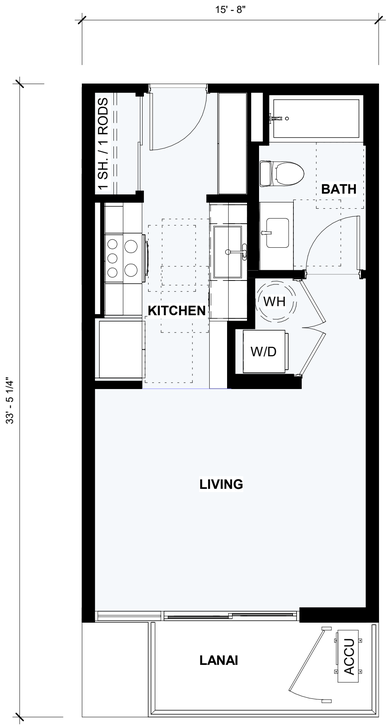
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SCALE: 1/4" = 1'-0"

ENLARGED UNIT PLAN - UNIT L2.1, L2.2, L2.3

201H APPLICATION H-44

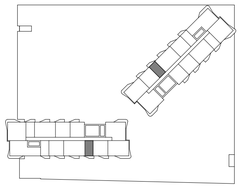
KAKA'AKO BLOCK D

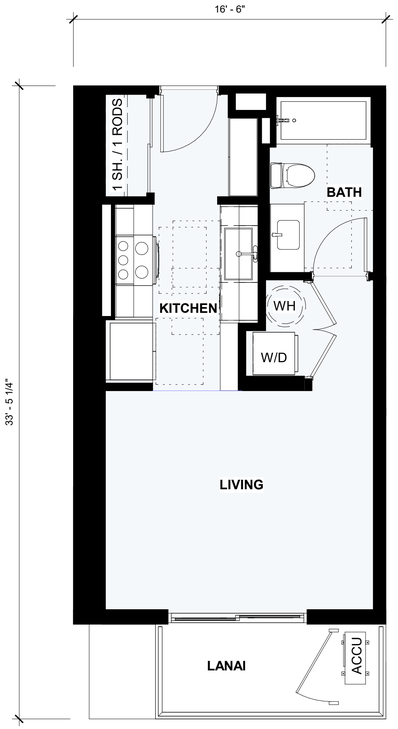
DESIGN PARTNERS INCORPORATED



UNIT S.1

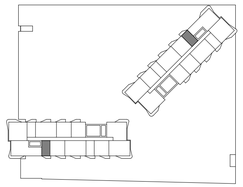
KEY MAP

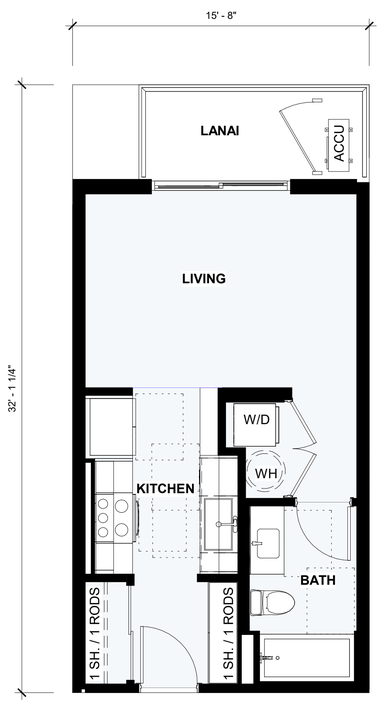




UNIT S.2

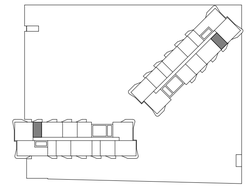
KEY MAP





UNIT S.3

KEY MAP



0 2' 4' 6'

SCALE: 1/4" = 1'-0"

ENLARGED UNIT PLAN - UNIT S.1, S.2, S.3

201H APPLICATION H-45

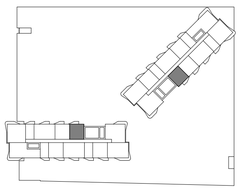
KAKA'AKO BLOCK D

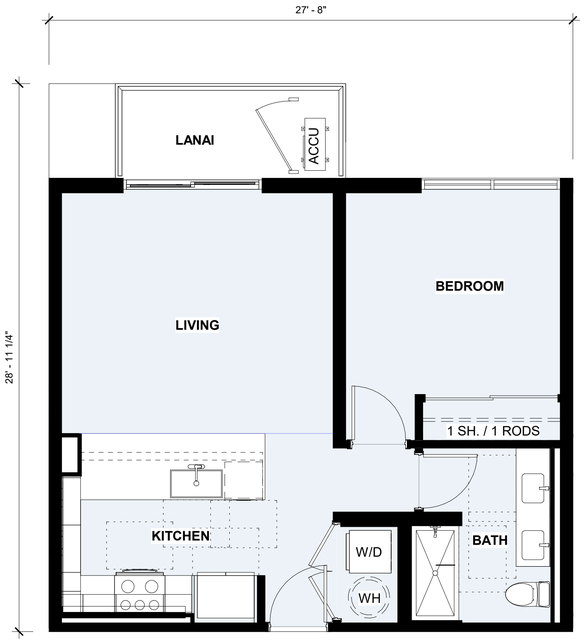
DESIGN PARTNERS INCORPORATED



UNIT 1.1

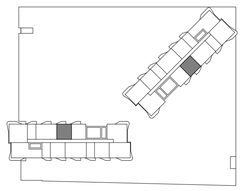
KEY MAP





UNIT 1.2

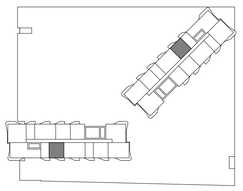
KEY MAP





UNIT 1.3

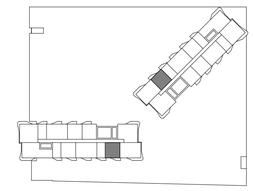
KEY MAP





UNIT 1.4

KEY MAP



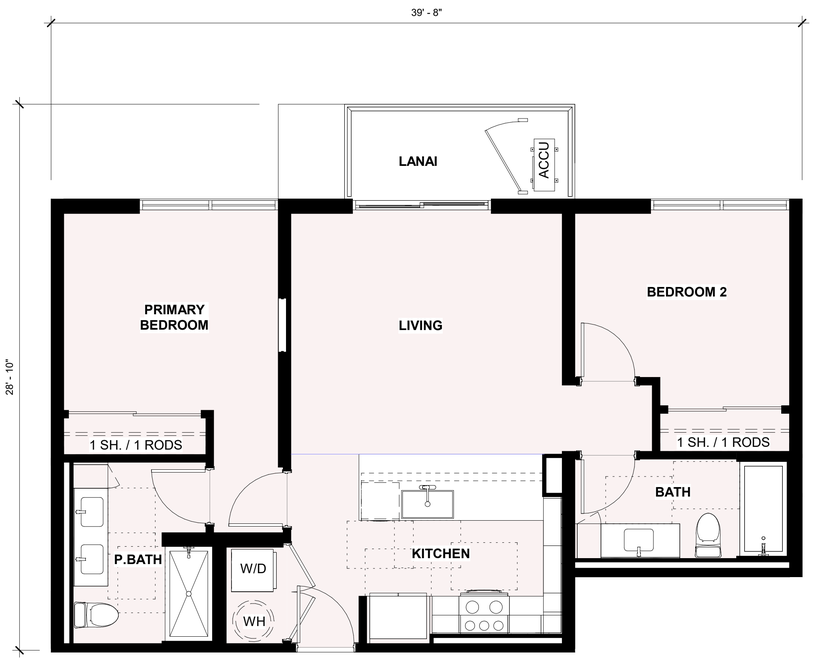
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SCALE: 1/4" = 1'-0"

ENLARGED UNIT PLAN - UNIT 1.1, 1.2, 1.3, 1.4

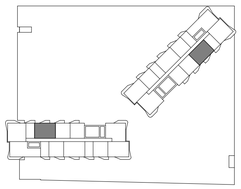
201H APPLICATION H-46

KAKA'AKO BLOCK D

DESIGN PARTNERS INCORPORATED

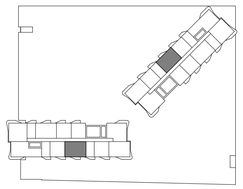


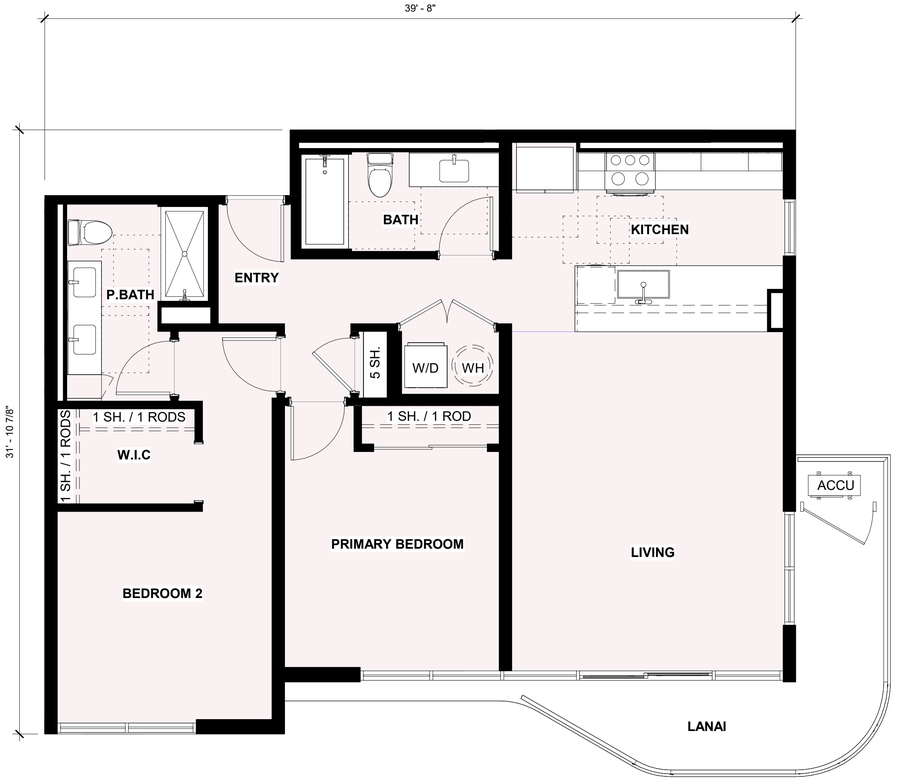
UNIT 2.1



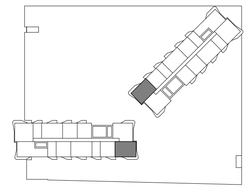


UNIT 2.2





UNIT 2.3



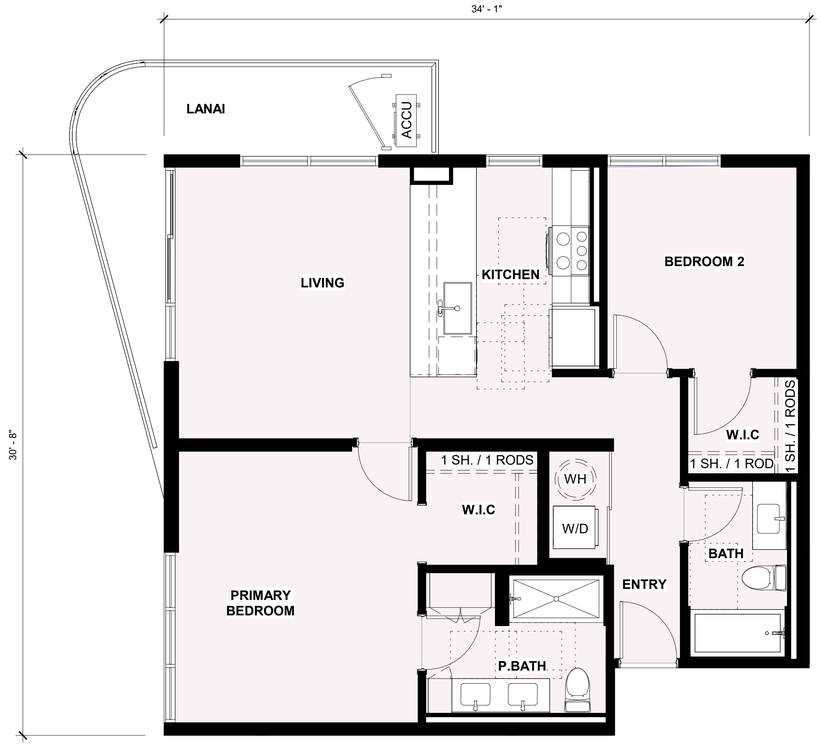
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SCALE: 1/4" = 1'-0"

ENLARGED UNIT PLAN - UNIT 2.1, 2.2, 2.3

201H APPLICATION H-47

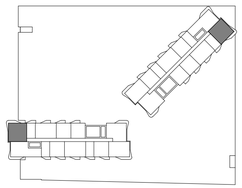
KAKA'AKO BLOCK D

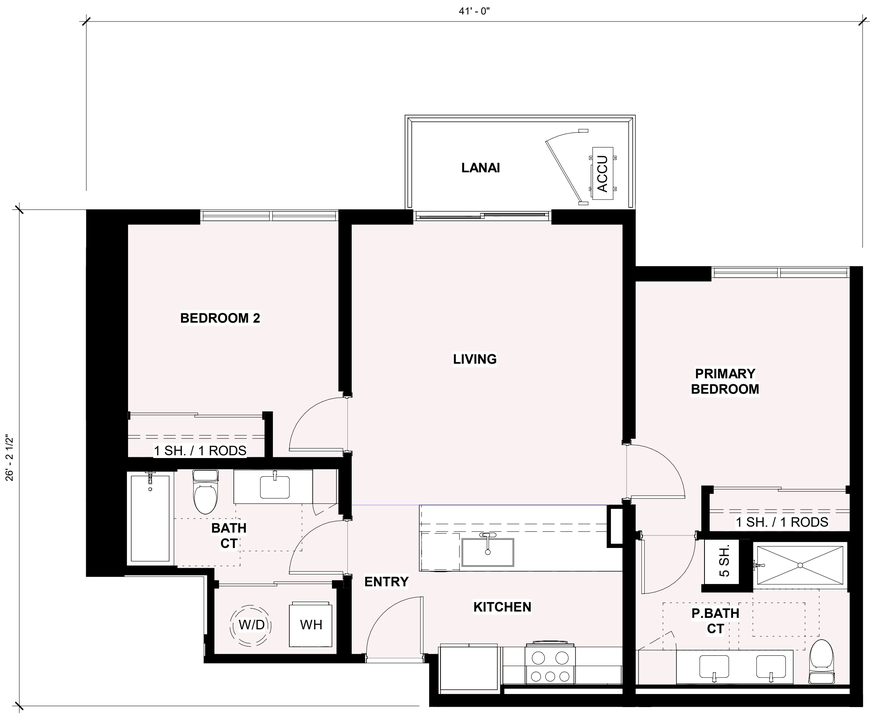
DESIGN PARTNERS INCORPORATED



UNIT 2.4

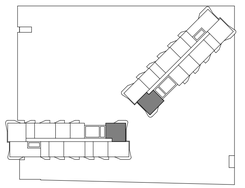
KEY MAP





UNIT 2.5

KEY MAP



0 2' 4' 6'

SCALE: 1/4" = 1'-0"

ENLARGED UNIT PLAN - UNIT 2.4, 2.5

201H APPLICATION H-48

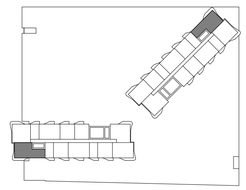
KAKA'AKO BLOCK D

DESIGN PARTNERS INCORPORATED

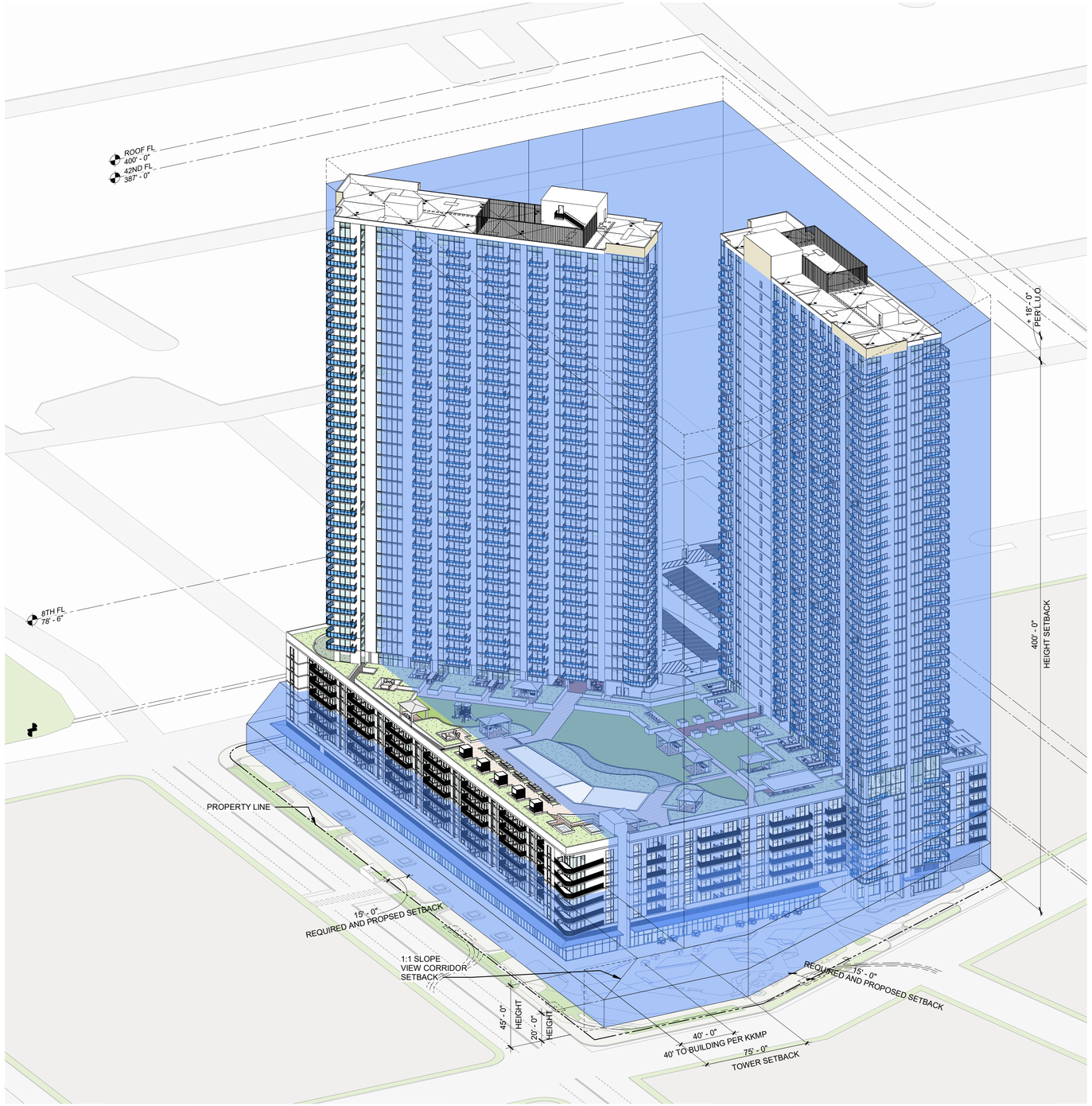


UNIT 3.1

KEY MAP



0 2' 4' 6'
SCALE: 1/4" = 1'-0"



3D VIEW

201H APPLICATION H-50

KAKA'AKO BLOCK D

DESIGN PARTNERS INCORPORATED

Reviewed and Approved by the Executive Director
February 13, 2025

FOR ACTION

I. REQUEST

Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: (1) the Certification of Castle & Cooke Waiakoa, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (2) The Project Proposal; and (3) Execution of Development Documents for Approved Exemptions for the Waiakoa Affordable Housing Project Located in Honolulu, Hawaii, TMK No.: (1) 2-1-053: 032

II. FACTS

Project Name:	Waiakoa Affordable Housing Project		
Applicant Name:	Castle & Cooke Waiakoa, LLC KP Waiakoa GP, LLC		
Tax Map Key and Location:	(1) 2-1-053: 032 756 Auahi Street, Honolulu, Hawaii 96813		
Land Area:	Approximately 4.18 Acres (182,398 square feet)		
HHFDC Involvement:	201H Exemptions		
Landownership:	Trustees of the Estate of Bernice Pauahi Bishop[1]		
Zoning:	Hawaii Community Development Authority (HCDA), Kakaako Community Development District, Mauka Area Plan MUZ-R (Mixed-Use Zone Residential)		
Type:	New construction; mixed-use, affordable and market for-sale housing with social/civic and commercial space		
Target Population:	Family		
Length of Affordability:	10 years		
No. of Units:	Total: 1,032		
Unit Type Mix	Units	Type	GSF (approx.):
	222	Studio	385-465
	386	1-Bed	590-787
	357	2-Bed	811-1,051
	67	3-Bed	1,207
	1,032	Total	
Affordability Mix	Units	Affordability	
	200	120% Area Median Income (AMI)	
	420	140% AMI	
	412	Market	
	1,032	Total	

[1] This entity is affiliated with Kamehameha Schools

Development Concept:	Mixed-use, mixed income redevelopment of Block D of Kamehameha Schools' (KS) Kaiaulu o Kakaako Master Plan (KKMP), involving construction of new affordable and market for-sale residential units. Layout includes two residential towers atop a podium with residential liner, parking, and ground level commercial uses.
Parking:	Total: approx. 1,667 1,521 residential, 146 commercial
Est. Completion:	Q2 2029
Amenities and Services:	The Project includes approximately 239,229 gross square feet (GSF) of common areas, 69,143 GSF of commercial space, and 77,665 SF of recreational areas on the podium deck comprised of outdoor and indoor facilities.
Developer Contact:	Castle & Cooke Waiakoa, LLC Contact: William Ka'eo Kane 680 Iwilei Road, Suite 510, Honolulu, Hawai'i 96817 (808) 548-2939
Co-Developer Contact:	KP Waiakoa GP, LLC Contact: Harry Lake 500 E John Carpenter Fwy, Suite 450, Irving, Texas 75062 (310) 691-3406
Application Preparer/ Consultant Contact:	R. M. Towill Corporation Contact: Isaiah Sato 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819 (808) 842-1133

A. The Waiakoa Affordable Housing Project (Project) is a proposed new construction mixed-use project, which includes affordable and market for-sale residential units, and includes social/civic space, recreation space, and landscaping to be constructed on an approximately 4.18-acre property, owned by the Trustees of the Estate of Bernice Pauahi Bishop, located at 756 Auahi Street in ~~Hilo~~ Honolulu, on Oahu, and identified as TMK: (1) 2-1-053: 032 (Property) (**Exhibit A**). The Property currently is occupied by three warehouse buildings.

B. The Project is located within the HCDA, Kakaako Community Development District, Mauka Area Plan and thus is required to comply with regulations pursuant to Hawaii Administrative Rules (HAR) § 15-22, Mauka Area Rules, Kakaako Community Development District, Honolulu, Hawaii.

On September 2, 2009, HCDA approved the KKMP and issued the Master Plan Permit No. PL MASP 13.2.8 pursuant to Chapter 206E, Hawaii Revised Statutes (HRS) and Chapters 15-22 and 15-219, HAR. The Master Plan Permit is vested under the 2005 Mauka Area Rules under Chapter 15-22, HAR. The KKMP was subsequently amended in 2012 and 2021 (KKMP Amendment).

The KKMP Amendment establishes a mixed-use urban village vision for KS' land within Kakaako's mauka area lands, as well as identifies key design guidelines for the area. The proposed project is consistent with the development standards included in the HCDA-approved KKMP Amendment for the development of Block D as a 201H project.

C. The development is planned as a 400-ft multitowered development comprised of two residential towers atop a podium with ground-level commercial/retail space, residential liner, and parking. In addition, a central community plaza gathering place for the public of approximately 26,441 SF, streetscape amenities, and

landscaping will support the ground floor pedestrian environment (**Exhibits B and C**).

D. The Mauka Tower will be 42 floors (33 floors of Tower atop 9 floors of podium) and will have a total of 442 units comprised of 102 studios, 136 one-bedroom, 170 two-bedroom, and 34 three-bedroom units, ranging from 385 GSF to 1,207 GSF. 276 units will be affordable to households earning less than 140% of the AMI[2].

E. The Makai Tower will be 42 floors (33 floors of Tower atop 9 floors of podium) and will have a total of 440 units comprised of 102 studios, 136 one-bedroom, 169 two-bedroom, and 33 three-bedroom units, ranging from 385 GSF to 1,207 GSF. 260 units will be affordable to households earning less than 140% of the U.S. Department of Housing and Urban Development's AMI[3].

F. The podium will have a residential liner with a total of 150 units comprised of 18 studio, 114 one-bedroom, and 18 two-bedroom units. 84 units will be affordable to households earning less than 140% of the AMI[4]. A total of 1,667 parking stalls will be provided (levels 2-8), comprised of 151 commercial stalls, 1,465 residential stalls, 31 guest stalls, and 28 ADA stalls. The second floor will have an additional 2,690 SF of commercial/retail space. The podium deck will provide a total of 77,665 SF of recreational areas comprised of outdoor and indoor facilities. Specific outdoor amenities will include BBQ pavilion areas, lawn, two pools, jacuzzi, gardens, fitness area, golf greens, dog park, and children's play area, while indoor facilities will include lounges, club rooms, kid play area, fitness rooms, dog spa, golf simulator, and restrooms.

G. The Project unit breakdown is as follows:

	Residential Liner	Mauka Tower	Makai Tower	Total
Unit Type				
Studio	18	102	102	222
1-Bed	114	136	136	386
2-Bed	18	170	169	357
3-Bed	-	34	33	67
Levels	2-7	9-42	9-42	
Total	**150 Units**	**442 Units**	**440 Units**	**1,032 Units**

A total of 620 for-sale units will be affordable to households at or below 140% AMI. The affordability mix for the Project is shown below:

[2] Although the Project has a preliminary distribution of affordable units, the exact distribution of 120% AMI and 140% AMI units has yet to be determined.
[3] Although the Project has a preliminary distribution of affordable units, the exact distribution of 120% AMI and 140% AMI units has yet to be determined.
[4] Although the Project has a preliminary distribution of affordable units, the exact distribution of 120% AMI and 140% AMI units has yet to be determined.

Restricted at % of AMI	Type	Number of Units	Avg. Proposed Sale Price	Percent of Total Units
120%	Studio	107	$513,217	10.4%
	1 BR	77	586,534	7.5%
	2 BR	16	659,851	1.6%
140%	Studio	58	598,574	5.6%
	1 BR	158	684,290	15.3%
	2 BR	170	769,826	16.4%
	3 BR	34	855,362	3.3%
Subtotal Affordable Units		620		60.1%
Market Rate Units	Studio	57	630,400	5.5%
	1 BR	153	1,051,500	14.8%
	2 BR	171	1,621,025	16.5%
	3 BR	33	1,754,500	3.1%
Subtotal Market Rate Units		412		39.9%
Total Number of Units		**1,032**		**100%**

H. In August of 2024, a Traffic Impact Analysis Report (TIAR) for the project, prepared by the Wilson Okamoto Corporation, was completed.[5] The TIAR provides 18 recommendations to be implemented to minimize traffic impacts associated with the Project. With the implementation of the recommendations, traffic operations in the project vicinity are generally expected to remain similar to without project conditions.

III. DISCUSSION

A. In August 2024, Castle & Cooke Waiakoa, LLC and KP Waiakoa GP, LLC (Developers) submitted an application (Application) to the Hawaii Housing Finance and Development Corporation (HHFDC) for approval of certain exemptions from statutes, ordinances, and rules for the Project pursuant to Section 201H-38, HRS.

B. The Waiakoa Residences LLC is a newly-formed affiliate of the Developers. Waiakoa, LLC is the 100% sole member of Waiakoa Residences LLC. Castle & Cooke Waiakoa, LLC is the 90% managing member and KP Waiakoa GP, LLC is 10% member of Waiakoa LLC. Castle and Cooke Homes Hawaii, Inc is the 100% sole member of Castle & Cooke Waiakoa, LLC. Koa Partners, LLC is the 100% sole member of KP Waiakoa GP, LLC.

C. The Developer Castle & Cooke Waiakoa, LLC, is a single purpose development entity that is privately owned and managed by Castle and Cooke Homes Hawaii, Inc. Castle & Cooke Homes Hawaii, Inc., founded in 1995, is an experienced Hawaii-based developer that has developed over 24,600 residential units, including 9,000 affordable housing units, in Hawaii, and is focused on developing residential for-sale and for-rent housing. Castle & Cooke Homes Hawaii, Inc.'s

[5] Traffic operations with the Waiakoa development are generally expected to remain similar to without project conditions, with the exception of those at the intersection of Cooke Street and Pohukaina Street. Although a traffic signal system is expected to be installed at the intersection of Cooke Street and Pohukaina Street in conjunction with the development of the overall Kaiaulu o Kakaako Master Plan Increment 2, which includes Waiakoa, a traffic signal system is not expected to be warranted at this intersection with the development of Waiakoa.

residential projects include Mililani and Mililani Mauka (16,000 units), Royal Kunia (1,800 units), 400 Keawe (96 units, mixed use), Meheula Vista (300 units), and Koa Ridge (4,000 units).

The Developer's co-developer KP Waiakoa GP, LLC, is a single purpose development entity that is privately owned and managed by Koa Partners, LLC. Co-developer Koa Partners, LLC, has focused on residential, mixed-use, and healthcare projects such as Kaonoulu (88 acres, mixed use), Trinity Mills Station Transit-Oriented Development (25 acres, mixed use), St. David's Surgical Hospital, and the Villas on Town Lake Redevelopment (mixed use). A more detailed description of the Developers' experience is attached as **Exhibit D**.

D. The land for the Project is owned by the Trustees of the Estate of Bernice Pauahi Bishop and managed by KS Koa Partners, LLC has an option agreement with the Trustees of the Estate of Bernice Pauahi Bishop

E. The proposed Budget (Use of Funds) for the Project is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	$ 25,000,000	$13.88	$24,225	3.5%
Construction – Sitework	25,568,319	14.20	24,776	3.6
Construction – Vertical	464,809,121	258.06	450,396	64.7
Construction – Overhead, Profit, & General Requirements (OH, P, & GR)	39,058,317	21.69	37,847	5.4
Interim & Soft Costs	45,433,842	25.22	44,025	6.3
Financing & Syndication	54,798,578	30.42	53,099	7.6
Developer Fee & Overhead	31,907,575	17.72	30,918	4.4
Project Reserves	1,782,000	.99	1,727	.4
Contingency	29,532,715	16.40	27,648	4.1
Total Budget	**$ 717,890,468**	**398.57**	**695,630**	**100**

Actual GSF = 1,801,154

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

Source	Interim	Permanent
Sponsor Equity	$ 10,000,000	$ -
Partner Equity	78,142,462	-
Condo Sales Deposits	82,582,590	-
Commercial Deposits	44,514,573	-
Mezzanine Debt	71,807,263	-
Primary Debt	430,843,580	-
Sales Proceeds	-	896,106,509
Total	**$ 717,890,468**	**$ 896,106,509**

G. The estimated schedule for the Project is as follows:

Board Approval of 201H Exemptions	February ~~2024~~ 2025
Building Permit	April 2026
Construction Financing Closing	April 2026
Construction Start Date	May 2026
Occupancy Permit Date	May 2029
Placed in Service Date	July 2029
100% Occupancy	February 2030
95% Stabilized Occupancy	December 2029

H. The primary contingencies to the timely completion of the Project are the processing time required to obtain construction permits and the closing of the construction financing.

I. The Developers are exploring WELL Building Designation/Certification[6]. Sustainability features will include:

1. Energy Star certified appliances;
2. Low-flow plumbing fixtures to conserve water;
3. Interior finish materials will be low Volatile Organic Compound products recycled and locally sourced where practical.

Other sustainability features may include:

1. Cost-optimal energy performance measures;
2. High efficiency plumbing fixtures
3. Enhanced exhaust in bathrooms
4. Durable materials that extend the usable life of the facility with minimal maintenance.

J. The Property is currently occupied with three warehouse buildings which will be demolished in their entirety, as well as the elimination of the section of Koula Street that bisects the Project parcel.

1. EnviroServices & Training Center, LLC conducted a Phase 1 Environmental Site Assessment (ESA), dated April 29, 2024.

2. File review indicated the Property has undergone numerous historical investigations associated with the removal of three 1,000-gallon gasoline-containing underground storage tanks (USTs). The Property was issued a site cleanup completed status and a "no further action" (NFA) letter by the Hawaii Department of Health (DOH) in August 1994. These findings constitute a Historical Recognized Environmental Condition for the Property.

3. The ESA conducted in 2024 determined the following Recognized Environmental Conditions (REC) in connection with the Property:

   a. Potential soil and/or groundwater petroleum contamination from former Leaking Underground Storage Tanks (LUST) and USTs.

[6] WELL for residential is the first and only global, holistic, third-party verified certification program to exclusively address health and well-being in all residence types, including single-family homes and units in multifamily buildings. Informed by the Well Standard, the certification program includes 100+ strategies for improving resident well-being and fostering a healthier home environment.

b. Potential petroleum and metals contamination from historical site use and long-term commercial/industrial facility operations in the Kakaako area.

c. Existing petroleum and heavy metals contamination in near surface and subsurface soil associated with suspect imported fill.

d. Potential petroleum and polychlorinated biphenyl (PCB) contamination associated with in-ground hydraulic cylinder lifts.

4. Several RECs were identified after the DOH issued the 1994 NFA letter, such that the Developers will collect soil and groundwater samples to assess the environmental impacts of the identified RECs. Contaminants identified at concentrations exceeding appropriate DOH Environmental Action Levels (EALs) will be addressed as part of the Developers' plans for site development, and will include consultation with, and input from, the DOH Hazard Evaluation and Emergency Response (HEER) Office. The Developers' goal is to obtain DOH HEER Office concurrence upon completion of environmental investigation and response activities that the contaminants have been sufficiently addressed, which may include a NFA letter for the specified property as a whole.

K. The project, utilizing private funds to develop privately-owned land, does not trigger HRS Chapter 343 requirements.

L. The Developers presented the Project at the following meetings:

1. On June 25, 2024, the Developers presented the Project at the Ala Moana-Kakaako Neighborhood Board No. 11.

Overall, the comments received from the public largely pertained to clarification of the exemptions requested by the Project, whether the Project considered rental units, and how the Project will benefit the surrounding community.

M. By letter dated November 27, 2024, HHFDC accepted the Application for processing pursuant to Section 201H-38, HRS, and requested that the Developers forward their exemption request to the agencies and elected officials listed in **Exhibit E** for review and comment. On December 2, 2024, the Developers sent the Project materials to the review stakeholders, who were given approximately 30 calendar days to provide comments.

N. This For Action seeks the HHFDC Board approval of certain exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, HRS, for the Project. The 201H exemptions requested are listed in **Exhibit F**. A summary of comments received for the Project is listed in **Exhibit G**. Some of the significant comments received are discussed below:

1. <u>Hawaii Community Development Authority (HCDA)</u>

a. HCDA notes that the developers are requesting an exemption from HAR § 15-22-67(c)(5), specifically an exemption from the provision that "parking structures shall contain a roof and walls on at least three sides" (HAR § 15-22-67(c)(5)), and was originally proposing a parking podium without walls or screening along Pohukaina Street and the east perimeter to facilitate passive ventilation, given the residential liner and screening of parking along the Cooke and Auahi Street that would substantially reduce ventilation. HCDA does not support this

request citing the need for a visually pleasing and pleasant frontage on a street intended as a pedestrian promenade. In response, the Developers have proposed a redesign that offers podium screening along Pohukaina street up to the 4th floor to minimize the visual impact of the parking podium while maintaining ventilation.

2. Hawaii Office of Planning and Sustainable Development (OPSD):

   a. OPSD notes that although the proposed Project provides a level of affordable housing that meets the criteria to qualify for 201H considerations, the depth of affordability being proposed appears limited, given the substantial exemptions being requested. In Honolulu, market-rate units (particularly for studios and smaller units) are accessible to households earning 140% AMI, which limits the impact of the proposed affordable units in addressing Honolulu's affordable housing needs. The application would be strengthened if the Project included income limits of 80-120% AMI.

   b. The Project is requesting exemptions from the 75-foot view corridor setback along Cooke Street, the 45-foot maximum podium height limit, mauka-makai tower orientation of the towers, and tower spacing. The Kakaako Transit Oriented Development (TOD) Overlay Plan and the Kamehameha Schools Master Plan identify Cooke Street as a significant linear greenway and beautification corridor, which would establish a green, pedestrian-friendly corridor connecting Mother Waldron with the Kakaako Waterfront Park. OPSD recommends the Developers consider building configurations that would preserve the 75-foot view corridor setback along Cooke Street.

3. Honolulu Department of Planning and Permitting (DPP):

   a. DPP states that the Traffic Impact Report (TIR) must be updated if Koula Street is to be closed. Updates to the TIR will be required approximately one year after the issuance of the Certificate of Occupancy to validate the traffic projections, trip reduction rates, distribution and assignment contained in the initial TIR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Developers will be required to implement these measures. TIR updates should also include an evaluation of the relative effectiveness of the traffic demand management strategies as the development progresses making sure that the trip reduction rates are valid.

None of the exemptions recommended for approval affect health and safety, nor do they contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission or the various boards of water supply.

Minor modifications to the Project and the approved 201H exemptions may be approved by the Executive Director.

O. The for-sale affordable units shall be subject to HHFDC's Shared Appreciation Equity Program, 10-year Buyback Restrictions and applicable sections of Chapter 201-H, HRS and HAR Chapter 15-308. The Developers have indicated that they intend to submit for General Excise Tax (GET) exemption for the eligible

portions of the Project. Should the Restrictions be prematurely terminated for any reason prior to the end of the affordability period and should HHFDC approve any GET exemptions for development of the Project, HHFDC reserves the right to recapture from the Developers and/or the Project a prorated portion of any GET exemptions approved by HHFDC for the development of the Project.

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

Q. Under Section 201H-38 (a) (1), HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules, HHFDC may develop on behalf of the State or with an eligible developer, or may assist under a government assistance program in the development of housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon, provided that: (1) the corporation finds the housing project is consistent with the purpose and intent of this chapter, and meets minimum requirements of health and safety; and (2) the development of the proposed housing project does not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or of the various boards of water supply authorized under chapter 54, HRS. The Project and its proposed exemptions from statutes, ordinances, charter provisions, and rules may be approved, approved with modification, or disapproved by the legislative body of the county in which the Project is located within 45 days.

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

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

2. Has the necessary experience;

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

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

S. HHFDC finds the following:

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

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

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

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

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

IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following for the Project, substantially as described in this For Action:

A. Authorize the Application and the Project Proposal with the proposed exemptions from statutes, ordinances, and rules as recommended for approval herein, pursuant to Section 201H-38, HRS;

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

C. Execution of any development agreement(s) and restrictions for such exemptions as required by the Executive Director;

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

Subject to the following:

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

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

C. A Development Agreement and Restrictions for the Project shall be executed within nine (9) months of approval by the County Planning Director, unless otherwise extended by the Executive Director;

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

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

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

Attachments:

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

Prepared by: Cameron Lowry, Housing Development Specialist CL

Reviewed by: Albert Palmer, Housing Development Specialist AP

Randy Chu, Development Branch Chief RC

Approved by the Board of Directors as

☐ Circulated ☒ Amended

On February 13, 2025, as noted on pages 2 & 6.

Development Branch

Please take necessary action.

Executive Director

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 WAIAKOA AFFORDABLE AND MARKET RATE HOUSING PROJECT IN HONOLULU, O‘AHU.

WHEREAS, Castle & Cooke Waiakoa, LLC and co-developer KP Waiakoa GP, LLC, and with the approval of the Hawaii Housing Finance and Development Corporation (“HHFDC”), proposes to develop Waiakoa, a mixed-use project consisting of two 42-story, high-rise towers on a 8-story parking structure complex on 4.18 acres of land located at 756 Auahi Street in Honolulu, O’ahu, identified as Tax Map Key (1) 2-3-053: 032, as depicted in Exhibits __, attached hereto and made a part hereof (the “Project”); and

WHEREAS, as proposed, the Project's affordable units will be offered for sale as follows: 200 units to households earning up to 120 percent of the AMI and 420 units to households earning up to 140 percent of the AMI; and

WHEREAS, the Project's affordable units will consist of 165 studios, 235 one-bedroom units, 186 two-bedroom units, and 34 three-bedroom units; and

WHEREAS, all affordable for-sale units will remain affordable for a minimum of 10 years and will be subject to the HHFDC's buy-back and shared appreciation restrictions; and

WHEREAS, as proposed, the Project will also provide a central community plaza and promenade of open, at-grade recreation space; over 68,000 square feet of street level, storefront commercial space; a parking structure accommodating approximately 1,667 parking spaces and ten loading spaces; and long-term and short-term bicycle parking spaces; and

WHEREAS, the Project will help address the critical need for affordably priced housing within Central Honolulu's urban core in convenient proximity to a comprehensive range of educational facilities, employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, on __, the HHFDC Board of Directors approved the Project with its proposed exemptions; 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 governmental agency relating to planning, zoning,

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

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated __, respectively, prepared by Design Partners, Inc., and submitted to the Council by the HHFDC on __, by Miscellaneous Communication __; and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

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

WHEREAS, the requested exemptions meet minimum requirements of health and safety; 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; 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 follows:

Application Fees:

1. Exemption from § 18-6.1, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review fees, estimated at $25,000.

2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at $2,267,800.

3. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees, estimated at $505.

4. Exemption from ROH § 18-3.1 and Table 18-A, to allow an exemption from

the payment of special assignment inspection fees, estimated at $1,000.

5. Exemption from ROH § 18A-1.6(d), to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at $250.

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

Infrastructure and Public Works Fees and Charges:

7. 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 620 affordable units sold to households earning 140 percent and below of the AMI, estimated at $2,871,344.

8. Deferral from ROH § 43-10.1, 43-10.2 and 43-10.3, to allow the deferral until the issuance of a certificate of occupancy for the Project of the payment of wastewater system facility charges attributed to the 412 market units, estimated at $1,908,054.

9. 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:

10. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at $226,780.

Board of Water Supply ("BWS") Rules and Regulations:

11. Exemption from Sections 1-102 and 2-202 of the Board of Water Supply Rules and Regulations regarding payment of water system facility and installation of water service fees attributed to the 620 affordable units, estimated at $1,296,000. Deferral from Sections 1-102 and 2-202 of the Board of Water Supply Rules and Regulations, to allow a deferral of the payment of water system facility and installation of water service fees attributed to the 412 market units, estimated at $126,554; provided that all BWS requirements are

satisfied. The actual fees to be exempted and deferred will be determined by the BWS during review of the Project's building permit application.

Park Dedication Ordinance:

12. If applicable, exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the 1,032 dwelling units.

Disability and Communication Access Board (DCAB) Review Fees:

13. Exemption from HRS § 103-50 to allow an exemption from the payment of DCAB review fees, estimated at $3,000.

City and County of Honolulu Affordable Housing Requirements:

14. Exemption from ROH Chapter 29, relating to the City and County of Honolulu's affordable housing requirements, to allow the Project to be developed, marketed, and sold in accordance with HHFDC affordable housing requirements, including pursuant to HRS § 201H-47, § 201H-49, and § 201H-50; and

Building Energy Conservation Code Requirements:

15. Exemption from ROH § 16B-1.1.C409 relating to electrical vehicle (EV) infrastructure to provide 169 EV charger ready stalls or the equivalent 169 compliance points, which is 50% of the EV requirement.

Land Use Ordinance:

16. With respect to land uses and development standards, the Project is under the jurisdiction of the HCDA; therefore, no exemptions from the Land Use Ordinance, ROH Chapter 21, are needed; and

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

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RESOLUTION

BE IT FURTHER RESOLVED that the affordable housing units are approved to be utilized as affordable housing credits in accordance with HRS §46-15.1 (Act 31, SB 1170); and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 48 months after the effective date of this resolution; and

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

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

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials, or its employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; 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 the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813; Castle & Cooke Waiakoa, LLC, 688 Iwilei Road, Suite 510, Honolulu, Hawai'i 96817 and Isaiah Sato, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819.

INTRODUCED BY:

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DATE OF INTRODUCTION:

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Honolulu, Hawai'i

Councilmembers