

**Public Hearing
December 6, 2006**

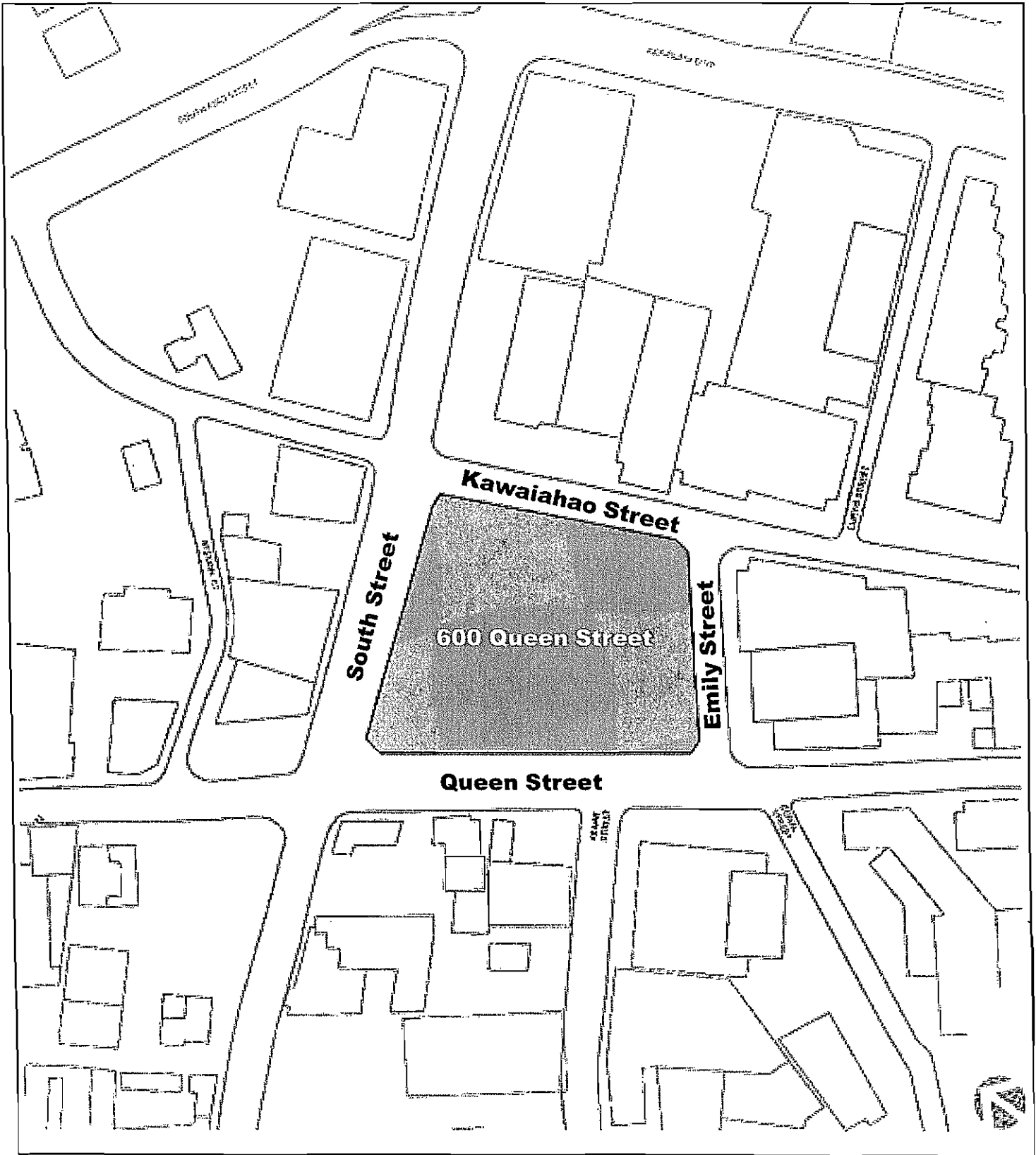
**Summary of Proposed Modifications to
Keola La‘i Planned Development (PD 1-05)**

Request. The Permittee, A&B Kakaako LLC, is requesting modification of the Mauka Area Rules (“Rules”) of the Kakaako Community Development District for the development of a mixed-use high-rise project at 600 Queen Street (TMK: 2-1-48: 8).

Project Description. The Keola La‘i (“Project”) is a residential/commercial development proposed at the Diamond Head/mauka corner of Queen Street and South Street (Exhibit A). The Project consists of a 37-story residential tower on top of a 5-story podium. The Project will have a total of approximately 455,000 square feet of floor area with a floor area ratio (“FAR”, a measure of the intensity of use) of 3.5. The Project will have 352 residential units within a 395-foot tall tower, approximately 11,000 square feet of commercial floor area, approximately 12,000 square feet of street level open space, and 687 parking stalls in the podium with a maximum height of 45 feet (refer to Exhibit B for the site plan).

Proposed Modifications. The Permittee is requesting a modification to its Planned Development Permit (PD 1-05) to allow four encroachments of the view corridor along Queen Street on the fifth level, and along South Street on the fourth and fifth levels. These encroachments range from approximately 2 feet 9 inches to approximately 7 feet 6 inches in size. A sketch of the Standard view corridor setbacks for the podium is attached as Exhibit C.

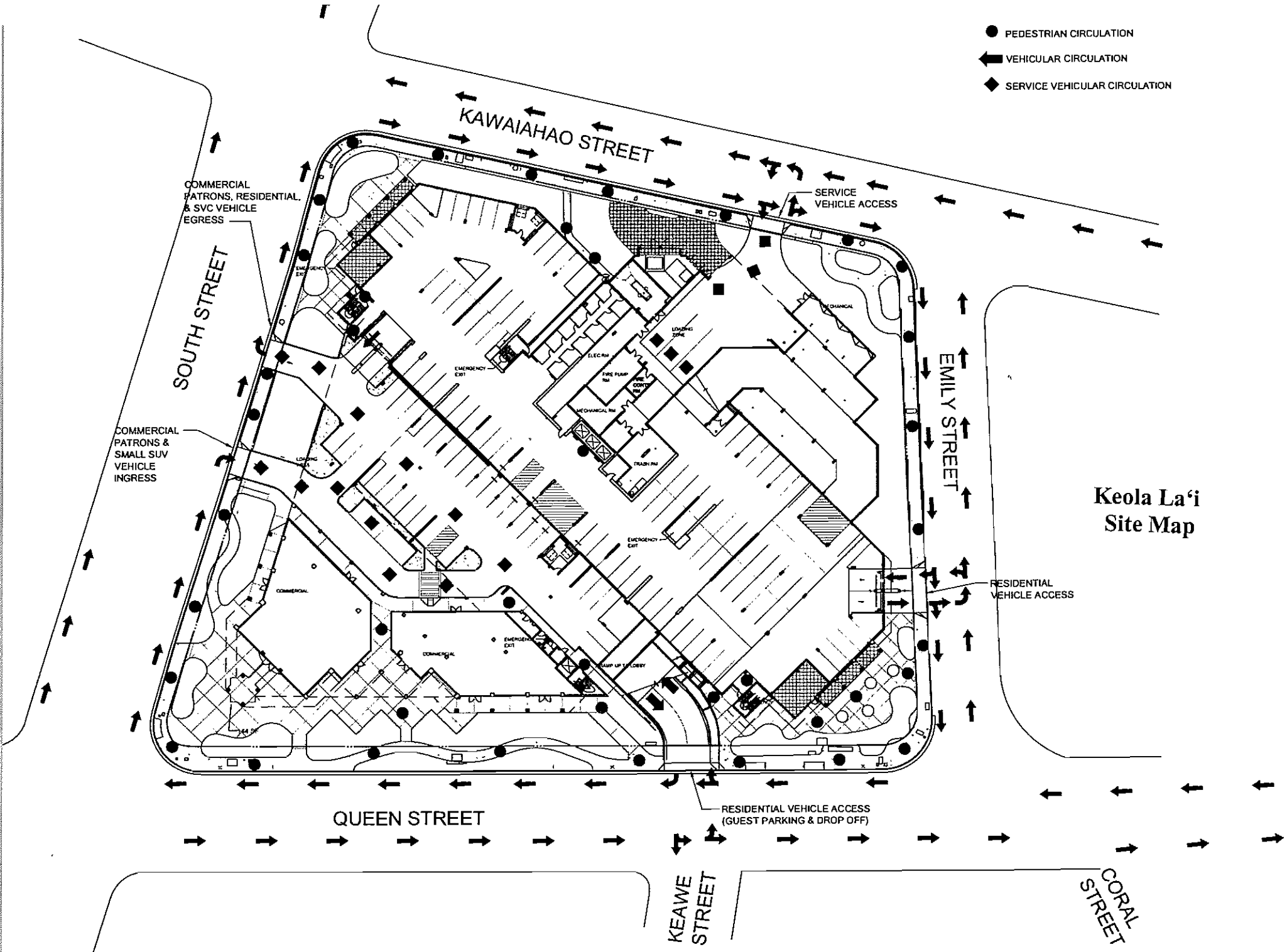
Criteria for Approval of Rule Modifications. The Rules stipulate that the Hawaii Community Development Authority may modify certain Rules provided a public hearing is held. Generally speaking, Rule modifications are intended to provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of the Rules. A summary of the modification rule and criteria for approval of modifications is presented in Exhibit D.



**Keola Lai
Location Map**

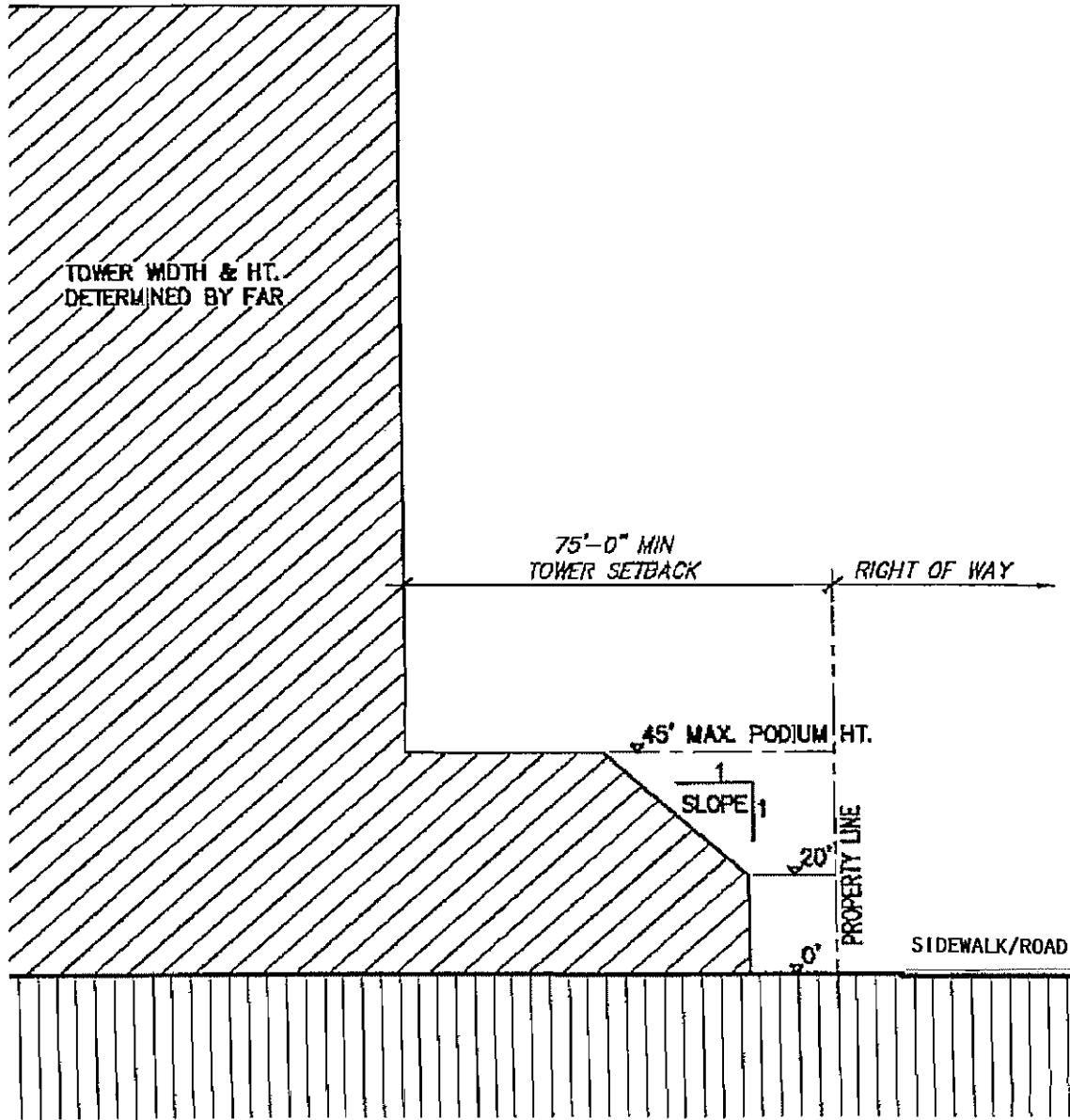
Exhibit A

- PEDESTRIAN CIRCULATION
- ← VEHICULAR CIRCULATION
- ◆ SERVICE VEHICULAR CIRCULATION



**Keola La'i
Site Map**

Exhibit B



View Corridor Setback

<p style="text-align: center;">PLAN AND RULE COMPONENTS SUBJECT TO MODIFICATION §15-22-120</p>	<p style="text-align: center;">MODIFICATION CRITERIA §15-22-22</p>
<p>As a part of the planned development permit review process, the authority may modify plan and rule requirements provided a public hearing is held. Except as otherwise specifically provided, modifications may be granted only to the following:</p> <ul style="list-style-type: none"> (1) View corridor setbacks; (2) Yards; (3) Loading space; (4) Parking; (5) Minimum and maximum ratio of residential and commercial space; (6) Towers, as follows: <ul style="list-style-type: none"> (A) Tower footprint area: <ul style="list-style-type: none"> (i) For buildings within the district utilized by the general public but limited to: auditoriums, community centers, and churches; or (ii) For those portions of towers below sixty-five feet in height. (B) Number of towers: The maximum number of towers may be modified for all structures within the area bounded by Punchbowl, King, South, and Pohukaina Streets; (7) Platform heights may be commensurately modified to exceed forty-five feet where: <ul style="list-style-type: none"> (A) Subsurface construction is infeasible; (B) Design requirements for ceiling height clearances require height adjustment (C) Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or (D) Significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade-level open space; (8) Number of reserved housing units and the cash-in-lieu of providing reserved housing units; and (9) Open space as follows: <ul style="list-style-type: none"> (A) Obstructions overhead that enhance utilization and activity within open spaces or do not adversely affect the perception of open space; and (B) Height from sidewalk elevation of four feet may be exceeded at a maximum height-to-length of 1:12 if superior visual relief from building mass results. 	<ul style="list-style-type: none"> (a) In order for the authority to consider modification of the zoning requirements listed in §15-22-120, the applicant must demonstrate that: <ul style="list-style-type: none"> (1) the modification would provide flexibility and result in a development that is practically and aesthetically superior to that which could be accomplished with the rigid enforcement of this chapter; (2) the modification would not adversely affect adjacent developments or uses; and (3) the resulting development will be consistent with the intent of the mauka area plan. (b) The authority shall specify the particular evidence which supports the granting of a modification and may impose reasonable conditions in granting a modification.

Exhibit D
Planned Development Modification Criteria