July 30, 2025

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MEMO TO: HLU-1(1) File

F R O M: Tasha Kama, Chair
Housing and Land Use Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO HOUSING PROJECTS UNDER CHAPTER 201H, HAWAII REVISED STATUTES: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING PROJECT** (HLU-1(1))

The attached informational document pertains to Item 1(1) on the Committee's agenda.

hlu:ltr:001(1)afile01:jgk

Attachment

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/0059

July 28, 2025

The Honorable Alice Lee
Chair
Maui County Council
Kalana O Maui Building, 8th Floor
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Lee:

Subject: **Request for Approval of Exemptions Pursuant to Section 201H-38, Hawaii Revised Statutes, for the Proposed Kaiahale 'o Kahiluhilu Affordable Housing Project at the Kahului Civic Center Mixed-Use Complex**
153 West Ka'ahumanu Avenue, Maui, Hawaii 96732
TMK No. (2) 3-7-004: 003 (portion)

The Hawaii Housing Finance and Development Corporation (HHFDC) respectfully requests approval of exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, Hawaii Revised Statutes (HRS), for the above-referenced Kaiahale 'o Kahiluhilu Affordable Housing Project (Project). The Project will be an affordable rental project.

PROJECT OVERVIEW

The State of Hawaii is the fee simple owner of the property at 153 West Kaahumanu Avenue, Kahului, Maui, Hawaii, TMK No. (2) 3-7-004: 003, totaling approximately 5.572 acres (Property). Executive Order No. 4590 (dated July 29, 2019) sets aside the Property to HHFDC for affordable rental housing, office space/civic center uses (Civic Center Component), a transit hub (Transit Hub), parking, and incidental uses. After a request for proposals process, on September 14, 2023, the HHFDC Board of Directors approved EAH Inc., doing business as EAH Housing, and its proposal, to develop the master plan of the Project and the Civic Center Component, and the leasehold development, ownership, and operation of the Project.

The State of Hawaii (State), Department of Accounting and General Services (DAGS) will design, construct, own, and operate the Civic Center Component under a ground lease from HHFDC. On February 28, 2024, HHFDC executed a Ground Lease with the County of Maui (County) for the Transit Hub, and construction was completed in summer of 2024.

Kaiahale 'o Kahiluhilu is the residential affordable housing component of the proposed Kahului Civic Center Mixed-Use Complex, to be constructed on approximately 3.4 acres of the Property. The Kahului Civic Center Mixed-Use Complex includes the Kaiahale 'o Kahiluhilu residential affordable housing component, the Civic Center Component and the Transit Hub. The Civic Center Component and the Transit Hub are not being processed pursuant to Section 2021H-38, HRS.

The Project will consist of two six-story buildings with a total of 303 residential units and approximately 298 parking stalls. All residential units (except for two non-revenue manager units) will be affordable to households earning between 30-60% of the U.S. Department of Housing and Urban Development Area Median Income (AMI). Each building will be five levels above one level of surface parking. The Project totals approximately 374,018 gross square-feet (GSF) of floor area, including 257,296 GSF of residential space, 42,409 GSF of structured parking, and 74,313 GSF of common/circulation space. The units will be a mix of 1-bedroom, 2-bedroom, and 3-bedroom units.

The unit mix by AMI category will be as shown in the table below.

Affordability Mix:		
	17	30% AMI and below
	83	50% AMI and below
	201	60% AMI and below
	2	Non-revenue Manager's units
	303	Total units

The developer is HKI Kahului Kaiahale LLC (Developer), an affiliate of EAH Housing. EAH Housing has extensive experience developing affordable housing in the State and has worked with HHFDC on multiple projects. On January 10, 2025, HHFDC executed a Development Agreement with the Developer for the master plan of the Project and the Civic Center Component and the leasehold development, ownership, and operation of the Project.

PUBLIC REVIEW

On May 2, 2022, HHFDC approved the *Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact* (Final EA). The Final EA was published in the May 8, 2022, edition of the Environmental Review Program's, *The Environmental Notice*. The Final EA addressed potential impacts and mitigation measures for the full build-out of the Project and the Civic Center Component.

On December 2, 2024, HHFDC determined that no additional environmental review is required pursuant to Section 11-200.1-11, Hawaii Administrative Rules. Notification of the determination was published in the December 23, 2024, edition of the Environmental Review Program's, *The Environmental Notice*.

The Applicant presented the Project to the surrounding community, State and County agencies, elected officials, and other individuals or organizations at seven consultation meetings held between February 16, 2024 and September 20, 2024.

PROPOSED EXEMPTIONS

On February 24, 2025, the Developer submitted an application to HHFDC which included requests for exemptions from specific County ordinances, rules, and regulations pursuant to Section 201H-38, HRS. The Project information, including the list of proposed exemptions, were distributed to State and County agencies, organizations, and area representatives. On June 12, 2025, the HHFDC Board of Directors authorized the application and the Project proposal with the proposed exemptions for the Project. As indicated in the enclosed HHFDC For Action, none of the exemptions contravene minimum requirements of health and safety.

HHFDC respectfully requests approval of the exemptions for the Project, pursuant to Section 201H-38, HRS, as authorized by HHFDC's Board of Directors.

SUMMARY

Enclosed, please find a hard copy of the HHFDC Board approval, and electronic files on flash drive of the following for your information and consideration:

1. Transmittal letter;
2. For Action, approved by the HHFDC Board of Directors on June 12, 2025;

3. Project Summary;
4. Project plans (2/14/25);
5. Outline Specifications for the Project (12/13/24);
6. Draft Resolution (in Word);
7. EA determination letter (12/2/24); and
8. Final 201H Application.

Thank you for your favorable consideration of this matter. Should there be any questions or comments, please contact Stan S. Fujimoto, HHFDC Project Manager, at (808) 587-0541, or Karen Seddon, Developer's representative, at (808) 523-8826.

Sincerely,

Dean C. Minakami
Executive Director

Enclosures: 1. For Action (June 12, 2025);
2. Flash Drive

cc: Councilmember Tasha Kama, Chair, Housing and Land Use Committee, w/ enclosures

Reviewed and Approved by the Executive Director
June 12, 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) HKI Kahului Kaiahale 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 the Approved Exemptions, for Kaiahale o Kahiluhilu at the Kahului Civic Center Mixed-Use Complex Located in Kahului, Maui, TMK No.: (2) 3-7-004: 003 (portion)

II. FACTS

Project Name:	Kaiahale o Kahiluhilu
Applicant Name:	HKI Kahului Kaiahale LLC
Tax Map Key and Location:	153 West Kaahumanu Avenue, Kahului, Hawaii 96732 TMK No.: (2) 3-7-004: 003 (por.)
Land Area:	Approximately 3.40 Acres
HHFDC Involvement:	Lessor, Lender, 201H Exemptions
Landownership:	State of Hawaii
Zoning:	B-2 Business Community; Floor Area Ratio (FAR) of 2.0; Height Limit of 90'
Type:	New Construction, Residential
Target Population:	Family Rental
Length of Affordability:	Residential Rental: Up to 99 Years
Unit Type Mix (Total):	Units / Type / GSF (approx.) 106 / 1-Bed / 637 177 / 2-Bed / 933 20 / 3-Bed / 1,188 303 / Total
Development Concept:	Two residential rental buildings – • Phase 1 is a U-shaped building of 5-stories over a single level of parking • Phase 2 is an L-shaped building of 5-stories over a single level of parking Active open area and multi-purpose room at the corner of West Kaahumanu Avenue and Kane Street with recreation decks on the second level of both buildings
Parking:	298 residential vehicle parking stalls 218 residential bicycle parking
Est. Completion:	Residential component – • Phase 1: January 2029 • Phase 2: May 2029

Developer Contact:	HKI Kahului Kaiahale LLC Ms. Karen Seddon, Regional Vice President, Hawaii EAH Inc., dba EAH Housing Pacific Guardian Center, Makai Tower 733 Bishop Street, Suite 1717 Honolulu, Hawaii 96813 Phone: (808) 283-4444

A. The State of Hawaii owns the fee simple property at 153 West Kaahumanu Avenue, Kahului, Maui, Hawaii, TMK No. (2) 3-7-004: 003, totaling approximately 5.572 acres (Property), as shown on the attached **Exhibit A**.

B. The Property is NOT ceded land.

C. On July 29, 2019, the Property was set aside to HHFDC by Executive Order No. 4590 for development of a mixed-use project consisting of multi-family affordable rental housing, office space/civic center, parking, new Maui bus hub and other incidental use purposes (Kahului Civic Center (KCC) Mixed-Use Complex). The KCC Mixed-Use Complex is a collaboration between HHFDC and the Department of Accounting and General Services (DAGS).

D. The Property is zoned B-2 – Business Community, with a height limit of 90 feet and is currently being utilized for the Department of Education's adult education and lawnmower operations.

E. On December 24, 2018, HHFDC, DAGS and the County of Maui (County) entered into a Memorandum of Understanding (MOU) for the planning and development of the KCC Mixed-Use Complex.

F. In accordance with the MOU, on May 13, 2020, HHFDC issued a Revocable Right of Entry to the County for the planning, construction and operation of the new Maui bus hub at the Property. The County Department of Transportation published notice of a Final Environmental Assessment (EA) and Finding of No Significant Impact in the Office of Environmental Quality Control's bulletin, *The Environmental Notice*, on October 8, 2019, obtained Special Management Area (SMA) use permit on December 4, 2019, and completed construction of the bus hub in the summer of 2024 on approximately 0.73 acre at the southeastern portion of the Property. On February 28, 2024, HHFDC executed a Ground Lease with the County for the bus hub at $1/year for 65 years.[1]

G. On May 8, 2022, an EA for the residential and civic center components was published in the Environmental Review Program's bulletin, *The Environmental Notice*. The residential and civic center components as described in the EA included approximately 300 units of multi-family housing, approximately 66,000 square feet of civic center, approximately 5,000 square feet of neighborhood commercial, and approximately 596 parking stalls.[2] The attached **Exhibit B** is a Site Plan of the residential and the civic center components from the EA, for information.

H. On March 28, 2023, HHFDC issued a request for proposals and on September 14, 2023, the HHFDC Board of Directors approved EAH Inc., doing business as EAH Housing, a California nonprofit public benefit corporation (Developer), and its proposal, for the development of a master plan for the Property and the leasehold development, ownership and operation of the residential component of the KCC

[1] Recorded at the State of Hawaii Bureau of Conveyances as Document No. A-88250602.
[2] Approximately four hundred fourteen (414) parking stalls for the residential component and approximately 182 parking stalls for the civic center component.

Mixed-Use Complex (Project). The Developer's proposal (Project Proposal) included 303 affordable rental units (including two managers' units) at or below 30%, 50%, and 60% of the AMI for the terms of the ground leases of up to 99 years. The two buildings rise five stories above surface parking of 320 parking stalls, in two phases. Phase one included 197 rental units, and Phase two included 106 rental units. DAGS will design and construct the civic center component in the future, as funding becomes available.

I. The Developer has selected "Kaiahale o Kahiluhilu" as the name of the residential component. "Kaiahale" refers to a group of houses and "hiluhilu" connotes dignified elegance. Therefore, "Kaiahale o Kahiluhilu" means homes that bestow residents with a sense of dignity and grace.

J. On December 13, 2024, HKI Kahului Kaiahale LLC (Applicant) submitted an SMA use permit application for the Project and the civic center component.

K. On January 10, 2025, HHFDC executed a Development Agreement with the Applicant for the master plan of the Property and the leasehold development of the Project.

III. DISCUSSION

A. On February 24, 2025, the Applicant submitted a request to HHFDC for approvals from certain exemptions from statutes, ordinances, and rules for the Project pursuant to Section 201H-38, Hawaii Revised Statutes (HRS) (Application).

B. The Applicant is wholly-owned by Hui Kauhale, Inc., a Hawaii non-profit corporation and an affiliate of the Developer focused specifically on the Developer's projects in Hawaii. The Applicant will be the sole member of each general partner of each limited partnership owner/developer of each phase of the Project. See Applicant's organizational chart attached hereto as **Exhibit C**. The Applicant is an affiliate of the Developer.

C. The Project consists of 303 leasehold affordable multi-family rental housing units in two buildings and two phases. Phase one consists of 197 rental units in one U-shaped residential building and Phase two consists of 106 rental units in one L-shaped building. Both Phases are five stories over the ground level of parking with two hundred ninety-eight (298) parking stalls.

D. The unit type mix for the Project (Phases 1-2) is as follows:

	1-Bed	2-Bed	3-Bed	Total
Phase 1	70	117	10	197
Phase 2	36	60	10	106
Total	**106**	**177**	**20**	**303**

E. Except for two managers' units, all the units in the Project will be affordable at 30%, 50%, and 60% or below the AMI. The final affordability mix of the Project may vary depending on the HHFDC financing approved for the rental units. The anticipated financing sources are with the County Affordable Housing Fund, Low Income Housing Tax Credits (LIHTC), Hula Mae Multi-Family Bonds, Rental Housing Revolving Fund (RHRF), and Tier 2 RHRF. The current affordability mix is as follows:

	30% AMI	50% AMI	60% AMI	Manag-er Units	Total
Phase 1	10	55	131	1	197
Phase 2	7	28	70	1	106
Total	**17**	**83**	**201**	**2**	**303**

F. Project Design Concept

1. Along Kane Street, the first floor of the Project features tall windows with active program uses such as its main lobby, management office, multi-purpose room, laundry facility, mail and package lockers, as well as bicycle parking.

2. The second level features a recreation deck connecting the two legs of the U-shaped building fronting Kaahumanu Avenue, allowing the massing to step down to the street level reducing the 6-story building's scale. The deck provides places for residents to gather and enjoy the beautiful Maui views and weather. The L-shaped building also features a recreation deck for its residents, with both decks helping to screen the parking below.

3. The proposed U- and L-shaped buildings open up to Kahului Harbor and maximize the sweeping ocean views and access to cool breezes off the water. The two residential buildings feature naturally ventilated units equipped with ceiling fans and ample access to fresh air in each room of every unit.

4. The Project has a total floor area ratio building area of approximately 325,035 square feet (excluding parking). Selected preliminary drawings of the Project are attached as **Exhibit D**, for information.

G. The proposed budget (use of funds) for Phase 1 is as follows:

Budget Item	**Amount**	**Per GSF**	**Per Unit**	**Total Cost %**
Acquisition	$ 1,525,000	$ 6.35	$ 7,741	0.96%
Construction - Sitework	15,420,317	64.25	78,276	9.74%
Construction - Vertical	95,764,932	399.03	486,116	60.47%
Interim & Soft Costs	21,779,689	90.75	110,557	13.75%
Financing & Syndication	4,080,902	17.00	20,715	2.58%
Developer Fee & Overhead	7,040,231	29.34	35,737	4.45%
Project Reserves	1,680,378	7.00	8,530	1.06%
Contingency	11,073,525	46.14	56,211	6.99%
Total Budget	**158,364,974**	**659.87**	**803,883**	**100.00%**

GSF = 239,994

H. The proposed financing structure (source of funds) for Phase 1 is as follows:

Source	Interim	Permanent
Sponsor Equity	$ 100	$ 100
LIHTC	6,857,178	68,571,787
Solar Equity	-	629,950
Maui Affordable Housing Fund	5,000,000	5,000,000
FHLB AHP	3,000,000	3,000,000
Other Deferred Costs	2,000,523	-
HMMF Bonds	79,315,565	16,897,000
RHRF	55,211,608	62,266,137
HOME	990,000	1,000,000
HTF	990,000	1,000,000
DURF	5,000,000	-
Total	**158,364,974**	**158,364,974**

I. The proposed budget (use of funds) for Phase 2 is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	$ 825,000	$ 6.16	$ 7,783	0.99%
Construction - Sitework	3,433,403	25.62	32,391	4.12%
Construction - Vertical	52,441,859	391.29	494,735	62.91%
Interim & Soft Costs	12,102,455	90.30	114,174	14.52%
Financing & Syndication	2,589,275	19.32	24,427	3.11%
Developer Fee & Overhead	3,791,738	28.29	35,771	4.55%
Project Reserves	965,692	7.21	9,110	1.16%
Contingency	7,209,835	53.80	68,017	8.65%
Total Budget	**83,359,257**	**621.97**	**786,408**	100.00%

GSF = 134,024

J. The proposed financing structure (source of funds) for Phase 2 is as follows:

Source	Interim	Permanent
Sponsor Equity	$ 100	$ 100
LIHTC	3,693,149	36,931,489
Solar Equity	-	434,304
Maui Affordable Housing Fund	5,000,000	5,000,000
FHLB AHP	3,000,000	3,000,000
Other Deferred Costs	3,976,332	-
HMMF Bonds	42,719,830	9,797,000
RHRF	24,969,856	28,196,364
Total	**83,359,267**	**83,359,257**

K. The proposed financing structure (source of funds) for the whole Project is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	$ 2,350,000	$ 6.28	$ 7,756	0.97%
Construction - Sitework	18,853,720	50.41	62,223	7.80%
Construction - Vertical	148,206,791	396.26	489,131	61.31%
Interim & Soft Costs	33,882,144	90.59	111,822	14.02%

Financing & Syndication	6,670,177	17.83	22,014	2.76%
Developer Fee & Overhead	10,831,969	28.96	35,749	4.48%
Project Reserves	2,646,070	7.07	8,733	1.09%
Contingency	18,283,360	48.88	60,341	7.56%
Total Budget	**241,724,231**	**646.29**	**797,770**	**100.00%**

GSF = 374,018

L. The proposed financing structure (source of funds) for the whole Project is as follows:

Source	**Interim**	**Permanent**
Sponsor Equity	$ 200	$ 200
LIHTC	10,550,327	105,503,276
Solar Equity	-	1,064,254
Maui Affordable Housing Fund	10,000,000	10,000,000
FHLB AHP	6,000,000	6,000,000
Other Deferred Costs	5,976,855	-
HMMF Bonds	122,035,395	26,694,000
RHRF	80,181,464	90,462,501
HOME	990,000	1,000,000
HTF	990,000	1,000,000
DURF	5,000,000	-
Total	**241,724,241**	**241,724,231**

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

	Phase 1	Phase 2
Completed Construction Drawings	Mar 2025	Mar 2025
Approval of 201H Exemptions	Aug 2025	Aug 2025
Approval of SMA Use Permit	Oct 2025	Oct 2025
Building Permit Approval	Jan 2027	Jan 2027
Submit Consolidated Application	Feb 2026	Feb 2026
Award of HHFDC Financing	Jun 2026	Jun 2026
Financial Closing	Feb 2027	Jan 2027
Construction Start Date	Feb 2027	Apr 2027
Occupancy Permit Date	Jan 2029	May 2029

N. The primary contingencies to timely completion are entitlement and financing risk. The Applicant plans to apply to HHFDC for financing. While the Applicant believes the Project's application for financing will be competitive, HHFDC financing programs are oversubscribed and HHFDC is under no obligation to make any award for the Project.

O. On April 9, 2025, HHFDC was informed by the Applicant that the Project had been preliminarily awarded $5 million from the County's Affordable Housing Fund for each Phase.

P. The Project is designed to meet LEED certification for multifamily housing and utilizes a range of sustainable strategies, which may include: photovoltaic panels, planned spaces for rideshare stalls for resident use, electric vehicle (EV) ready charging stalls, sun shading, large operable windows for natural ventilation, low volatile organic compound paint and finishes, and energy efficient light and low flow plumbing fixtures. Landscaping will feature native plant species that are

drought tolerant, where feasible. The proposed buildings will provide bicycle parking. The site is in a transit rich location with frontage along the Kaahumanu Transit Corridor. The new buildings also share the site with the newly constructed transit hub which will provide ample alternative transportation options steps from the Project.

Q. By letter dated October 10, 2024, PBR Hawaii & Associates, Inc. (PBR), on behalf of the Developer, requested HHFDC for a determination that a new EA will not be required for the Project and civic center components pursuant to Section 11-200.1-11, Hawaii Administrative Rules (HAR). On December 2, 2024, HHFDC issued a determination letter that a new EA is not required. A notice of HHFDC's determination for the Project and civic center components was published in *The Environmental Notice* on December 23, 2024.

R. The Applicant presented the Project to the surrounding community, State and County agencies, elected officials, and other individuals or organizations at seven consultation meetings held between February 16, 2024 and September 20, 2024. A virtual public meeting was held on June 4, 2024. Approximately 40 people attended the meeting, during which the Developer presented an overview of the Project, the Developer's history and mission, levels of qualifying affordability, and a rough Project schedule.

S. On March 25, 2025, HHFDC accepted the Application for processing in accordance with Section 201H-38, HRS, and requested that the Applicant forward its exemption request to the agencies listed on the attached **Exhibit E** for review and comment. On March 31, 2025, the Applicant sent Project and Application materials to the review stakeholders, who were given approximately 30 days to provide comments.

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

1. Comments from the Department of Water Supply (DWS) included the following:

    a. At this point, there is not sufficient remaining capacity on the Central Maui water system to serve this Project. However, Section 16-201-03(g)(1), County of Maui Administrative Rules, exempts projects comprised of 100 percent residential workforce housing units, as defined in Section 2.96.020, Maui County Code (MCC), evidenced by an executed, recorded, and valid residential workforce housing agreement between the developer and the County.

    HHFDC's Response: As requested by the Mayor's Office and DWS at a meeting with HHFDC on May 9, 2025, HHFDC submitted a request to DWS for a reservation of water for the Project and the civic center component.

    Developer's Response: The Project is comprised of 100 percent residential workforce housing units. The Applicant is actively working on a residential workforce housing agreement that will be executed with the County and recorded.

b. Regarding an exemption from Chapter 14.07, MCC, Water System Development Fees to exempt the Project from water availability and service restrictions, DWS comments:

While DWS supports affordable housing, we already exempt 100% affordable housing from source requirements, which leaves DWS to expedite development and often use progressively more expensive sources of water to accommodate these projects in timely fashion. Exempting projects from all fees would place the full burden of source, storage, and transmission on the Department, which is contrary to the principles of fiscal soundness and independence, as well as developer-funded infrastructure concurrency.

HHFDC's Response: HHFDC recommends approval of this exemption, subject to approval by DWS.

c. Regarding an exemption from Chapter 16.04D, MCC, Fire Code, to exempt the Project from plan review, permit, and inspection fees required by the Fire Code, DWS comments:

DWS cannot support any deviation from code that would render a housing project less safe than it would be with adherence to code. We defer to the fire department on this matter, but we will not accept liability for system inadequacies that are approved over and above our recommendation.

Developer's Response: The exemptions requested are for the fees for plan review, permit, and inspection, not for exemptions from the plan review or permit processes.

The exemption, as shown in the list of exemptions requested in Exhibit F, has been reworded to clarify that it is limited to the exemptions of fees: "…plan review fees, permit fees, and inspection fees…".

2. The State of Hawaii, Department of Transportation commented that based on the Mobility Analysis Report dated December 2021, it appears that the Project will not have any significant impact on State Highway facilities.

U. HHFDC recommends approval of the requested exemptions, as follows:

1. Approval, subject to approval by DWS, for exemptions to Chapter 14.07, MCC, Water System Development Fees, and Chapter 14.12, MCC, Water Availability; and

2. Approval of the balance of the requested exemptions for the Project.

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.

V. On February 4, 2025, the Governor issued an emergency proclamation titled "Eleventh Proclamation Relating to Affordable Housing" (Eleventh EP), attached

as **Exhibit H**. In addition to the exemptions that the Applicant is applying for with this Application under HRS 201H-38, the Applicant also sought to proceed as a State affordable housing project under the Eleventh EP. On March 25, 2025 (prior to the lapsing of the Eleventh EP on April 5, 2025) HHFDC approved the certification of the Project for proceeding under the Eleventh EP. The certification suspends laws identified in the Eleventh EP pertaining to wastewater connection, park dedication, and school impact fees for state affordable housing projects.

W. The affordable rental units will be subject to HHFDC restrictions for affordability, including the requirement that such rental units shall remain affordable for the term of the ground lease. Land use restrictions as required by HHFDC shall be placed in, or on the ground leases prior to conveyance to the Developer to ensure that the units remain affordable for the required affordability period (Restrictions). Should the Restrictions be prematurely terminated for any reason prior to the end of the affordability period and should HHFDC approve any General Excise Tax (GET) exemptions for development of the Project, HHFDC reserves the right to recapture from the Applicant and/or the Project a prorated portion of any exemptions from GET approved by HHFDC for the development of the Project.

X. Under Section 201H-38, HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules, the 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.

Y. 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.

Z. 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 was approved as an Eligible Developer pursuant to Section 15-307-24, HAR, on September 14, 2023, and that the Applicant is an affiliate of the Developer;

3. That the Developer, Applicant, or other newly formed, sole purpose entity or affiliate of the Developer or Applicant approved by the Executive Director, are Eligible Developers pursuant to Section 15-307-24, HAR;

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

5. 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

6. 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. Applicant, 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; and

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

Subject to the following:

A. Exemptions from Chapters 14.07 and 14.12, MCC, are subject to the approval of DWS;

B. Approval with or without modification by the Maui County Council pursuant to Section 201H-38, HRS;

C. Deadlines for commencement and completion of construction as described in the Development Agreement;

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

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

Attachments:
Exhibit A – Location Map
Exhibit B – Figure 2-1, Site Plan, Kahului Civic Center Mixed-Use Complex
Exhibit C – Organizational Chart for Applicant
Exhibit D – Selected Preliminary Drawings (2/14/25)
Exhibit E – List of Review Agencies
Exhibit F – List of 201H Exemptions Requested
Exhibit G – List of Summaries of Agency Comments Received
Exhibit H – Eleventh Proclamation Relating to Affordable Housing

Prepared by: Stan S. Fujimoto, Project Manager SF

Reviewed by: Albert Palmer, Development Section Chief AP

Randy Chu, Development Branch Chief RC

Approved by the Board of Directors as

☒ Circulated ☐ Amended

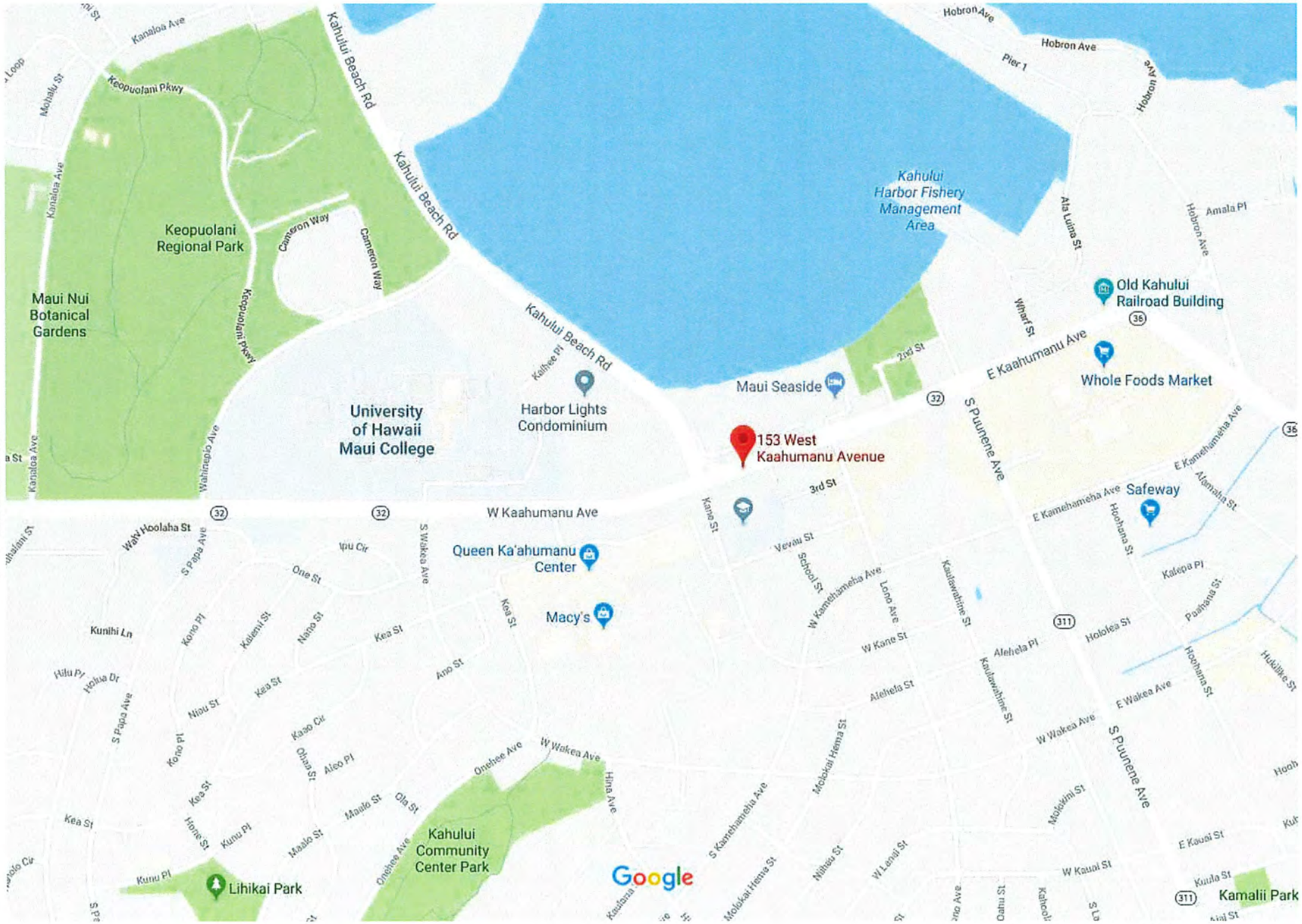
On June 12, 2025

Development Branch

Please take necessary action.

Executive Director

EXHIBIT A-1


Keopuolani Regional Park
Maui Nui Botanical Gardens
Kahului Beach Rd
Cameron Way
Keopuolani Pkwy
Kanaloa Ave
Wahinepio Ave
University of Hawaii Maui College
Harbor Lights Condominium
Kahului Harbor Fishery Management Area
Maui Seaside
153 West Kaahumanu Avenue
Old Kahului Railroad Building
Whole Foods Market
Safeway
Queen Ka'ahumanu Center
Macy's
W Kaahumanu Ave
E Kaahumanu Ave
S Puunene Ave
Hobron Ave
Pier 1
Wharf St
Ala Luina St
Amala Pl
E Kamehameha Ave
Alamaha St
Hoohana St
Kalepa Pl
Hololea St
Waiale Pl
Alehela Pl
Alehela St
W Kane St
W Wakea Ave
E Wakea Ave
Hoohana St
Hulilike St
Kaulawahine St
Mokuhini St
E Kauai St
W Kauai St
Kuula St
Kamalii Park
Kahului Community Center Park
Lihikai Park
Hina Ave
Onehee Ave
Molokai Hema St
S Kamehameha Ave
Nihiau St
W Lanai St
Kaahumanu St
Kanaloa Ave
Mehalu St
Kalihee Pl
Kanaha St
Kane St
Vevau St
School St
W Kamehameha Ave
Lono Ave
Kaahumanu St
Waiehu Beach Rd
Waiehu Kou Cir
Waiehu Kou Loop
Waiehu Kou Pl
Waiehu Kou St
Waiehu Kou Ct
Waiehu Kou Ln
Waiehu Kou Dr



LEGEND

TMK

Affordable Housing Component

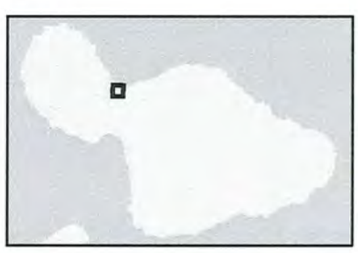


Exhibit 7:
Location and Surrounding Uses

Kaiahale ʻo Kahiluhilu Affordable Housing

EAH Housing — Island of Maui

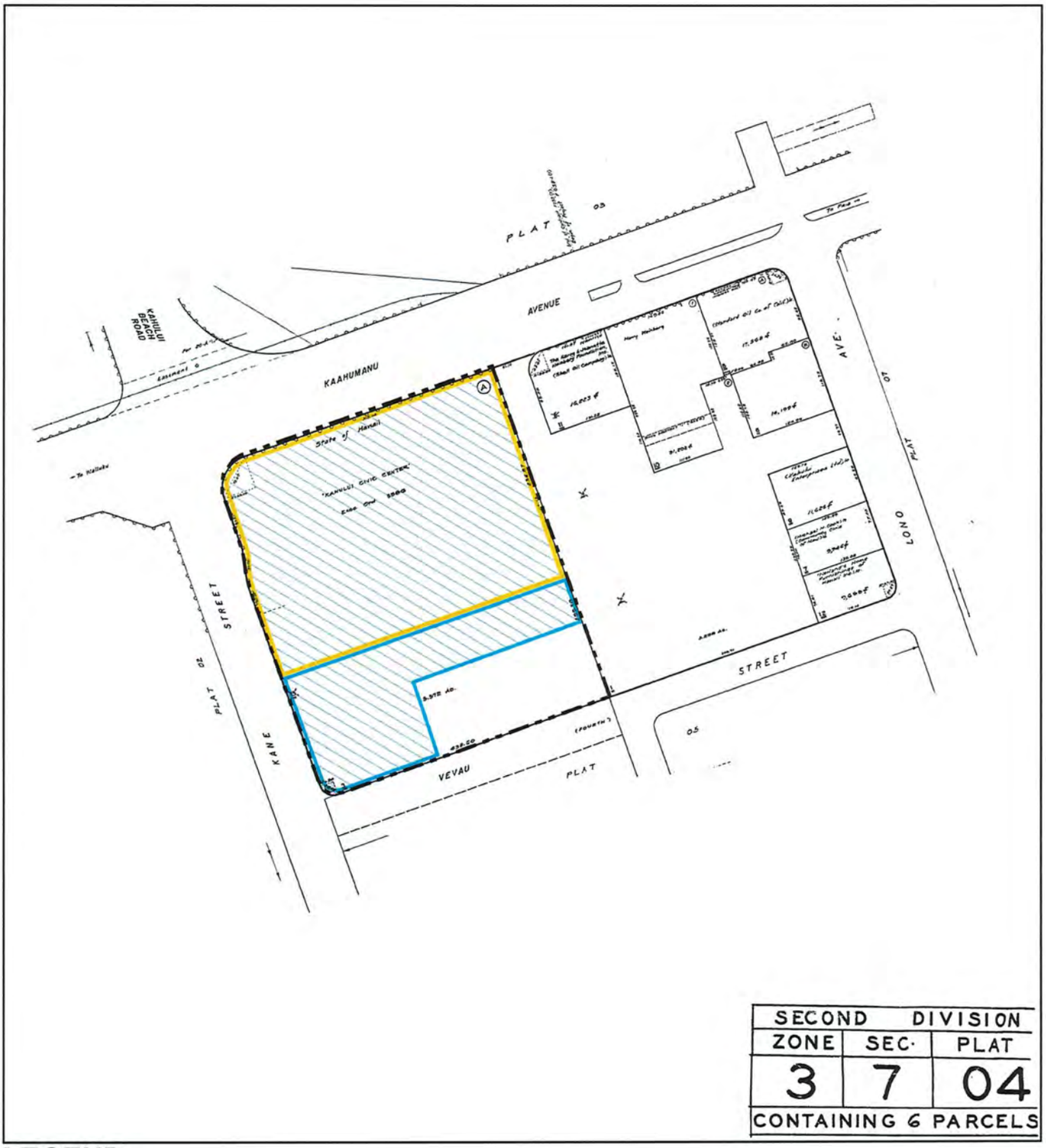
North

Linear Scale (Feet)
0 250 500 1,000

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2023, ESRI Basemap.
Disclaimer: This Graphic has been prepared for general planning purposes only.

EXHIBIT A-2



SECOND DIVISION		
ZONE	SEC.	PLAT
3	7	04
CONTAINING 6 PARCELS		

LEGEND

- TMK (2) 3-7-004:003
- Project Area
- Affordable Housing Component
- Civic Center Component

Source: County of Maui.
Disclaimer: This Graphic has been prepared for general planning purposes only.

EXHIBIT A-3

Tax Map Key
Kaiahale ʻo Kahiluhilu
Mixed-Use Complex

EAH Housing & DAGS — Island of Maui

North

Linear Scale (Feet)
0 100 200

PBR HAWAII & ASSOCIATES, INC.

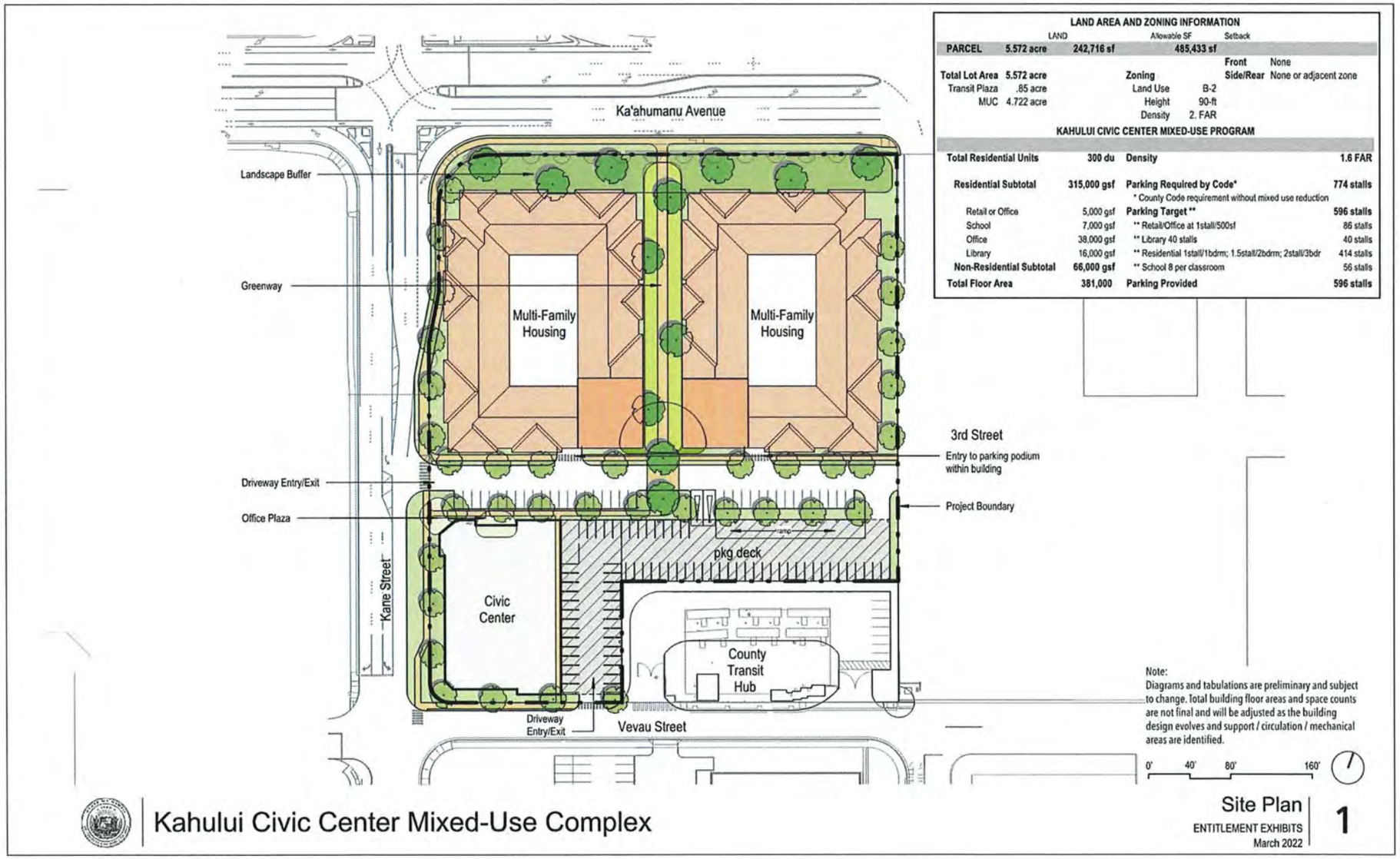


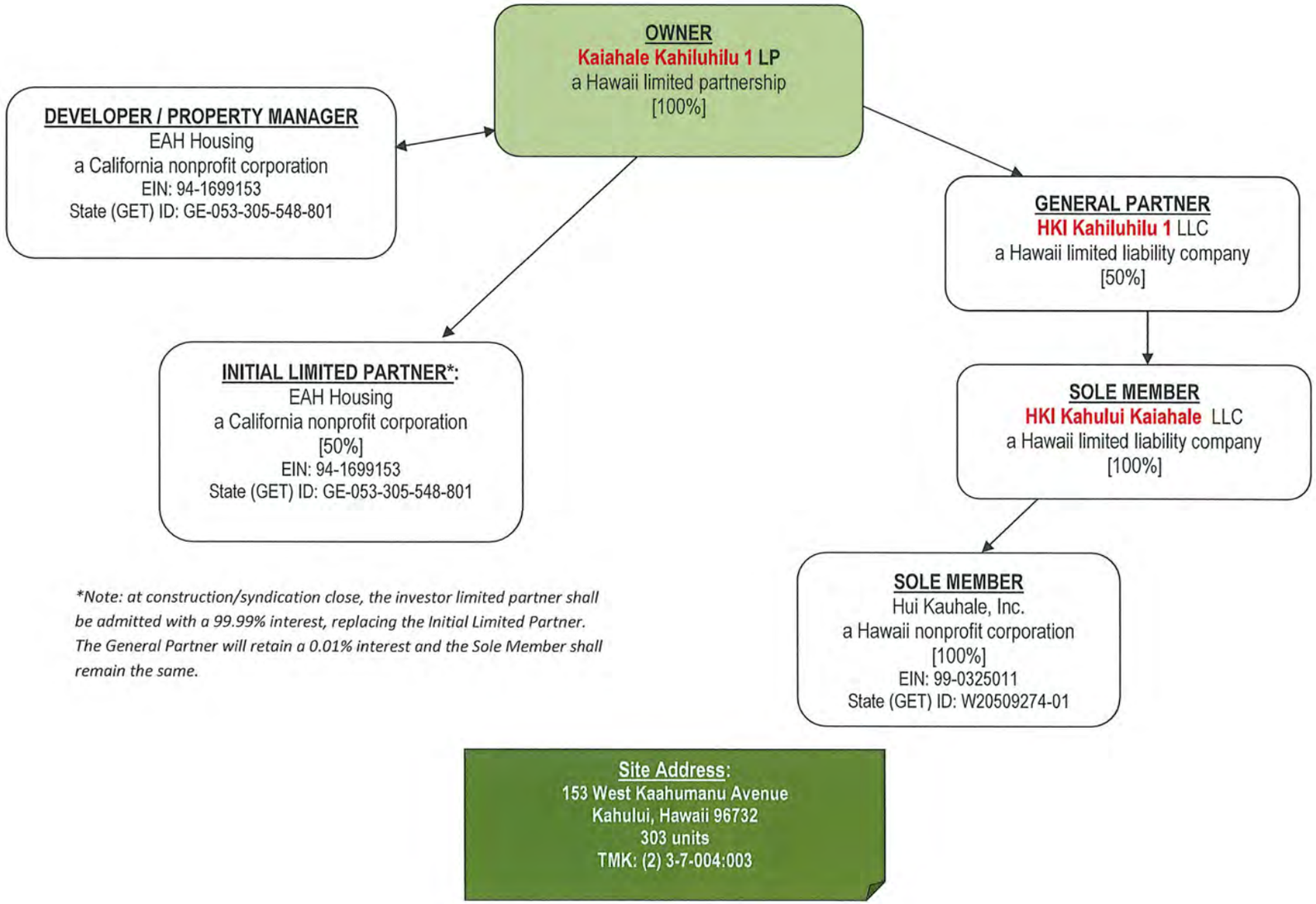
Figure 2-1 **Conceptual Site Plan**

EXHIBIT C-1

Kaiahale ʻo Kahiluhilu

Owner Organizational Chart

(Predevelopment Phase)



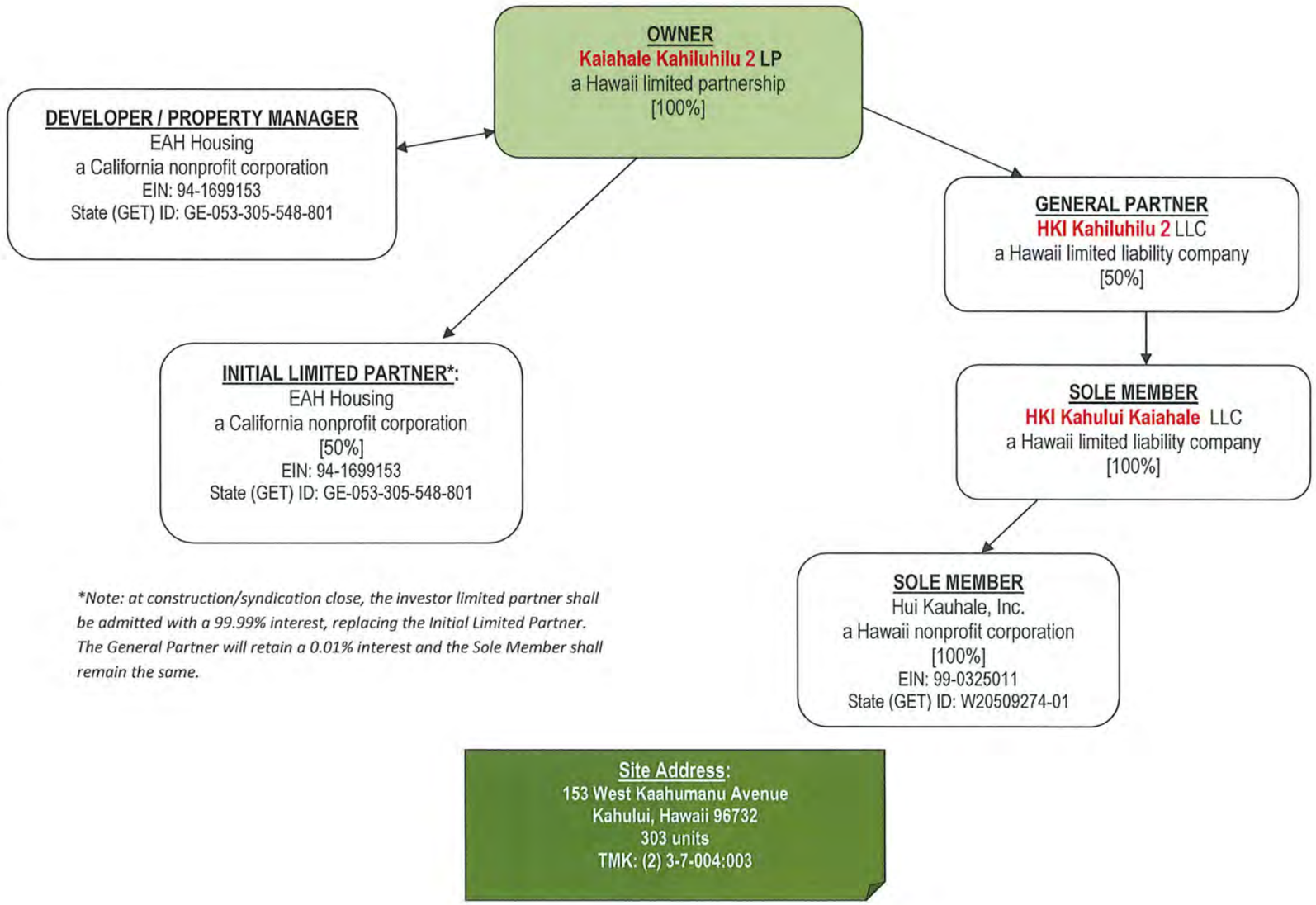
**Note: at construction/syndication close, the investor limited partner shall be admitted with a 99.99% interest, replacing the Initial Limited Partner. The General Partner will retain a 0.01% interest and the Sole Member shall remain the same.*

EXHIBIT C-2

Kaiahale ʻo Kahiluhilu

Owner Organizational Chart

(Predevelopment Phase)



**Note: at construction/syndication close, the investor limited partner shall be admitted with a 99.99% interest, replacing the Initial Limited Partner. The General Partner will retain a 0.01% interest and the Sole Member shall remain the same.*

TITLE SHEET
SELECTED PRELIMINARY DRAWINGS



KAIAHALE 'O KAHILUHILU
KAHULUI CIVIC CENTER RESIDENTIAL
153 W. KAAHUMANU AVENUE, KAHULUI, HI 96732
201H - DESIGN PACKAGE 02/14/2025

lowney arch

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PROJECT UNIT MIX

PHASE 1

	UNITS/FLOOR	1 BED	2 BED	3 BED	AMENITY SPACES	FAR SF**	RESIDENTIAL GSF	COMMON AREA GSF	PARKING GSF	TOTAL AREA GSF*
L1	0	0	0	3	Lobby, Multipurpose, Storages, Computer Lab, Laundry, Imagineering Play/e Parking, Social Services, Work/Study, Management Offices, Mail Room.	19,847		37,185	25,016	62,201
L2	37	26	23	2	Recreation Deck (outdoor, Lounge, Fitness.	39,286	30,353	8,609		39,559
L3	43	34	24	2		39,374	35,799	3,713		39,511
L4	43	34	24	2		39,374	35,798	3,713		39,511
L5	43	34	24	2		39,374	35,798	3,713		39,511
L6	43	34	24	2		39,374	35,798	3,713		39,511
TOTAL	337	79	117	10		216,942	166,143	43,824	25,016	235,094
UNIT MIX		23.5%	34.8%	3.0%						

PHASE 2

	UNITS/FLOOR	1 BED	2 BED	3 BED	AMENITY SPACES	FAR SF**	RESIDENTIAL GSF	COMMON AREA GSF	PARKING GSF	TOTAL AREA GSF*
L1	0	0	0	1	Lobby, Trail Room	3,655		5,668	17,331	23,049
L2	33	4	12	2	Recreation Deck (outdoor, Lounge, Fitness, Laundry.	22,806	16,193	6,017		22,227
L3	22	8	12	2		22,826	18,741	3,446		22,187
L4	22	8	12	2		22,826	18,741	3,446		22,187
L5	22	8	12	2		22,826	18,741	3,446		22,187
L6	22	8	12	2		22,826	18,741	3,446		22,187
TOTAL	126	36	60	10		114,063	91,156	25,469	17,331	134,024
UNIT MIX		28.6%	47.6%	7.9%						

PHASE 1 + PHASE 2

TOTAL	463	115	177	20		325,018	257,296	71,715	42,439	374,018
		25.0%	38.4%	4.4%					

*Excludes Roof Deck
**Excludes parking spaces, elevator/exit shafts, common walkways and other exterior common areas in multi-family and commercial structures, such as stairwells, breezeways and fire escapes

NOTE:
1. FAR SF was calculated using the definition of floor area in the Mod Zoning Code.
2. AREA GSF was calculated using HHFDC Area Measurement Standards for Calculating Development Costs.

BUILDING AREA

LOT AREA (WITHIN CPR BOUNDARY)	168,211 SF
ALLOWABLE COVERAGE RATIO	N/A
PROPOSED COVERAGE RATIO	
PHASE 1 BUILDING AREA	26.6% (39,741 SF)
PHASE 2 BUILDING AREA	14.5% (21,627 SF)
TOTAL	41.1% (61,368 SF)
ALLOWABLE FAR	2.0
PROPOSED FAR	2.2*

*The project will request a 201H exemption

MAX. ALLOWABLE BUILDING HEIGHT	40'
PROPOSED BUILDING HEIGHT	36'-6"

TOTAL PARK DEDICATION AREA	34,606 SF*
PHASE 1	
MULTI-PURPOSE ROOM	1,630SF
ACTIVITY ROOM	1,047SF
FITNESS ROOM	741SF
RECREATION DECK	4,292SF
SUBTOTAL	7,710SF
PHASE 2	
ACTIVITY ROOM	792 SF
FITNESS ROOM	508 SF
RECREATION DECK	2,040SF
PLAYGROUND	2,135 SF
DOG PARK	3,495SF
SUBTOTAL	6,970SF

*The project will request a 201H exemption

ADA UNIT MIX

REQUIRED: MOBILITY 5%, HEARING 2% FOR EACH BUILDING

PHASE 1 (TOTAL 337 UNITS)

	MOBILITY			MOBILITY+HEARING		HEARING		
	1 BED-A	2 BED-A	3 BED-A	2 BED-A	1 BED	2 BED	3 BED	UNITS/FLOOR
L2	1	0	1	1	1	1	1	6
L3	1	1	1	0	0	0	0	3
L4	1	1	1	0	0	0	0	3
L5	0	1	0	0	0	0	0	1
L6	0	0	0	0	0	0	0	0
	3	3	3	1	1	1	1	
PROVIDED	10 UNITS WITH MOBILITY (3%) + 4 UNITS WITH HEARING (2%)							
TOTAL								33

PHASE 2 (TOTAL 126 UNITS)

	MOBILITY			MOBILITY+HEARING		HEARING		
	1 BED-A	2 BED-A	3 BED-A	2 BED-A	1 BED	2 BED	3 BED	UNITS/FLOOR
L2	1	1	0	1	1	1	0	6
L3	1	1	0	0	0	0	0	2
L4	0	1	0	0	0	0	0	1
L5	0	0	0	0	0	0	0	0
L6	0	0	0	0	0	0	0	0
	2	3	0	1	1	1	0	
PROVIDED	4 UNITS WITH MOBILITY (3%) + 2 UNITS WITH HEARING (2%)							
TOTAL								8

PHASE 1 + PHASE 2

TOTAL	41

PROJECT PARKING MIX

PARKING - TOTAL 298 STALLS*

	STANDARD	COMPACT**	ADA	SUBTOTAL
PHASE 1	72 (E for Residents)	96	8 (2 are ADA VAN)	176
PHASE 2	63 (L for Residents)	58	7 (2 are ADA VAN)	122
TOTAL	137 (E for Residents)	154	15 (4 are ADA VAN)	298

PARKING RATIO (101 UNITS): 0.88

*The project will request a 201H exemption on parking stall's requirement
**The project will request a 201H exemption to allow compact stalls
(compact stalls size: 16ft in width and 17ft-6in in length)

EV-READY PARKING:
PHASE 1 11 STALLS
PHASE 2 7 STALLS
TOTAL 18 STALLS

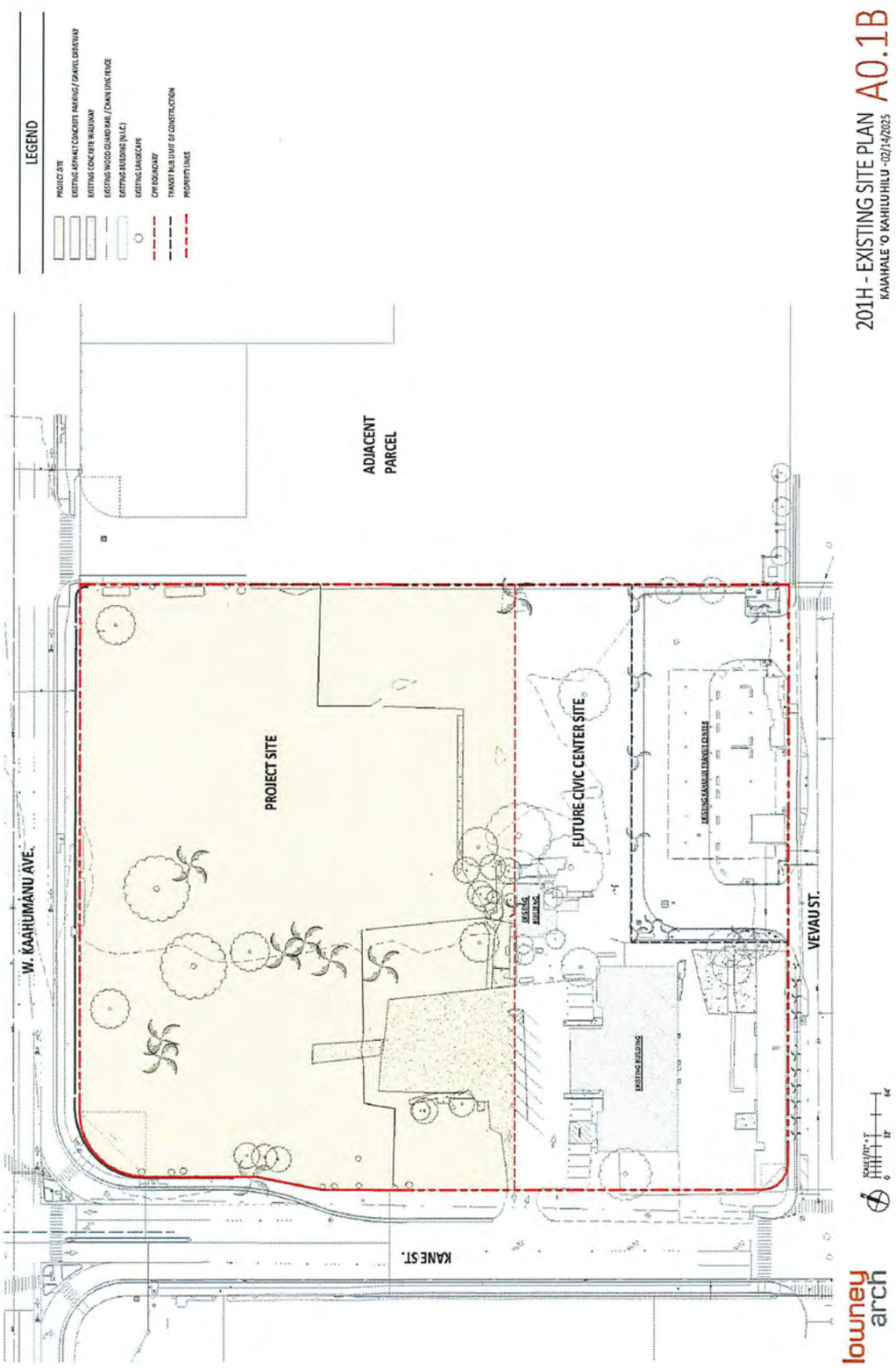
LOADING - TOTAL 8 STALLS

	PHASE 1	PHASE 2	TOTAL
12'X35'	2	2	4

BIKE PARKING: 146 STALLS

	SHORT-TERM	LONG-TERM	SUBTOTAL
PHASE 1	16	126	142
PHASE 2	6	68	74
TOTAL	22	194	216

EXISTING SITE PLAN
SELECTED PRELIMINARY DRAWINGS



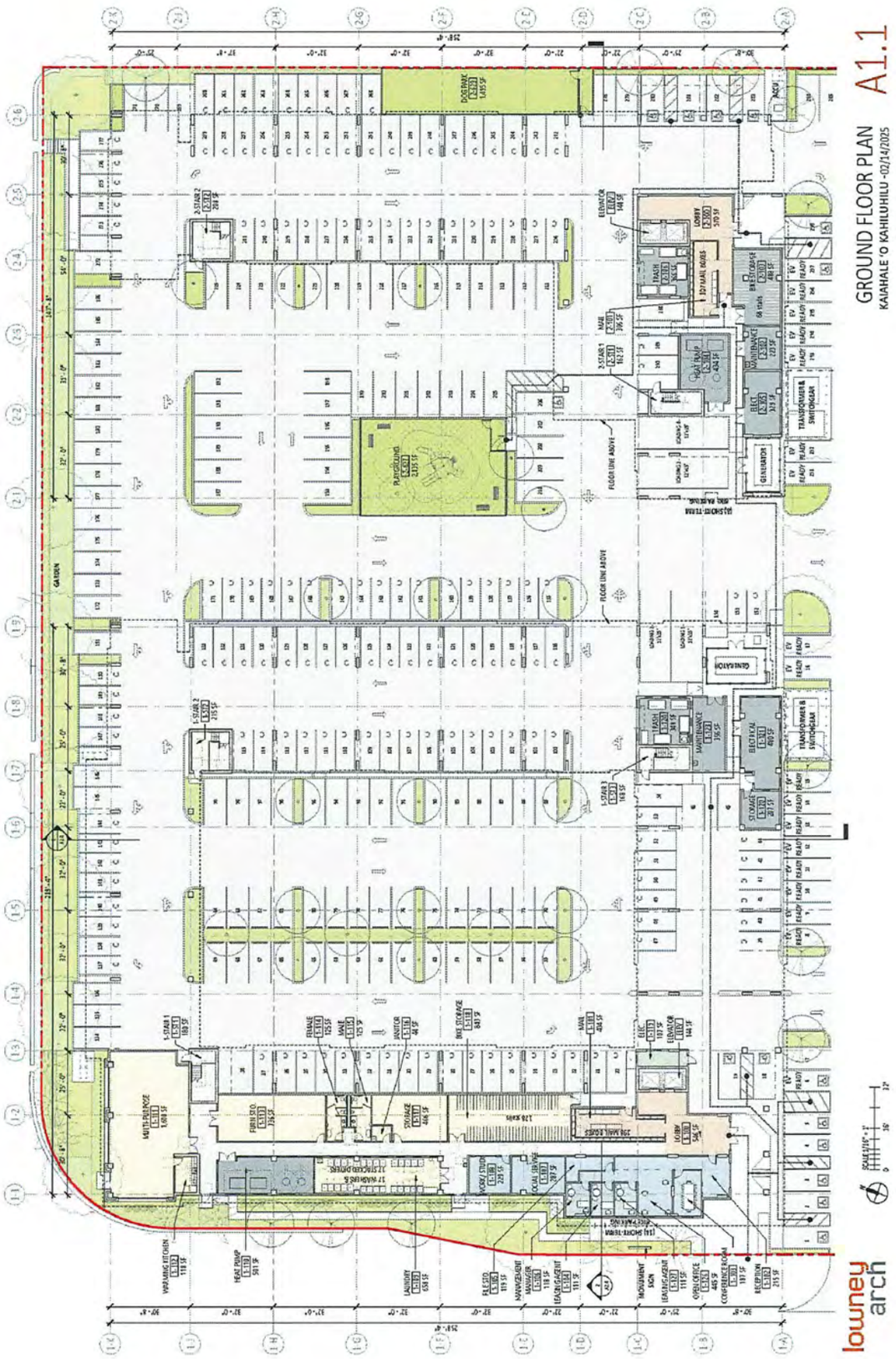
PHASING PLAN
SELECTED PRELIMINARY DRAWINGS



OVERALL SITE PLAN
SELECTED PRELIMINARY DRAWINGS



GROUND FLOOR PLAN
SELECTED PRELIMINARY DRAWINGS



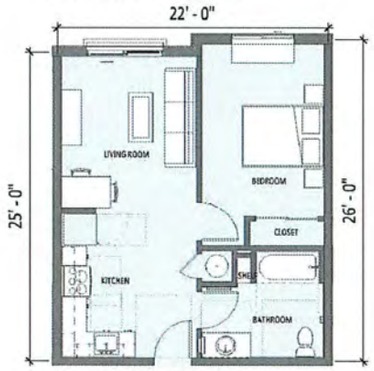
AMENITY LEVEL 2 PLAN
SELECTED PRELIMINARY DRAWINGS



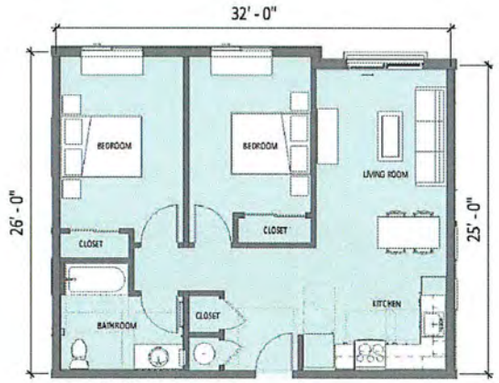
TYPICAL RESIDENTIAL LEVEL 3–6 PLAN
SELECTED PRELIMINARY DRAWINGS



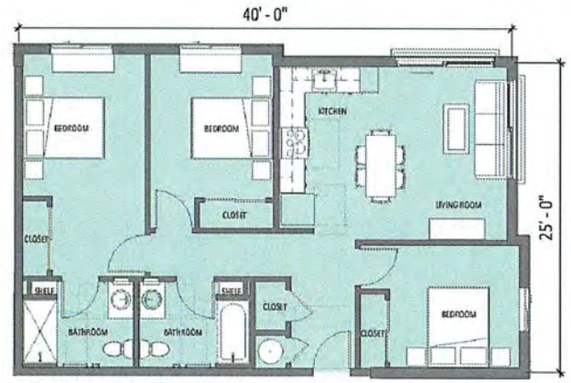
FHA UNITS - TYPE A



1A - 1 BEDROOM TYPE A UNIT
GROSS AREA 637 SF

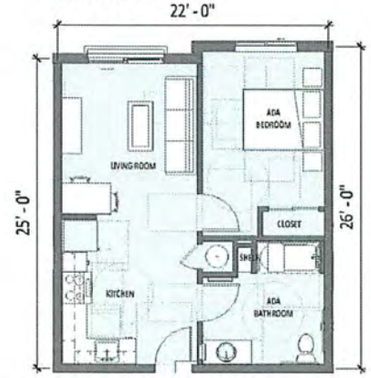


2A - 2 BEDROOM TYPE A UNIT
GROSS AREA 933 SF

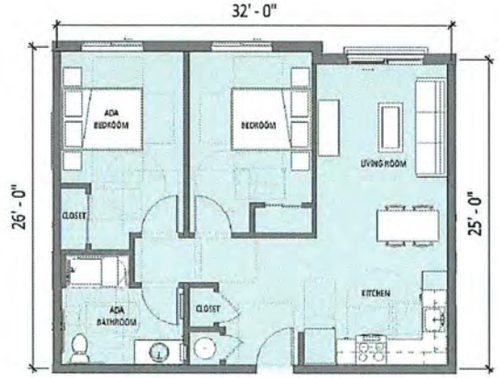


3A - 3 BEDROOM TYPE A UNIT
GROSS AREA 1,188 SF

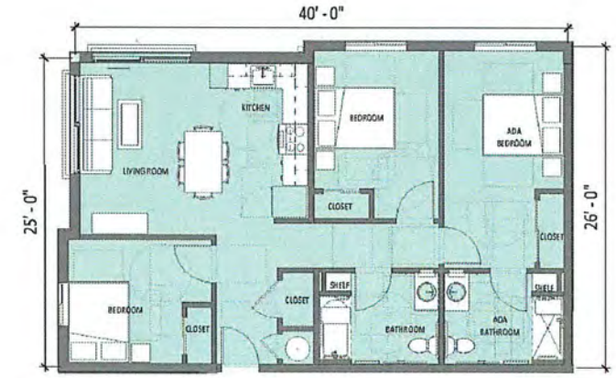
ADA UNITS



1B-♿ - 1 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 637 SF



2B-♿ - 2 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 933 SF



3B-♿ - 3 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 1,188 SF

NOTE: Unit Gross Area is measured using HHFDC's "Area Measurement Standards for Calculating Development Costs"
Specific Instructions - Residential Area

1. The SF/Unit requested is GSF (Gross Square Footage) per unit. The GSF of residential units should be calculated to:
   - A. Exterior face of exterior walls. The measurement line should follow the actual exterior face of the walls, for example if there are any "bump-outs" or "notches".
   - B. Outside face of corridor walls.
   - C. Centerline, taken face to face of the entire wall assembly (regardless of how many layers it has), of all demising walls, such as between a unit and a unit, between a unit and a stairwell, between a unit and structured parking, etc.

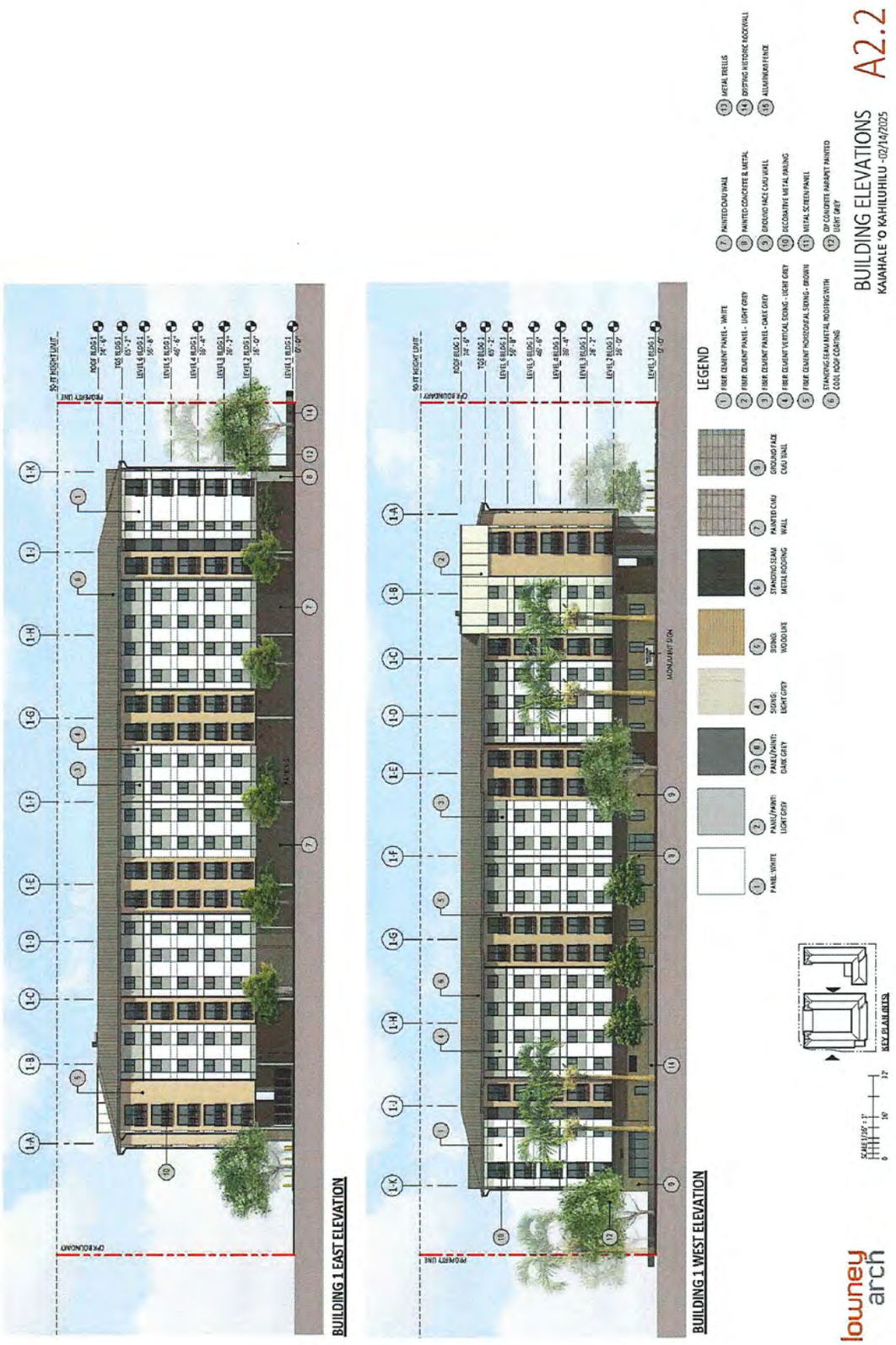
lowney arch

SCALE 1/4" = 1'
0 4' 8'

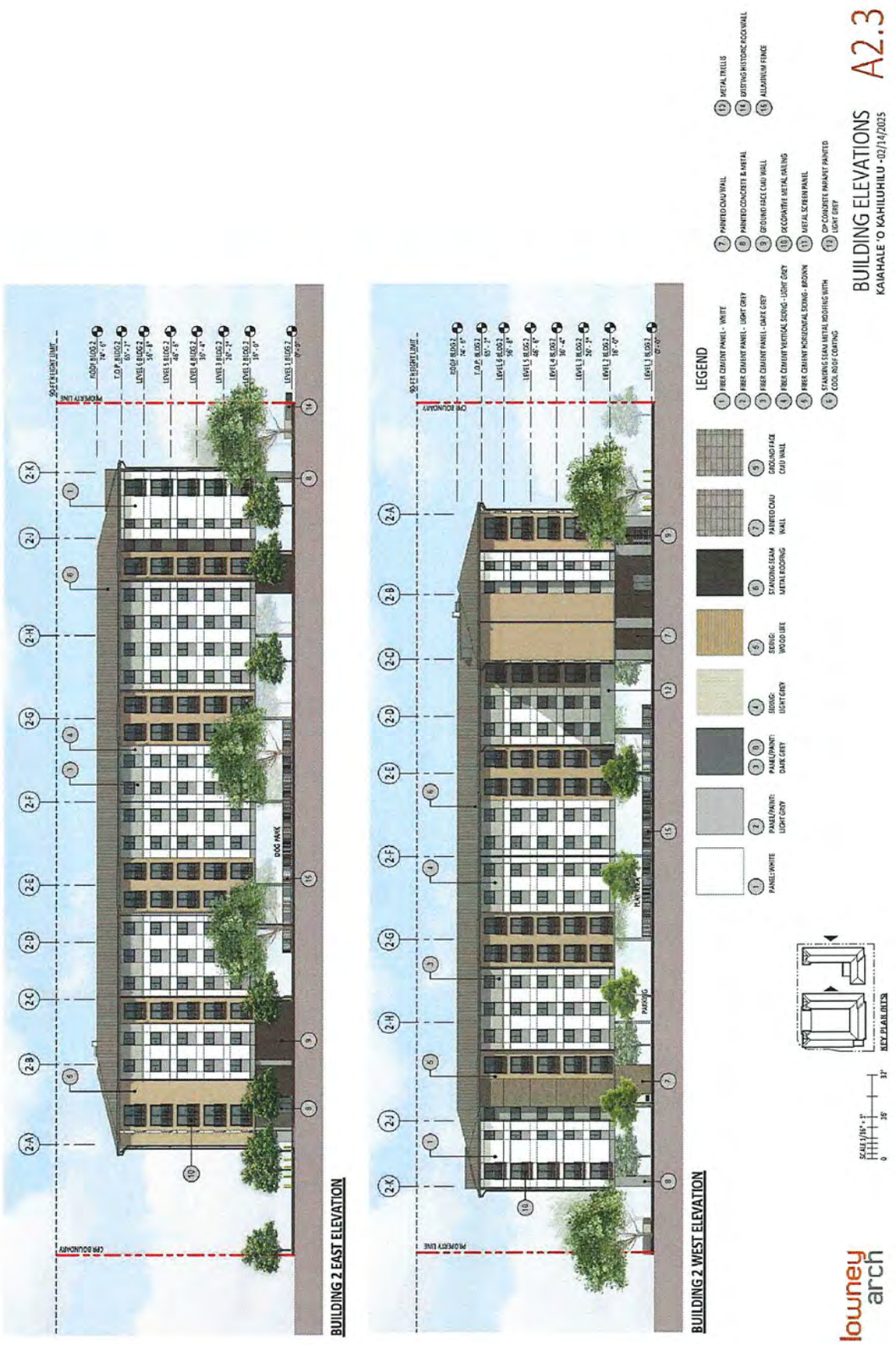
BUILDING ELEVATIONS – NORTH & SOUTH ELEVATIONS
SELECTED PRELIMINARY DRAWINGS



BUILDING ELEVATIONS – BUILDING 1 EAST & WEST ELEVATIONS
SELECTED PRELIMINARY DRAWINGS

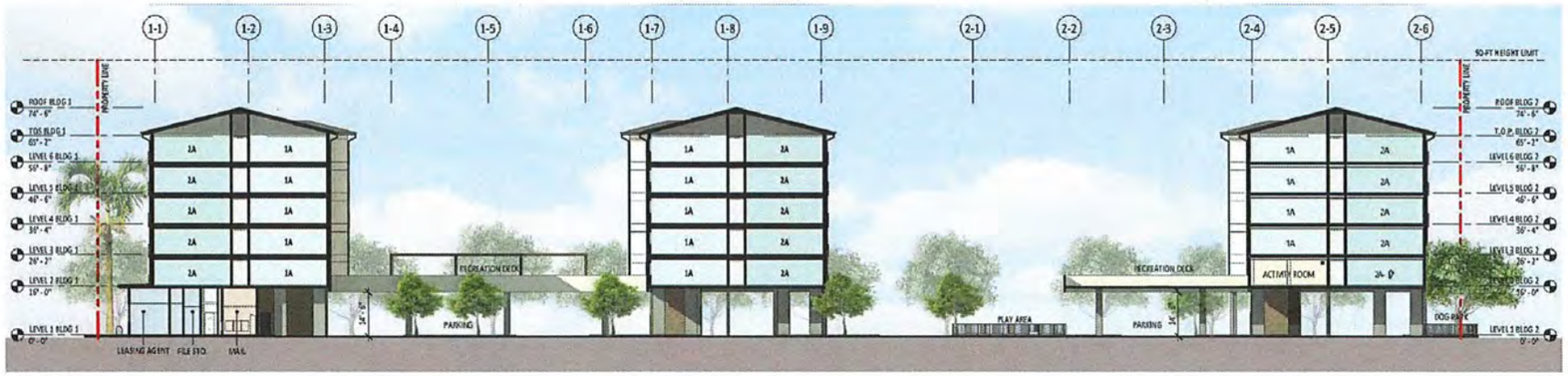


BUILDING ELEVATIONS – BUILDING 2 EAST & WEST ELEVATIONS
SELECTED PRELIMINARY DRAWINGS

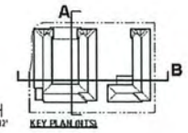




SECTION A



SECTION B

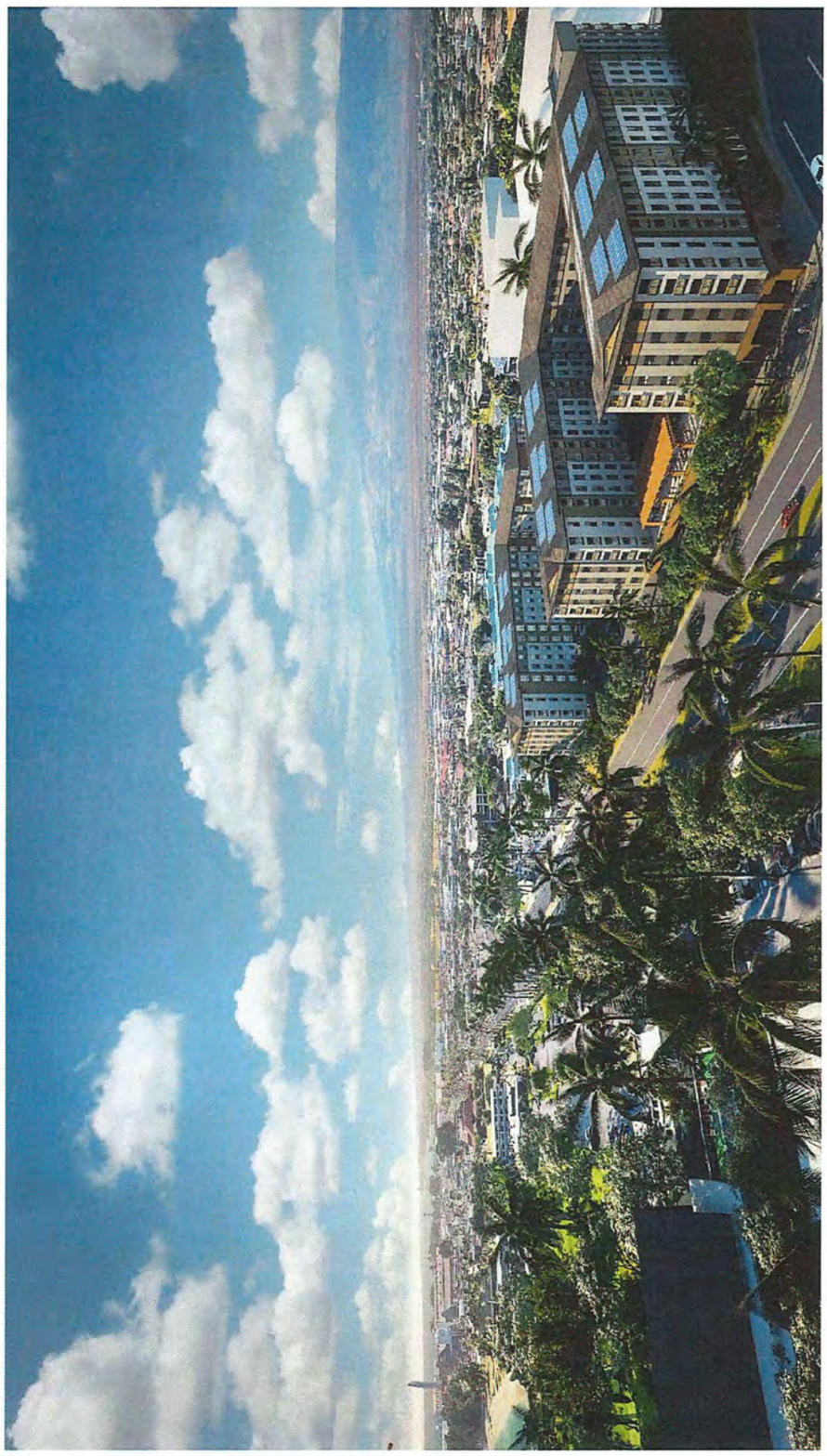


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BUILDING SECTIONS
KAIAHALE 'O KAHILUHILU -02/14/2025

A2.4

AERIAL PERSPECTIVE – MAUKA VIEWS
SELECTED PRELIMINARY DRAWINGS

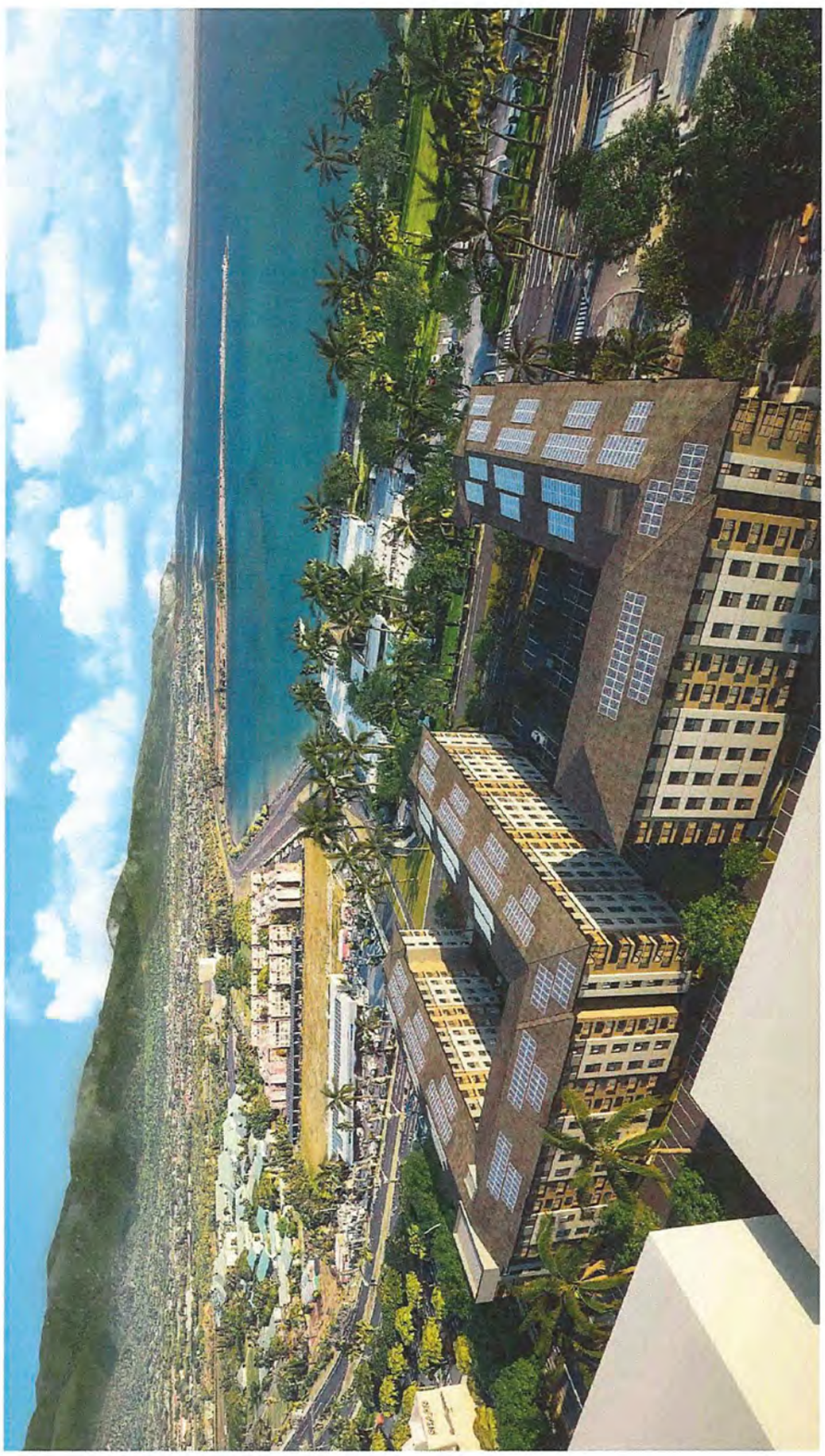


AERIAL PERSPECTIVE FROM W KAAHUMANU AVE TOWARDS MAUKA VIEWS
KAIAHALE 'O KAHILUHILU - 02/14/2025

A3.1

lowney arch

AERIAL PERSPECTIVE – MAKAI VIEWS
SELECTED PRELIMINARY DRAWINGS



AERIAL PERSPECTIVE FROM VEVAU STREET TOWARDS MAKAI VIEWS A3.2
KAIAHALE 'O KAHILU HILU - 02/14/2025

lowney arch

FRONT VIEW PERSPECTIVE
SELECTED PRELIMINARY DRAWINGS



FRONT VIEW FRONT ACROSS WEST KAAHUMANU AVENUE A3.3
KAAHALE 'O KAHILUHILU - 02/14/2025

lowney arch

LIST OF 201H REVIEW AGENCIES
KAIAHALE 'O KAHILUHILU (RESIDENTIAL COMPONENT)
KAHULUI CIVIC CENTER MIXED-USE COMPLEX

At a minimum, the following agencies should be provided copies of material from the 201H Application ("Application"), for review and comment:

State of Hawaii

- Department of Transportation*
- Superintendent, Department of Education
- Department of Health**
- Department of Health, Solid and Hazardous Waste Branch**
- Department of Land and Natural Resources, Land Division*
- Department of Land and Natural Resources, Engineering Division*
- Department of Land and Natural Resources, Commission on Water Resource Management*
- Office of Planning and Sustainable Development**

County of Maui

- Emergency Management Agency
- Department of Environmental Management *
- Department of Fire and Public Safety
- Department of Housing
- Department of Human Concerns*
- Department of 'Ōiwi Resources
- Department of Parks & Recreation*
- Planning Department
- Police Department*
- Department of Public Works
- Department of Transportation**
- Department of Water Supply*

Elected Officials

- Area Senator – Troy Hashimoto
- Area Representative – Justin Woodson
- Area Councilmember – Tasha Kama

Other Interested Parties

- Maui Historical Society

*=Received Comments
**=Received Late Comments

EXHIBIT E

LIST OF REQUESTED 201H EXEMPTIONS
KAIAHALE ʻO KAHILUHILU (RESIDENTIAL COMPONENT)
KAHULUI CIVIC CENTER MIXED-USE COMPLEX

EXEMPTIONS

Exemptions Pursuant to Chapter 201H-38, Hawaii Revised Statues

The following exemptions are requested from the Maui County Code, pursuant to 201H-38, HRS.

A. Exemptions from Title 8, MCC, Health and Safety

1. An exemption from Chapter 8.04.040, MCC, Disposal permits, is requested to exempt the Project from disposal permit fees, special handling fees, and the requirement of acquiring a disposal permit.
2. An exemption from Section 8.04.050, MCC, Disposal Charges, is requested to exempt the Project from disposal permit fees, special handling fees, and disposal charges during construction.

B. Exemptions from Title 12, MCC, Streets, Sidewalks, and Public Places

1. An exemption from Chapter 12.08, MCC, Driveways, is requested to exempt the Project from driveway permit and inspection fees.
2. An exemption from Chapter 12.08.100, MCC, Standards and Specifications, Standard Details for Public Works Construction, Standard Detail R-49, Driveway Layouts for Concrete Curb Streets is requested to exempt the Project fire access driveway on Vevau Street from the requirement that driveways be separated by a minimum distance of 45 feet. The Project fire access driveway on Vevau Street will be approximately five feet from the Kahului Transit Center driveway.
3. An exemption from Chapter 12.24A, MCC, Landscape Planting and Beautification, is requested to exempt the Project from the required number, species, and location of street trees along Kaʻahumanu Avenue, Vevau Street, and Kāne Street.

C. Exemptions from Title 14, MCC, Public Services

1. An exemption from Chapter 14.07, MCC, Water System Development Fees is requested to exempt the Project from water impact fees.
2. An exemption from Chapter 14.12, MCC, Water Availability, is requested to exempt the Project from the water availability policy.
3. An exemption from Chapter 14.35, MCC, Wastewater Assessment Fees for Facility Expansion for the Wailuku/Kahului Wastewater Treatment System is requested to exempt the Project from wastewater impact fees.
4. An exemption from Chapter 14.76, MCC, Impact Fees for Traffic and Roadway Improvements in Wailuku-Kahului, Maui, Hawaii, is requested to exempt the Project from traffic impact fees.
5. An exemption from Chapter 14, MCC, Public Services, is requested to the extent necessary to allow for the issuance of building permits in

accordance with Section 18.28.030, MCC, Building permits, provided that the requirements of Section 18.20.190, MCC, Final approval prior to completion of construction, have been met, so that the construction of the project may be done concurrently with the construction and acceptance of the subdivision improvements.

D. Exemptions from Title 16, MCC, Buildings and Construction

1. An exemption from Chapter 16.04D, MCC, Fire Code, is requested to exempt the Project from plan review fees, permit fees, and inspection fees required ~~by the~~for Fire Code compliance.
2. An exemption from Chapter 16.13, MCC, Commercial Signs, is requested to exempt the Project from filing fees.
3. An exemption from Chapter 16.18B, MCC, Electrical Code, is requested to exempt the Project from permit and inspection fees required by the Electrical Code.
4. An exemption from Chapter 16.20C, MCC, Plumbing Code, is requested to exempt the Project from permit and inspection fees required by the Plumbing Code.
5. An exemption from 16.25, MCC, Building Code Administrative and Supplemental Provisions, and 16.26C, Building Code, is requested to exempt the Project from plan review, permit, and inspection fees required by the Building Code.
6. An exemption from 16.25.201, MCC, Improvements to Public Streets, is requested to exempt the Project from the requirement to (1) construct sidewalks, curbs and gutters, and (2) placement of underground utilities.

E. Exemptions from Title 18, MCC, Subdivisions

1. An exemption from the County of Maui Department of Public Works' guidelines to provide bicycle and pedestrian improvements in excess of Title 18, MCC, Subdivisions, is requested to waive the requirement to provide bicycle and pedestrian improvements needed to fully comply with Maui County's "Complete Streets" policy. Rather, pedestrian connectivity improvements will be provided according to the Project site plan.
2. An exemption from Section 18.16.320, MCC, Parks and Playgrounds, is requested to exempt the Project from park dedication requirements and assessment fees. As proposed, the Project includes approximately 14,696 square feet of on-site recreation facilities, which is 61,054 square feet less than the 75,750 square feet required by Section 18.16.320, MCC.
3. An exemption from 18.20.040, MCC, Existing streets, is requested to exempt the Project from the requirement to construct curbs, gutters and sidewalks along the frontages.
4. An exemption from 18.20.070, MCC, Sidewalks, is requested to exempt the Project from the requirement to construct sidewalks along the frontages.

5. An exemption from 18.20.080, MCC, Curbs and gutters, is required to exempt the Project from the requirement to construct curbs and gutters along the frontages.

F. Exemptions from Title 19, MCC, Zoning

1. An exemption from Chapter 19.18, MCC, B-2 Community Business District, is requested to permit the development of more than a 2.0 Floor Area Ratio (FAR) or 296,482 square feet. According to MCC §19.18.050, the maximum FAR in the B-2 Community Business District is 2.0. As the Project site is 148,241 square feet, the maximum allowable FAR is 296,482 square feet. The Project requests a maximum FAR of 2.2, or 326,130 square feet.
2. An exemption from Chapter 19.36B.020, MCC, Off-street parking and loading, is requested to allow 298 off-street parking spaces in lieu of the required 612 off-street parking spaces.
3. An exemption from Chapter 19.36B.060, MCC, Size or dimensions or parking spaces, is requested to allow approximately 146 compact parking spaces that will be 16 feet x 7.5 feet, which is smaller than standard sized spaces (18 feet x 8.5 feet) as required by Chapter 19.36B.060, MCC. The remaining approximately 152 parking spaces will meet the standard size requirements of Chapter 19.36B.060, MCC.

G. Exemption from Title 20, MCC, Environmental Protection

1. An exemption from Section 20.08.090, MCC, Grubbing and Grading Permit Fees, is requested to exempt the Project from grubbing, grading, and excavation permit fees, as well as inspection fees.

H. Permitting

1. An exemption from Section 16.25.105, MCC, Permits, is requested to exempt the Project from standard permitting process of all County permits necessary for the development of the Project, including subdivision applications, civil construction plan plans and other plans and permits associated with the development of the Project. The Project is composed of 100 percent workforce housing units and is requesting to utilize the fast track permit processing procedures under Section 2.96.160, MCC.

I. Real Property Tax Abatement

1. An exemption from Chapter 3.48, MCC, Real Property Tax, is requested to exempt the Project from real property taxes purposes during the construction period pursuant to Section 3.48.496, Very low income, low income, below-moderate and moderate income housing exemption, and Section 3.48.366, MCC, Land dedicated for fast track housing.

SUMMARY OF AGENCY COMMENTS
KAIAHALE 'O KAHILUHILU (RESIDENTIAL COMPONENT)
KAHULUI CIVIC CENTER MIXED-USE COMPLEX

DEPARTMENT OF LAND AND NATURAL RESOURCES, COMMISSION ON WATER RESOURCE MANAGEMENT
Comment letter dated April 17, 2025

- We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.
- We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/.
- We recommend the use of alternative water sources, wherever practicable.
- We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.
- We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.
- There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided. A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigation measures described. Water conservation and efficiency measures to be implemented should also be discussed.
  Proposed water sources did not include confirmation with Maui DWS that existing system capacity was adequate. It is recommended that the applicant work closely with the appropriate CWRM branches and Maui DWS to address system capacity and sustainable yield availability.

DEPARTMENT OF LAND AND NATURAL RESOURCES, ENGINEERING DIVISION
Comment letter dated April 24, 2025

- No comments.

DEPARTMENT OF TRANSPORTATION
Comment letter dated April 30, 2025

- The Kaiahale o Kahiluhilu project is approximately 0.79 miles from the Kahului Airport (OGG). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf.
- The project site is approximately 11,847 feet from the end of Runway 2 at OGG. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.
- Due to the project's proximity to OGG, the applicant and future residents should be aware of potential noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project. These impacts may increase or decrease over time and are dependent on airport operations.
- The HDOT requires that the proposed development not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports for guidance. If the development creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or FAA.
- If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the aircraft's approach path can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT and/or FAA.
- The FAA requires a glint and glare analysis for all solar energy PV systems near airports. The www.sandia.gov/glare website has information and guidance on the preparation of a glint and glare analysis. A separate FAA Form 7460-1 will be necessary for the solar energy PV system. After the FAA determination of the Form 7460-1 glint and glare analysis, a copy shall be provided to the HDOT Airport Planning Section by the owner of the solar energy PV system.
- Solar energy PV systems have also been known to emit radio frequency interference (RFI) to aviation-dedicated radio signals, thereby disrupting the reliability of air-to-ground communications. Again, the owner of the solar energy PV system shall be prepared to immediately mitigate the RFI hazard upon notification by the HDOT and/or FAA.
- HDOT-Highways has determined that based on the Mobility Analysis Report dated December 2021, it appears that the project will not have any significant impact on State Highway facilities.
- All drainage, discharge, and connection permit applications must be submitted for review and approval by the HDOT-Highways, Maui District Engineer.
- Construction plans for work done within the HDOT-Highway Right-of-Way must be submitted for review and permit approval by the HDOT-Highway, Maui District Engineer.
- The HDOT recommends strategies to reduce carbon emissions from the project, if any. Suggestions include:
    - Incorporate elements that encourage and enhance the use of multiple types of transportation to reduce carbon emissions;

- Implementing energy-efficient technologies and practices, such as light-emitting diode lighting;
- Use sustainable, recycled, or low-emission materials in construction and manufacturing.

- Please submit any land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

HAWAII DEPARTMENT OF HEALTH
Comment letter dated May 2, 2025

- **CLEAN AIR BRANCH**
  - All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
    - Control of Fugitive Dust. You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR Sec. 11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
    - Standard comments for the Clean Air Branch are at: https://health.hawaii.gov/epo/landuse/2.

- **CLEAN WATER BRANCH**
  - All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/.

- **HAZARD & EMERGENCY RESPONSE OFFICE**
  - A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
  - Standard comments for the Hazard Evaluation & Emergency Response Office are at: https://health.hawaii.gov/epo/landuse/.

- **INDOOR AND RADIOLOGICAL HEALTH BRANCH**
  - Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, 11-504.
  - Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at https://health.hawaii.gov/irhb/asbestos/.

- **SAFE DRINKING WATER BRANCH**
  - Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of: 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-

25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: https://health.hawaii.gov/sdwb/.
    - Standard comments for the Safe Drinking Water branch can be found at: https://health.hawaii.gov/epo/landuse/.

- **SOLID AND HAZARDOUS WASTE BRANCH**
    - Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage and disposal of regulated hazardous waste and used oil.
    - Solid Waste Programs – The laws and regulations are contained in HRS Chapters 339D, 342G, 342H and 342I, and HAR Chapters 11-58.1, and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible waste prevention, reuse and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program and the deposit beverage container program.
    - Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
    - Standard comments for the Solid & Hazardous Waste Branch can be found at: https://health.hawaii.gov/epo/landuse/. Wastewater Branch For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

- **SANITATION / LOCAL DOH COMMENTS:**
    - Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
    - According to HAR Sec. 11-26-35, Vector Control, No person, firm, or corporation shall demolish or clear any structure, place, or vacant lot without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure, site, or vacant lot. A demolition or land clearing permit is required prior to demolition or clearing.

- **OTHER**
    - CDC – Healthy Places – Healthy Community Design Checklist Toolkit recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
    - If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health Maui District Health Office at 808 984-8230.

- **FOOD SAFETY BRANCH**
    - The Food Safety Branch has no comments to offer.

HAWAII OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT
Comment email dated May 08, 2025

- The Office of Planning and Sustainable Development (OPSD) supports the subject project's 201H application, which will provide long-term affordable rental housing for households earning from 30-60% of area median income (AMI). OPSD offers the following comments on specific elements in the Application and exemption requests:
    - Exemption from Title 19, Maui County Code (MCC), Chapter 19.18, B-2 Community Business District maximum Floor Area Ratio (FAR). OPSD strongly supports an exemption from the maximum FAR to allow a project density of 2.2 FAR. This enables the production of more affordable housing units in the same project footprint and is more consistent with TOD-supportive densities. OPSD also supports a housing unit mix that targets families as well as the production of larger units with more bedrooms to provide families with more rental options in TOD and infill areas.
    - Exemption from MCC Chapter 19.36B, related to off-street parking and loading and reduced parking stall size. The Project is within walking distance of various services, schools, shopping, and recreational facilities, is located adjacent to a public transit hub, and is served by a network of bicycle and pedestrian infrastructure. OPSD supports the request for fewer off-street parking stalls and the use of smaller compact stalls. This will also help reduce monthly housing costs for residents. Consideration should be given to offering transportation choices for residents to reduce the need for surface parking, such as car-sharing services.
    - Exemptions from various MCC sections related to sidewalk improvements, sidewalk improvements along frontages, and bicycles and pedestrian improvements in support of the County's Complete Streets policy. OPSD is concerned with the blanket requests to exempt the project from sidewalk improvements that may be essential to providing a safe and comfortable pedestrian environment critical for walkable TOD communities. The County transit hub will generate more pedestrian traffic onsite and to and from the adjoining neighborhoods—and supporting an improved pedestrian environment within and bounding the Mixed-Use Complex site should be a priority for the entire site. The Applicant should work with the County to determine how the project could contribute to improvements to sidewalks and pedestrian facilities along the project frontage that would advance the County's "Complete Streets" policy and result in a better-connected pedestrian environment within the Ka'ahumanu Ave (TOD) Community Corridor.
      Consideration should be given to how ground level facades and project landscaping contribute to creating a comfortable and interesting streetscape for pedestrian and other non-vehicular travel along the project's Ka'ahumanu Avenue and Kane Street frontages. OPSD suggests including street trees that could shade sidewalks and ped/bike paths and screen the residential surface parking from the view of Ka'ahumanu Avenue.
    - Exemption from Chapter 12.08.100, MCC requirement that driveways be separated by a minimum distance of 45 feet. OPSD is concerned about unsafe vehicular and pedestrian conflicts that will arise from the proposed permanent fire access driveway that accesses Vevau Street through the Civic Center component of the site. Two-way traffic on this fire access roadway may impair County bus ingress and egress at the transit hub facility and it also creates a traffic barrier for pedestrians traveling to and from the transit hub. It also may result in a reduction in the usable ground level floor area and opportunities for public place-making in the DAGS civic center component. OPSD recommends the Applicant work with DAGS and the County to determine how to minimize and discourage use of this roadway to access the rental housing component.
    - Proposed stormwater retention system and other utility systems for Kahului Civic Center Mixed-Use Complex (Project). OPSD notes that the FEA and HHFDC-

HKI Kahului Kaiahale LLC Development Agreement cite the preparation and completion of a master plan for approval by HHFDC and DAGS for the entire Project site, in which plans and agreements for on- and offsite infrastructure improvements would have been specified. In the absence of such a plan setting forth these shared site improvements, OPSD recommends that the application clarify whether the onsite stormwater retention system and other utility improvements described in the application are shared system improvements or whether separate improvements would be required for the DAGS civic center component of the Project.

DEPARTMENT OF HUMAN CONCERNS
Comment letter dated April 8, 2025

- No comments.

POLICE DEPARTMENT
Comment letter dated April 11, 2025

- Crime Prevention Through Environmental Design (CPTED): I recommend utilizing CPTED principles, which focus on designing spaces that reduce crime and improve community safety. This includes placing seating areas with good visibility of parking lots or main structures, using appropriate lighting (preferably LED), and keeping landscaping low to ensure clear sightlines. Such designs help deter crime and create a safer environment for all.
- Construction Impact: During the construction phase, efforts should be made to minimize noise, dust, and debris, especially due to nearby residences. The project manager should also consider where heavy equipment will be stored during non-working hours to reduce disruption. Additionally, managing vehicular movement carefully is crucial to minimize traffic impacts on pedestrians and vehicles.
- Conclusion: I do not have significant concerns with the proposed project as long as these considerations are addressed.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
Comment letter (no date) received on April 14, 2025

- Department of Environmental Management is not authorized to exempt landfill fees.

DEPARTMENT OF PARKS AND RECREATION
Comment letter dated April 17, 2025

- In review of the project, we note that the applicant is currently proposing to develop 301 affordable rental housing units, two (2) non-revenue staff units, as well as recreational facilities that include a dog park, children's play area, recreation deck, activity room, and a fitness room. As a result, should this project satisfy requirements as set by Maui County code (MCC) 2.96 Residential Workforce Housing Policy, and remain 100% workforce housing, the project would be exempted from MCC 18.16.320 Parks and Playground Requirements.

DEPARTMENT OF WATER SUPPLY
Comment letter dated April 30, 2025

- **Source and Infrastructure**

- The project is served by our Central Maui water system. Based on the Water Systems Standards (202, State of Hawaii), the projected water demand for the 303 multi-family units would be 169,680 gallons per day (gpd).
- The three-year demand projection for Central Maui system is currently between 98% and 100% of the system's maximum reliable capacity. Given this condition, requests for water service that exceed 1,200 gpd are considered a "large quantity of water" and are subject to the limitations described in Sec. 16-201-04 of the County of Maui Administrative Rules. However, Sec. 16-201-03(g)(1) exempts projects comprised of 100 percent residential workforce housing units, as defined in section 2.96.020, Maui County Code, evidenced by an executed, recorded, and valid residential workforce housing agreement between the developer and the County. At this point, there is not sufficient remaining capacity on the Central Maui water system to serve this project.
- There are several Department of Water Supply (DWS) waterlines in proximity to the proposed project:
  - A 12-inch cover level (CL) water line runs east to west along Kaahumanu Avenue, approximately 50 feet from the property line, which could serve as a primary source for water connections.
  - An 8-inch CL water line runs north to south along Kane Street, located about 85 feet from the property line, which may also provide a viable connection point.
  - At the intersection of Vevau Street and School Street, approximately 70 feet from the property, there are two additional water lines: a 6-inch ductile iron (DI) line along School Street and an 8-inch (DI) line along Vevau Street.
  - Additionally, a 12-inch CL line runs along Lono Avenue.
- Should the project be served by DWS in the future, approved backflow prevention devices will be required if not already installed on-site. At such time, the applicant should contact the DWS Engineering division for information regarding infrastructure and system improvements.

- **Requested Exemptions**

  - **B. Exemptions from Title 14, MCC, Public Services**
    - An exemption from Chapter 14.07, MCC, Water System Development Fees is requested to exempt the Project from water availability and service restrictions.
      - While DWS supports affordable housing, we already exempt 100% affordable housing from source requirements, which leaves DWS to expedite development and often use progressively more expensive sources of water to accommodate these projects in timely fashion. Exempting projects from all fees would place the full burden of source, storage, and transmission on the Department, which is contrary to the principles of fiscal soundness and independence, as well as developer-funded infrastructure concurrency.
    - An exemption from Chapter 14.12, MCC, Water Availability, is requested to exempt the Project from the water availability policy.
      - DWS already exempts 100% affordable projects from Water Availability requirements.
  - **Exemptions from Title 16, MCC, Buildings and Construction**
    - An exemption from Chapter 16.04D, MCC, Fire Code, is requested to exempt the Project from plan review, permit, and inspection fees required by the Fire Code.
      - DWS cannot support any deviation from code that would render a housing project less safe than it would be with adherence to code. We defer to the fire department on this matter, but we will not accept

liability for system inadequacies that are approved over and above our recommendation.

- **Conservation**

    - The Department recommends the following Best Management Practices (BMPs) to conserve water for the future development of the Project:
    - Indoor
        - Utilize EPA WaterSense-labeled plumbing fixtures.
        - Install dual flush toilets with high-efficiency models that use 1.28 gallons per flush or less.
        - Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.
    - Outdoor
        - Dust Control: Consider using non-potable water for dust control as an alternative source during construction.
        - Use Smart Approved WaterMark irrigation products, such as evapotranspiration irrigation controllers, drip irrigation, and water-saving spray heads.
        - After plants are established, avoid excessive growth by refraining from fertilizing and pruning. Schedule watering in the early morning or evening to minimize evaporation and limit the use of turf.
        - Incorporate native Hawaiian climate-adopted plants for landscaping, as they conserve water and protect the watershed from degradation due to invasive species.
        - We recommend adopting landscape irrigation conservation BMPs endorsed by the Landscape Industry Council of Hawaii.

MAUI DEPARTMENT OF TRANSPORTATION
Comment letter dated May 7, 2025

- The Maui Department of Transportation (MDOT) has reviewed the proposed Kahului Civic Center Mixed-Use Complex with a focus on its alignment with multimodal transportation goals outlined in the Maui Metropolitan Planning Organization's (Maui MPO) Hele Mai Maui Long Range Transportation Plan (LRTP) and Transportation Improvement Program (TIP). Key findings and recommendations are as follows:
    - Transit-Oriented Development: The project's location near the Kahului Transit Center supports regional transit goals by providing affordable housing and civic services within walking distance of high-frequency bus routes. This supports increased transit ridership and reduced vehicle dependence.
    - Multimodal Access: MDOT recommends integration of Complete Streets elements, including wide sidewalks, safe crossings, protected bike lanes, and green infrastructure. This enhances walkability and safety for all users.
    - Parking and Demand Management: The parking supply may exceed optimal levels for a transit-rich location. MDOT recommends Transportation Demand Management (TDM) strategies such as unbundled parking, transit subsidies, and secure bicycle storage to discourage overreliance on personal vehicles.
    - Pedestrian Safety: Surrounding arterials (Kaahumanu Ave and Puunene Ave) present pedestrian safety challenges. A Traffic Impact Analysis should assess pedestrian risks and identify potential crossing upgrades, such as HAWK beacons and raised crosswalks.
    - Coordination with LRTP and TIP: The project supports the LRTP vision of Kahului-Wailuku as a multimodal hub. Coordination with Maui MPO is encouraged to secure funding for adjacent infrastructure improvements.

    - Climate Resilience: Incorporation of green mobility elements (e.g., EV charging, bikeshare proximity, permeable pavement) is encouraged to support Greenhouse Gases (GHG) reduction and long-term resilience.
- The Department supports the project's transportation goals and recommends continued coordination with the Maui MPO, Maui Bus, and Planning Department to optimize multimodal access, safety, and climate resilience.

OFFICE OF THE GOVERNOR

STATE OF HAWAI'I

ELEVENTH PROCLAMATION RELATING TO AFFORDABLE HOUSING

By the authority vested in me by the Constitution and laws of the State of Hawai'i, in order to provide relief for disaster damages, losses, and suffering, and to protect the health, safety, and welfare of the people, I, JOSH GREEN, M.D., Governor of the State of Hawai'i, hereby determine, designate, and proclaim as follows:

WHEREAS, pursuant to Chapter 127A, Hawaii Revised Statutes (HRS), emergency powers are conferred on the Governor of the State of Hawai'i to respond to disasters or emergencies, to maintain the strength, resources, and economic life of the community, and to protect the public health, safety, and welfare; and

WHEREAS, the need for an immediate and profound solution to Hawaii's affordable housing shortage necessitates the advancement of affordable housing projects in a way that will ensure the production of affordable housing units immediately and going forward; and

WHEREAS, the increasing costs of construction material, labor, and regulatory compliance has significantly impacted the financial viability of affordable housing projects, compelling a reevaluation of funding strategies and resource allocation to ensure these projects continue to develop in the face of escalating expenses; and

WHEREAS, the Hawaii Housing Finance and Development Corporation ("HHFDC") is statutorily authorized to grant exemptions to 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; and

WHEREAS, due to the automatic adoption of the unamended state building codes pursuant to section 107-24 Hawaii Revised Statutes (HRS), the counties are now required to adopt unamended state building codes as interim building codes; and

WHEREAS, the counties may not be prepared to amend the unamended state building codes or to make necessary amendments to the unamended building codes prior to the deadline established in statute; and

WHEREAS, it is necessary for the counties to retain the authority to update their respective building codes and to provide them with sufficient time to amend their building codes to address local conditions; and

WHEREAS, it would slow down ongoing affordable housing projects if, in the middle of the projects, they have to conform to the unamended state building codes without prior notice and without amendments to the state building codes that reflect changes needed to adjust the codes to local conditions; and

WHEREAS, on July 17, 2023, I issued a Proclamation relating to housing that declared an emergency created by the lack of housing for the people of Hawai'i; and

WHEREAS, on September 15, 2023, I issued the Proclamation relating to affordable housing that clarified that the emergency related to the lack of affordable housing for the people of Hawai'i; and

WHEREAS, on October 24, 2023, I issued the Second Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Second Proclamation Relating to Affordable Housing; and

WHEREAS, on December 22, 2023, I issued the Third Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Third Proclamation Relating to Affordable Housing; and

WHEREAS, on January 18, 2024, I issued the Fourth Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Fourth Proclamation Relating to Affordable Housing; and

WHEREAS, on February 20, 2024, I issued the Fifth Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Fifth Proclamation Relating to Affordable Housing; and

WHEREAS, on April 19, 2024, I issued the Sixth Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Sixth Proclamation Relating to Affordable Housing; and

WHEREAS, on June 18, 2024, I issued the Seventh Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Seventh Proclamation Relating to Affordable Housing; and

WHEREAS, on August 15, 2024, I issued the Eighth Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Eighth Proclamation Relating to Affordable Housing; and

WHEREAS, on October 10, 2024, I issued the Ninth Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Ninth Proclamation Relating to Affordable Housing; and

WHEREAS, on December 6, 2024, I issued the Tenth Proclamation relating to affordable housing that clarified the terms of the Proclamation and that included Rules Relating to the Implementation of the Tenth Proclamation Relating to Affordable

Housing ("Emergency Rules"); and

WHEREAS, the current threat to the health, safety, and welfare of the people of the State of Hawai'i caused by the lack of affordable housing continues to constitute an emergency under section 127A-14, HRS, and warrants preemptive and protective actions; and

NOW, THEREFORE, I, JOSH GREEN, M.D., Governor of the State of Hawai'i, hereby determine and proclaim that an emergency or disaster contemplated by section 127A-14, HRS, has occurred in the State of Hawai'i, and in order to promote and protect the public health, safety, and welfare of the people of the State of Hawai'i, and to prepare for and maintain the flexibility to take proactive, preventative, and mitigative measures to minimize the adverse impact that the present emergency may cause on the State and to promote the speedy and safe construction of housing and infrastructure which will minimize the adverse impact that the present emergency may cause on the State, and to work cooperatively and in conjunction with federal and county agencies, do hereby invoke the following measures under the Hawaii Revised Statutes:

I. Emergency Proclamation Execution

Pursuant to sections 127A-12(b)(9) and 127A-12(b)(19), HRS, in order to provide emergency relief consistent with the intent of this Proclamation, I hereby direct HHFDC to take appropriate action to support and carry out the intent and purposes of this Proclamation. Without limiting the generality of the foregoing, they may coordinate with and convene stakeholders, including but not limited to applicable state and county agencies, legislators, non-profit and for-profit developers, non-profit housing advocates, the labor and trade industries, and community members, boards, and commissions in order to accelerate permitting processes; eliminate duplication; explore innovative approaches to increase the development of affordable housing, while maintaining health and safety; share best practices; create working groups to advise on the development of affordable housing; coordinate priority housing projects; encourage housing development; and encourage transit-oriented development, among other things.

This Proclamation shall not apply to the area affected by the Lahaina wildfire as shown in the attached map.

II. Affordable Housing Projects

A. Definitions

1. "Housing," for purposes of this Proclamation, shall include:

   a. Conversion of existing residential units to affordable or subsidized units;

   b. Development, redevelopment, or adaptive reuse that results in new residential units offered for sale as owner-occupied units;

c. Development, redevelopment, or adaptive reuse that results in new residential units offered for rental to Hawai'i residents for which the unit will be the renter's principal residence;

d. Development, redevelopment, or adaptive reuse that results in new income restricted residential units;

e. Renovations, rehabilitation, or repair of existing affordable or subsidized units;

f. Renovations, rehabilitation, or repair of existing units that will be offered for sale as owner-occupied units;

g. Renovations, rehabilitation, or repair of existing units that will be offered for rental to Hawai'i residents for which the unit will be the renter's principal residence;

h. Housing projects may include mixed-use/mixed income projects; or

i. Infrastructure that will primarily provide services to housing.

2. "Owner-occupied" means a residential unit that, simultaneous to such ownership, serves as the owner's principal residence for a period of not less than five years; provided that the individual shall retain complete possessory control of the premises of the residential unit during this period unless the possessory control is broken as a result of (1) serious illness of any of the owner-occupants; (2) unforeseeable job or military transfer; (3) unforeseeable change in marital status, or change in parental status; or (4) any other unforeseeable occurrence. An individual shall not be deemed to have complete possessory control of the premises if the individual rents, leases, or assigns the premises for any period of time to any other person in whose name legal title is not held; except that an owner shall be deemed to have complete possessory control even when the owner conveys or transfers the unit into a trust for estate planning purposes and continues in the use of the premises as the owner's principal residence during this period.

3. "Principal residence" is used as defined by the State of Hawai'i Department of Taxation.

4. An "affordable housing project" is:

   a. A housing project that has entered into an agreement with HHFDC pursuant to chapter 201H, HRS;

   b. A housing project that has executed a declaration of restrictive covenants under Revised Ordinances of Honolulu chapter 32 ("Bill 7 projects");

c. A housing project that involves the county pursuant to section 46-15.1, HRS, or which is subject to any county ordinance or funding appropriation that has an income restriction requirement otherwise applicable by law; or

d. A housing project which desires to utilize the exemption from Section 46-4, HRS, County Zoning, and which intends to apply to HHFDC for Low Income Housing Tax Credits (LIHTC) and enters into an agreement with HHFDC under the LIHTC program at a later date. Certification under this Proclamation shall be subject to the receipt of a LIHTC award from HHFDC.

5. "Certified affordable housing project" is a housing project that HHFDC has certified is:

   a. An affordable housing project;

   b. At least 60% of the total units will be offered for sale or rent to applicants who earn 0% to 140% of the area median income ("AMI") as determined by the United States Department of Housing and Urban Development; and

   c. Has entered into an agreement to pay all mechanics and laborers employed on the project minimum prevailing wages for the corresponding work classifications as determined by the Director of the Department of Labor and Industrial Relations pursuant to Chapter 104, HRS, subject to the project labor agreement in place, or otherwise required to pay prevailing wages for the duration of the project until it is completed.

6. "State affordable housing project" or a "county affordable housing project" is an affordable housing project in which the land is owned by the state or county and either the project is subject to an affordability restriction whether through a development agreement or funding appropriation, or the housing units are owned or have the potential to be owned by right of first refusal by one of the following state housing agencies: Hawaii Public Housing Authority, Hawaii Housing Finance and Development Corporation, or Hawaii Community Development Authority, or any county or county agency.

B. Application of this Proclamation

1. State affordable housing projects or county affordable housing projects may proceed under this Proclamation.

2. State or county agencies with responsibility for the administration, regulation, production, or infrastructure to support housing may proceed under this Proclamation for purposes of recruitment of personnel and procurement.

3. All other affordable housing projects may apply for consideration to proceed under this Proclamation through certification by HHFDC.

4. Certification as an affordable housing project will be valid from the date of certification until the earlier of three years or substantial commencement of the project.

III. Path Forward

Pursuant to sections 127A-12(b)(1) and (4), HRS, I call on the state and county agencies to cooperate and to forge paths forward to address the affordable housing crisis. The State and the counties should be engaging in discussions regarding mutual aid agreements and what assistance can be provided to speed up the processes that impede the creation of housing across the state.

Pursuant to sections 127A-12(b)(4), (9), (11), (16), and (19), HRS, I direct all state agencies to make the review, planning, approval, and processing of permits related to affordable housing a priority.

IV. Suspension of Laws

Section 127A-13(a)(3), HRS, **Additional Powers in an Emergency Period**, to the extent necessary to expedite the construction, repair, renovation, and occupancy of affordable housing and infrastructure projects intended to provide emergency relief under this Proclamation, I hereby suspend the following statutes and regulations:

Section 26-35(a)(4), HRS, **Administrative supervision of boards and commissions**.

Section 37-41, HRS, **Appropriations to Revert to State Treasury; Exceptions**.

Section 37-74(d), HRS, **Program Execution**, except for sections 37-74(d)(2) and 37-74(d)(3), and any such transfers or changes considered to be authorized transfers or changes for purposes of section 34-74(d)(1) for legislative reporting requirements.

Section 40-66, HRS, **Appropriations Lapse**.

Section 46-1.5, HRS, **General Powers and Limitation of the Counties**, and related county code(s), as it applies to the authority to impose impact fees relating to wastewater connection and park dedication for certified affordable housing projects or state or county affordable housing projects, subject to the approval of the county planning director; to the authority to issue agreements, contracts, and leases related to state or county affordable housing projects; and, to the extent necessary to allow for the development of adaptive reuse projects without natural light or natural ventilation that are inconsistent with current building codes, subject to the approval of the county building official.

Section 46-4, HRS, **County Zoning**, and related county code(s), to the extent necessary to allow the construction of multi-family residential affordable housing units on any lot that is zoned for commercial or mixed commercial use, subject to the approval of the county planning director.

Section 46-142.5, HRS, **School Impact Districts; New Building Permit Requirements**, as it applies to certified affordable housing projects or state or county affordable housing projects.

Section 46-143, HRS, **Impact Fee Calculation**, as it applies to the imposition of impact fees relating to wastewater connection and park dedication for certified affordable housing projects or state or county affordable housing projects.

Section 46-146, HRS, **Time of Assessment and Collection of Impact Fees**, as it applies to impact fees relating to wastewater connection and park dedication for certified affordable housing projects or state or county affordable housing projects.

Chapter 76, HRS, **Civil Service Law**, to the extent necessary to allow for qualified personnel or contractors to be hired that would be directly involved in the construction, development, or redevelopment of housing, the filling of public housing vacancies, the processing of housing vouchers, or the processing of development related permits, licenses, or approvals, pursuant to the attached emergency rules.

Chapter 89, HRS, **Collective Bargaining in Public Employment**, to the extent necessary to allow for personnel or contractors to be hired that would be directly involved in the construction, development, or redevelopment of housing, the filling of public housing vacancies, the processing of housing vouchers, or the processing of development related permits, licenses, or approvals.

Chapter 89C, HRS, **Public Officers and Employees Excluded from Collective Bargaining**, to the extent necessary to allow for personnel or contractors to be hired that would be directly involved in the construction, development, or redevelopment of housing, the filling of public housing vacancies, the processing of housing vouchers, or the processing of development related permits, licenses, or approvals.

Section 103-2, HRS, **General Fund**.

Chapter 103D, HRS, **Hawaii Public Procurement Code**, to the extent that the department or agency has determined that it is not practicable or advantageous to procure the services required via traditional procurement methods and the procurement promotes the construction, development, redevelopment, repair, renovation, and occupancy of housing. The suspension is for the solicitation process only and is subject to the attached emergency rules.

Section 104-2(i)(3), HRS, **Applicability; wages, hours, and other requirements**.

Section 107-24(c), HRS, **Authority and duties of the council**, to the extent necessary to suspend the ability of the State Building Code Council to amend or update

the Hawai'i state building codes to allow for consistency and stability in the construction of housing. Counties may still update county building codes.

Section 107-27(a), HRS, **Design of state buildings**, to the extent necessary to suspend the requirement for state building designs to comply with the Hawai'i state building codes.

Section 107-28, HRS, **County authority to amend and adopt the Hawai'i state building codes without council approval**, to the extent necessary to suspend the two-year default deadline for counties to adopt state building codes. Counties may still update county building codes.

Section 107-31, HRS, **State building code; compliance.**

Section 127A-30, HRS, **Rental or sale of essential commodities during a state of emergency; prohibition against price increases**, because the automatic, statewide invocation of this provision is not needed for this emergency. The invocation and suspension of section 127A-30, HRS, contained in any other proclamation are not affected by this Proclamation.

Section 201H-36(a)(5)(A), HRS, **Exemption from general excise taxes**.

Section 201H-38(a)(3), HRS, **Housing development; Exemption from statutes, ordinances, charter provisions, and rules**, that require approval of the legislative body of the county in which the housing project is situated. This exemption shall be applicable to only state or county affordable housing projects that receive approval of HHFDC.

Chapter 237, HRS, **General Excise Tax Law**, for Department of Hawaiian Home Lands (DHHL) projects for newly constructed, or moderately or substantially rehabilitated, housing for beneficiaries.

Sections 302A-1601 to 1612, HRS, **School Impact Fees** for DHHL or its contracted developers on DHHL owned land and new affordable housing developments within a designated school impact district undertaken by certified affordable housing projects or state or county affordable housing projects.

Sections 601-1.5, 708-817, 708-818, 708-820(1)(c), 708-830.5(1)(d), 708-840(1)(c) and (d), HRS, to the extent these sections contain provisions for the suspension, tolling, extension, or granting of relief from deadlines, time schedules, or filing requirements in civil, criminal, or administrative matters before the courts of the state or to the extent that these sections contain provisions for criminal penalties that are automatically heightened by reasons of any declared disaster or emergency.

Pursuant to section 127A-25, HRS, I hereby adopt the Rules Implementing the Eleventh Proclamation Relating to Affordable Housing attached hereto. These rules shall have the force and effect of law.

V. State Cooperation

Pursuant to section 127A-12(b), HRS, I hereby direct all state agencies and officers to cooperate with and extend services, materials, and facilities as may be required to assist in all efforts to address the objectives of this Proclamation.

VI. Severability

If any provision of this Proclamation is rendered or declared illegal for any reason, or shall be invalid or unenforceable, such provision shall be modified or deleted, and the remainder of this Proclamation and the application of such provision to other persons or circumstances shall not be affected thereby but shall be enforced to the greatest extent permitted by applicable law.

VII. Enforcement

No provision of this Proclamation, or any rule or regulation hereunder, shall be construed as authorizing any private right of action to enforce any requirement of this Proclamation, or of any rule or regulation. Unless the Governor, Director of Emergency Management, or their designee issues an express order to a non-judicial public officer, no provision of this Proclamation, or any rule or regulation hereunder, shall be construed as imposing any ministerial duty upon any non-judicial public officer and shall not bind the officer to any specific course of action or planning in response to the emergency or interfere with the officer's authority to utilize his or her discretion.

I FURTHER DECLARE that this Proclamation is not intended to create, and does not create, any rights or benefits, whether substantive or procedural, or enforceable at law or in equity, against the State of Hawai'i, the counties of this State, or any State or County agencies, departments, entities, officers, employees, or any other person.

I FURTHER DECLARE that the disaster emergency relief period shall commence immediately and continue through April 5, 2025, unless terminated or superseded by a separate proclamation, whichever shall occur first.

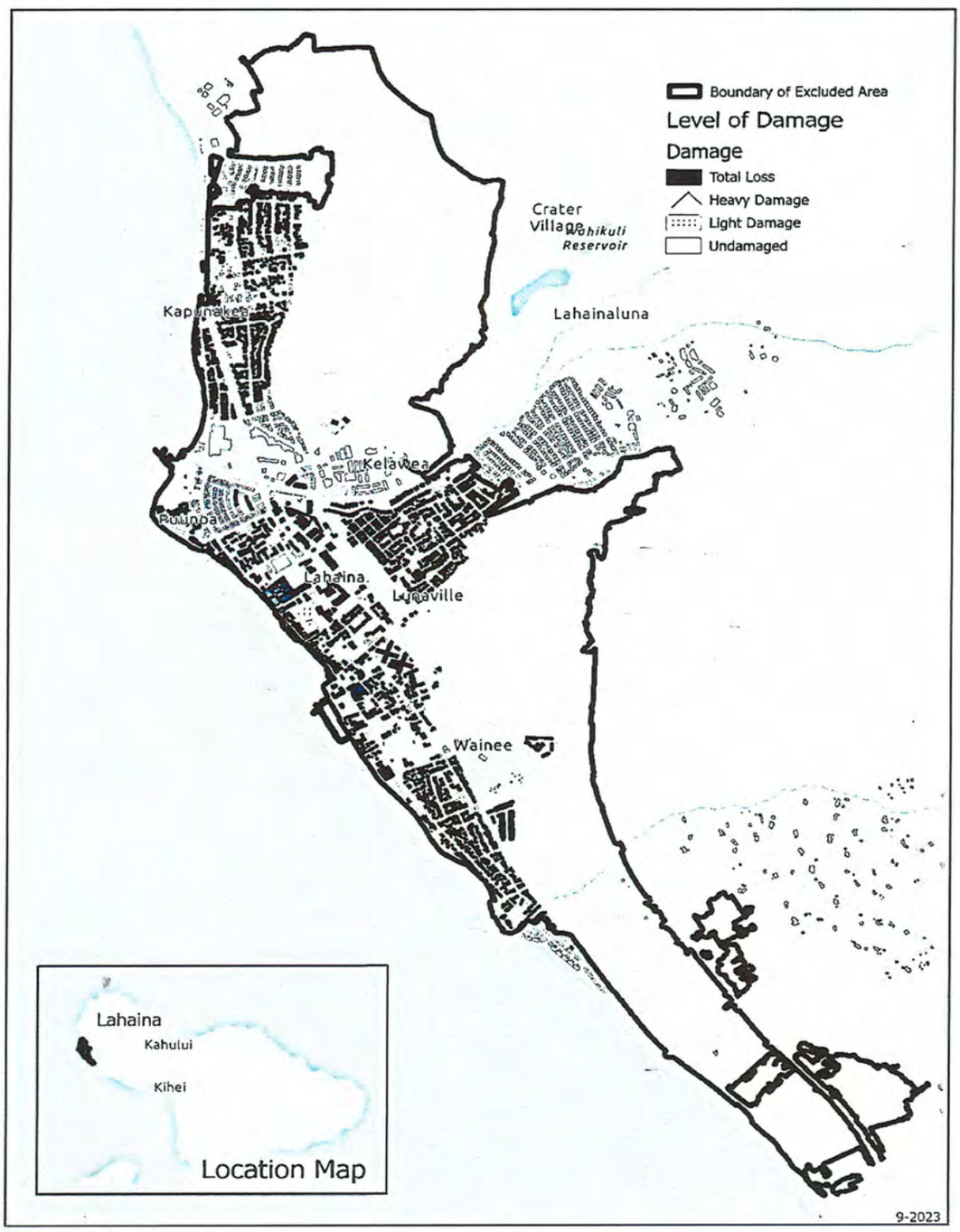
Done at the State Capitol, this 4th day of February, 2025

Josh Green, M.D.
Governor of Hawai'i

APPROVED:

Anne E. Lopez
Attorney General
State of Hawai'i

Map of the Area Affected by the Lahaina Wildfire Excluded Under the Eleventh Proclamation Relating to Affordable Housing



Rules Relating to the Implementation of the Eleventh Proclamation Relating to Affordable Housing

§ 1 Purpose and Authority

§ 2 Definitions

§ 3 Applicability of Proclamation and

§ 4 Rules Application of Suspended Laws

A. Chapter 76, HRS, Officers and Employees

B. Chapter 103D, HRS, Hawaii Public Procurement Code

C. Section 201H-38(a)(3), HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules.

§ 1 Purpose and Authority

These rules are intended to expedite the construction, development, and redevelopment of affordable housing under the Eleventh Proclamation Relating to Affordable Housing ("Proclamation").

These rules are adopted pursuant to sections 127A-11, 12, 13, and 25, Hawaii Revised Statutes (HRS), to respond to the affordable housing emergency declared by the Governor and have the force and effect of law.

§ 2 Definitions

"Agency" means any department, office, board, or commission of the state or county government that is part of the executive branch of that government.

§ 3 Applicability of Proclamation and Rules

Certified affordable housing projects not subject to the state or county regulations suspended under the Proclamation shall still meet minimum requirements for health and safety, including applicable floodplain management powers and duties necessary for National Flood Insurance Program participation.

§ 4 Application of Suspended Laws

A. Chapter 76, HRS, Officers and Employees

1. Recruitment and hiring of employees under the Proclamation shall follow, to the extent possible, the principles set forth in section 76-1, HRS.

No person shall be discriminated against in examination, appointment, reinstatement, reemployment, promotion, transfer, demotion, or removal, with respect to any position when the work may be efficiently performed by the person without hazard or danger to the health and safety of the person or others;

2. All positions established under the Proclamation may be exempt from civil service and may be converted to civil service positions at the discretion of the appointing authority. Exempt positions and appointments converted to civil service shall comply with Department of Human Resources Development Policy and Procedure 1000.002 except that all employees converted shall be treated as if they had occupied the position for a minimum of one (1) year. It is the appointing authority's discretion to use an existing established civil service or exempt position or to establish a new position to hire under the Proclamation.

3. Prior to hiring any employee under the Proclamation, the appointing agency shall determine that:

   a. The employee would be directly involved in the construction, development, or redevelopment of housing, the filling of public housing vacancies, the processing of housing vouchers, or in the processing of development-related permits, licenses, or approvals; and

   b. It would be impractical or untimely to hire the employee under the civil service system under chapter 76, HRS.

4. The appointing agency shall ensure that all employees hired under the Proclamation meet the following:

   a. Persons seeking employment meet the requirements necessary for the safe and efficient performance of the duties of the position for which they are being hired;

   b. Each employee is able to perform their duties satisfactorily; and

   c. Each employee is qualified to perform the duties and functions of the position that they are being hired into.

B. Chapter 103D, HRS, Hawaii Public Procurement Code

Prior to utilizing the suspension of chapter 103D, HRS, the department has determined that it is not practicable or advantageous to procure the services required via traditional procurement methods. This suspension is for the solicitation process only. Pursuant to section 103D-310(c), HRS, and section 3-122-112, Hawaii

Administrative Rules, the procuring officer shall verify compliance (i.e., vendor is required to provide proof of compliance and may use the Hawaii Compliance Express) for all contracts awarded. Copies of the compliance and the award posting are required to be documented in the procurement/contract file.

The award is required to be posted on the Hawaii Awards and Notices Data System (HANDS) pursuant to Procurement Circular PC2019-05 within seven days after award.

C. Section 201H-38(a)(3), HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules.

Section 201H-38(a)(3), HRS, is suspended to allow the county in which a state affordable housing project or county affordable housing project is to be situated to approve the project, with or without modifications, without requiring the county council to approve, approve with modification, or disapprove the project by resolution. Instead, the county may approve, approve with modification, or disapprove the project through action of the county planning director within forty-five days of the receipt of HHFDC approval. If on the forty-sixth day a project is not disapproved, it shall be deemed approved by the county planning director.

KAIAHALE ʻO KAHILUHILU SUMMARY



Rendering of Kaiahale ʻo Kahiluhilu from Kaʻahumanu Avenue, looking south.

Kaiahale ʻo Kahiluhilu is the residential affordable housing component of the proposed Kahului Civic Center Mixed-Use Complex at 153 West Kaʻahumanu Avenue (portion of Tax Map Key (TMK) (2) 3-7-004: 003). The Kahului Civic Center Mixed-Use Complex will include the Kaiahale ʻo Kahiluhilu residential affordable housing component and a State civic center component.

This summary describes the Kaiahale ʻo Kahiluhilu residential affordable housing component which is being processed pursuant to Section 2021H-38, Hawaii Revised Statues (HRS). The State civic center component is not being processed pursuant to Section 2021H-38, HRS.

The site is adjacent to the Kahului Transit Center and within walking distance of jobs, schools, recreation, shopping, and other basic needs and services. Attachment 1 contains a location and surrounding uses map and Attachment 2 contains a TMK map.

In the Hawaiian language, *kaiahale* refers to a group of houses and *hiluhilu* connotes dignified elegance. Therefore, the name Kaiahale ʻo Kahiluhilu, means homes that bestow residents with a sense of dignity and grace.

Kaiahale ʻo Kahiluhilu will include a total of 303 units:

- 301 rental apartments affordable to households earning between 30-60% of the Area Median Income (AMI) for Maui and
- Two non-revenue (staff) units.

The Applicant, HKI Kahului Kaiahale LLC (an affiliate of EAH Housing) will construct Kaiahale ʻo Kahiluhilu in two phases. Phase 1 is a U-shaped building with 197 units; Phase 2 is an L- shaped building with 106

units. Each building will be six stories (five levels above one level of surface parking) and will include a mix of 1-, 2-, and 3-bedroom units. Residential amenities will be on the first and second levels, and will include an on-site property management office, multi-purpose room, laundry room, fitness center, recreation deck, social service room, work/study room, dog park, and children's play area. The project will include 298 vehicle parking spaces, 22 short-term bicycle parking spaces, and 196 long-term bicycle parking spaces. Refer to Attachment 4 for a site plan and project renderings. Attachment 5 contains outline specifications.

The State of Hawai'i, Hawai'i Housing Finance and Development Corporation (HHFDC) controls the project site via Executive Order No. 4590. Pursuant to a Development Agreement executed between HHFDC and the Applicant will develop and operate the affordable rental housing for a period of up to 99 years.

As part of the 201H application, the Applicant is requesting:

- Exemptions from various development standards and fees pursuant to Section 201H-38, HRS; and
- Suspension of certain HRS sections pursuant to Governor's Eleventh Proclamation Relating to Affordable Housing (Dated February 4, 2025, or as amended under future proclamations)

Attachment 6 contains a complete list of requested 201H exemptions and HRS suspensions.

The State of Hawai'i Department to Accounting and General Services (DAGS) will develop the civic center component on the southwestern portion of TMK (2) 3-7-004: 003. The 72,600-square-foot civic center is proposed to include office space for State agencies (50,832 square feet), classrooms for the State of Hawai'i Department of Education's (DOE) McKinley Community School for Adults (9,113 square feet), a Hawai'i State Public Library System (HSPLS) innovation center (12,655 square feet), and a 190-stall, five-story parking structure.

In December 2024, the Applicant, along with DAGS submitted a Special Management Area (SMA) Use Permit Application for Kaiahale 'o Kahiluhilu and the civic center to the Maui County Planning Department. See Attachment 2 for a TMK map that delineates the affordable housing and civic center components of the SMA Use Permit Application.

Summary Table – Kaiahale 'o Kahiluhilu

Address TMK	153 West Ka'ahumanu Avenue, Kahului, Hawai'i, 96732 TMK (2) 3-7-004: 003 (portion)
TMK Project site	242,716 square feet 148,241 square feet
Total Units	Phase 1: 197 Phase 2: 106 Total: 303

Affordability	Rental	Of the 303 rental units: • 17 units (6% of total units) will be restricted to rental rates affordable to households earning no more than 30% of the AMI; • 83 units (27% of total units) will be restricted to rental rates affordable to households earning no more than 50% of the AMI; • 201 units (66% of total units) will be restricted to rental rates affordable to households earning no more than 60% of the AMI; • 2 units (<1% of total units) will be non-revenue (staff) units. *Apartment rents will be maintained at the above affordable rates for a period of up to 99 years.*
Project total		Residential Area: 257,296 gross square feet Common Area: 74,313 gross square feet Parking: 42,409 gross square feet Total: 374,018 gross square feet
Parking:		Phase 1: 176 spaces Phase 2: 122 spaces Total: 298 spaces
Stories/Heights		Phase 1: 6 stories; 74' - 6" high Phase 2: 6 stories: 74’ - 6” high
Infrastructure and Environment		<u>Water System</u> A water service request for the proposed project was submitted to the County of Maui Department of Water Supply (DWS) in July 2024; however, as of March 06, 2025, a DWS response has not yet been received. DWS is checking the capacity of its systems to serve the proposed project and determining the potential for an exemption from Hawai‘i Administrative Rules (HAR) Title 16, Chapter 201 criteria limiting the amount of water that may be requested by an applicant. Additionally, DWS cannot provide advance confirmation regarding water system adequacy until the building permit application process. <u>Wastewater</u> A wastewater service request for the site was submitted to the County of Maui Department of Environmental Management (DEM) in July 2024 and a subsequent response was received later that month. The response indicates that the proposed connection through the Kahului Transit Center’s lateral is acceptable, provided that an easement and agreement letter from the owner are obtained. DEM indicated that the current gravity collection system trunk lines, Wailuku-Kahului Wastewater Reclamation Facility, and Kahului Wastewater Pump Station all have adequate capacity to service the project’s preliminary wastewater flow projections. However, final approval for connection to the County wastewater system will not be issued until final capacity is verified during the building permit process. <u>Electricity</u> A service request with schematic stage calculations and design has been submitted to the Maui Electric Company (MECo), a subsidiary of the Hawaiian Electric Company (HECO). On March 7, 2025, MECo confirmed that there are electrical facilities available to service this project. MECo indicated that they’re in general agreement with the proposed service connection points and have capacity to service the proposed project. As design progresses, updated

	calculations and design will be forwarded to MECo for further review and refinement of requirements. <u>Telephone, Television and Data</u> Hawaiian Telcom (HTCO) (March 7, 2025) and Spectrum (March 6, 2025) advised they will be able to provide service for the project. HTCO and Spectrum will conduct further review as the design progresses.
Hawaii Revised Statutes Chapter 343: Hawaii Environmental Policy Act	On May 2, 2022, HHFDC approved the Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact (Final EA). The Final EA was published in the May 8, 2022, edition of the Environmental Review Program's *The Environmental Notice*. The Final EA addressed potential impacts and mitigation measures for the full build-out of the Kahului Civic Center Mixed-Use Complex. On December 2, 2024, HHFDC determined that no additional environmental review is required pursuant to Section 11-200.1-11. Notification of the determination was published in the December 23, 2024, edition of the Environmental Review Program's *The Environmental Notice.*
National Environmental Policy Act (NEPA)	The Applicant will comply with NEPA requirements if applicable as a condition of funding.
Requested 201H Exemptions and HRS Suspensions	See Attachment 6
Construction Period	Phase 1: February 2027 – January 2029 Phase 2: April 2027 – March 2029



KAIAHALE ‘O KAHILUHILU
KAHULUI CIVIC CENTER RESIDENTIAL

153 W. KAAHUMANU AVENUE, KAHULUI, HI 96732

201H - DESIGN PACKAGE 02/14/2025

lowney arch

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A0.3B	201H - PHASING PLAN
A0.4B	201H - OVERALL SITE PLAN
A1.1	GROUND FLOOR PLAN
A1.2	AMENITY LEVEL 2 PLAN
A1.3	TYPICAL RESIDENTIAL LEVEL 3-6 PLAN
A1.4	ROOF PLAN
A1.5	TYPICAL UNIT PLANS
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	BUILDING ELEVATIONS
A2.4	BUILDING SECTIONS
A3.1	AERIAL PERSPECTIVE FROM W KAAHUMANU AVE TOWARDS MAUKA VIEWS
A3.2	AERIAL PERSPECTIVE FROM VEVAU STREET TOWARDS MAKAI VIEWS
A3.3	FRONT VIEW FRONT ACROSS WEST KAAHUMANU AVENUE
A3.4	VIEW TO AMENITY DECK AND KAHULUI BAY

SHEET TOTAL: 28

PROJECT UNIT MIX

PHASE 1

	UNITS/FLOOR	1 BED	2 BED	3 BED	AMENITY SPACES	FAR SF**	RESIDENTIAL GSF	COMMON GSF	PARKING GSF	TOTAL AREA GSF*
L1	0	0	0	0	Lobby, Multipurpose, Storages, Computer Lab, Laundry, Long-term Bicycle Parking, Social Services, Work/Study, Management Offices, Mail Room.	14,047		17,283	25,028	42,311
L2	37	14	21	2	Recreation Deck (outdoor), Lounge, Fitness.	39,399	30,950	8,609		39,559
L3	40	14	24	2		39,374	33,798	5,733		39,531
L4	40	14	24	2		39,374	33,798	5,733		39,531
L5	40	14	24	2		39,374	33,798	5,733		39,531
L6	40	14	24	2		39,374	33,798	5,733		39,531
TOTAL	**197**	**70**	**117**	**10**		**210,942**	**166,142**	**48,824**	**25,028**	**239,994**
UNIT MIX		35.5%	59.4%	5.1%						

PHASE 2

	UNITS/FLOOR	1 BED	2 BED	3 BED	AMENITY SPACES	FAR SF**	RESIDENTIAL GSF	COMMON AREA GSF	PARKING GSF	TOTAL AREA GSF*
L1	0	0	0	0	Lobby, Mail Room.	3,915		5,668	17,381	23,049
L2	18	4	12	2	Recreation Deck (outdoor), Lounge, Fitness, Laundry.	22,066	16,190	6,037		22,227
L3	22	8	12	2		22,028	18,741	3,446		22,187
L4	22	8	12	2		22,028	18,741	3,446		22,187
L5	22	8	12	2		22,028	18,741	3,446		22,187
L6	22	8	12	2		22,028	18,741	3,446		22,187
TOTAL	**106**	**36**	**60**	**10**		**114,093**	**91,154**	**25,489**	**17,381**	**134,024**
UNIT MIX		34.0%	56.6%	9.4%						

PHASE 1 + PHASE 2

TOTAL	**303**	**106**	**177**	**20**	**325,035**	**257,296**	**74,313**	**42,409**	**374,018**
		35.0%	58.4%	6.6%					

**Excludes Roof Deck*
***Excludes parking garage, elevator/vent shafts, common walkways and other exterior common areas in multi-family and commercial structures, such as stairways, breezeways and fire escapes*

NOTE:
1. FAR SF was calculated using the definition of floor area in the Maui Zoning Code.
2. AREA GSF was calculated using HHFDC Area Measurement Standards for Calculating Development Costs.

BUILDING AREA

LOT AREA (WITHIN CPR BOUNDARY)	148,241 SF
ALLOWABLE COVERAGE RATIO	N/A
PROPOSED COVERAGE RATIO	
PHASE 1 BUILDING AREA	26.8% (39,741 SF)
PHASE 2 BUILDING AREA	14.6% (21,627 SF)
TOTAL	41.4% (61,368 SF)
ALLOWABLE FAR	2.0
PROPOSED FAR	2.2 *

**The project will request a 201H exemption*

MAX. ALLOWABLE BUILDING HEIGHT	90'
PROPOSED BUILDING HEIGHT	74'-6"
TOTAL PARK DEDICATION AREA	**14,696 SF** *
PHASE 1	
MULTI-PURPOSE ROOM	1,600 SF
ACTIVITY ROOM	1,047 SF
FITNESS ROOM	781 SF
RECREATION DECK	4,292 SF
SUBTOTAL	7,720 SF
PHASE 2	
ACTIVITY ROOM	792 SF
FITNESS ROOM	508 SF
RECREATION DECK	2,046 SF
PLAYGROUND	2,135 SF
DOG PARK	1,495 SF
SUBTOTAL	6,976 SF

**The project will request a 201H exemption*

ADA UNIT MIX

REQUIRED: MOBILITY 5%, HEARING 2% FOR EACH BUILDING.

PHASE 1 (TOTAL 197 UNITS)

	MOBILITY			MOBILITY+HEARING	HEARING			
	1 BED-A	2 BED-A	3 BED-A	2 BED-A	1 BED	2 BED	3 BED	UNITS/FLOOR
L2	1	0	1	1	1	1	1	6
L3	1	1	1	0	0	0	0	3
L4	1	1	1	0	0	0	0	3
L5	0	1	0	0	0	0	0	1
L6	0	0	0	0	0	0	0	0
	3	**3**	**3**	**1**	**1**	**1**	**1**	
PROVIDED	**10 UNITS WITH MOBILITY (5%) + 4 UNITS WITH HEARING (2%)**							
TOTAL								**13**

PHASE 2 (TOTAL 106 UNITS)

	MOBILITY			MOBILITY+HEARING	HEARING			
	1 BED-A	2 BED-A	3 BED-A	3 BED-A	1 BED	2 BED	3 BED	UNITS/FLOOR
L2	1	1	0	1	1	1	0	5
L3	1	1	0	0	0	0	0	2
L4	0	1	0	0	0	0	0	1
L5	0	0	0	0	0	0	0	0
L6	0	0	0	0	0	0	0	0
	2	**3**	**0**	**1**	**1**	**1**	**0**	
PROVIDED	**6 UNITS WITH MOBILITY (5%) + 3 UNITS WITH HEARING (2%)**							
TOTAL								**8**

PHASE 1 + PHASE 2

TOTAL	**21**

PROJECT PARKING MIX

PARKING - TOTAL 298 STALLS*

	STANDARD	COMPACT**	ADA	SUBTOTAL
PHASE 1	72 (5 for Business)	96	8 (2 are ADA VAN)	176
PHASE 2	65 (1 for Business)	50	7 (2 are ADA VAN)	122
TOTAL	137 (6 for Business)	146	15 (4 are ADA VAN)	**298**

PARKING RATIO (303 UNITS): 0.98

**The project will request a 201H exemption for parking stalls requirement*
***The project will request a 201H exemption to allow compact stalls*
(compact stalls size: 16ft in length and 7ft-6in in width)

EV-READY PARKING:

PHASE 1	11 SPACES
PHASE 2	7 SPACES
TOTAL	**18 SPACES**

LOADING - TOTAL 4 STALLS

	PHASE 1	PHASE 2	TOTAL
12' X 35'	2	2	**4**

BIKE PARKING: 196 STALLS

	SHORT-TERM	LONG-TERM	SUBTOTAL
PHASE 1	14	128	142
PHASE 2	8	68	76
TOTAL	22	196	**218**

lowney arch

201H DRAWING INDEX AND RESIDENTIAL PHASE MATRIX SUMMARY

KAIAHALE ʻO KAHILUHILU -02/14/2025

G0.1B

ZONING

PROJECT INFORMATION
SITE LOCATION:
153 West Kaahumanu Ave, Kahului HI 96732
TMK:
(2) 3-7-004: 003 (Portion)
LAND AREA:
242,716 SF (5.572 acres)
PROJECT SITE (WITHIN CPR BOUNDARY):
148,241 SF (3.403 acres)
STATE LAND USE CLASSIFICATION:
Urban
COUNTY ZONING DISTRICT:
B-2 Business Community
WAILUKU-KAHULUI COMMUNITY PLAN:
B - Business Commercial
MAUI ISLAND PLAN:
Urban
SPECIAL MANAGEMENT AREA:
Yes, within SMA
FLOOD ZONE:
X
TSUNAMI EVACUATION ZONE
Yes

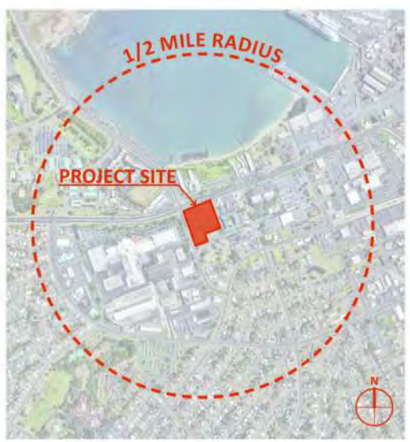
PERMITTED USES
19.18.020 - Permitted Uses
FOR THE B-2 BUSINESS COMMUNITY DISTRICT:

Educational Institutions:	Permitted
General Office:	Permitted
Libraries:	Permitted
Multifamily dwellings, duplexes:	Permitted
Parking Structures:	Permitted

ALLOWABLE DENSITY
19.18.050 - Development Standards
MAXIMUM BUILDING HEIGHT:90'
FLOOR AREA RATIO (FAR): 200% (2.0)*
MAXIMUM LOT COVERAGE:N/A
**The project will request a 201H exemption*

BUILDING SETBACK
19.18.050 - Development Standards
REQUIRED YARD:
Front: None
Side & Rear: 0, or the same as the adjoining zoning category, whichever is greater.

ACCESSORY STRUCTURES WITHIN SETBACK AREA:
Mailboxes, trash enclosures, boundary walls, and ground signs must not exceed 8 feet in height, except for signs for which a greater height is allowed under Chapter 16.13



OFF-STREET PARKING
Chapter 19.36B - Off-Street Parking and Loading
HOUSING:
Floor area of dwelling unit in square feet:
2, Under 3,000*
COMMERCIAL, BUSINESS, OR INDUSTRIAL:
General Office:
1 per 500 sf, provided that the minimum shall be 3
**The project will request a 201H exemption for parking stalls requirement*

MINIMUM PARKING DIMENSIONS:
Standard: 8.5'x18', 7' vertical clearance*
Standard (parallel): 8.5'x22', 7' vertical clearance
**The project will request a 201H exemption to allow compact stalls*

LOADING
Chapter 19.36B - Off-Street Parking and Loading
Loading spaces shall be provided according to the following tablefor each building or use with a floor area two thousand square feet or greater within all zoning districts, excluding the dwelling floor area in each building containing one or more dwelling units:

Floor Area	Small	Medium	Large
2,000-5,000 sf	1 space		
5,001-10,000 sf		1 space	
10,001-20,001 sf	1 space	1 space	
20,001-50,001 sf		1 space	1 space
More than 50,000 sf			2 spaces

Small: 8.5'x19', 10' vertical clearance
Medium: 12'x25', 14' vertical clearance
Large: 12'x35', 14' vertical clearance

LANDSCAPING (19.36B.080)
To provide shade, visual screening, and aesthetics, landscaping shall be provided for all parking areas in all zoning districts.

- A planted area with a minimum size of four-feet wide in the front and two-feet wide on the sides and rear shall be provided around the area containing parking spaces, loading spaces, and aisles, except where vehicles access the property or where buildings are situated between the parking area and roadways or an adjacent lot.
- One tree shall be provided in the parking area for every five parking spaces, distributed as evenly as practicable throughout the parking area and appropriately maintained to provide maximum shade to the extent practicable.
- Any parking space that is completely covered by another parking space located directly above it, such as in a parking garage, may be excluded.
- Required trees may be planted elsewhere on the lot if it is not practicable for them to be planted in the parking area.
- In addition to any required landscaping, at the parking space terminus of standard-sized non-parallel parking spaces, up to two feet of the pavement may be replaced with landscaping

Parking modification, reduction, or deferral (19.36B.110)
For any proposed use, the director may reduce by up to 50 percent the number of the required parking spaces and loading spaces after making a written determination that adequate parking will be reasonably provided. At least one of the following criteria must be met for the director to determine that parking will be reasonably provided:

- One of the following is located within two thousand five hundred feet of the proposed use and can provide parking for the proposed use:
  a. A publicly owned off-street parking lot; or
  b. Other parking that is available to the public and is not used to otherwise fulfill the parking requirements of this chapter.
- There is nearby transit, pedestrian, or bicycle access and bicycle parking, and safe access is provided for pedestrians.

INTERNATIONAL BUILDING CODE

BUILDING DESCRIPTION	NEW BUILDINGS
OCCUPANCY CLASSIFICATION	R-2, S-2, A-3, B
CONSTRUCTION TYPE	LEVEL 1: TYPE IA LEVEL 2-6: TYPE IIIB
ALLOWABLE AREA	BUILDING 1: TYPE IA: UL; TYPE IIIB R-2: 240,000 SF BUILDING 2: TYPE IA: UL; TYPE IIIB R-2: 240,000 SF
ALLOWABLE HEIGHT	TYPE IIIB, SPRINKLERED, GROUP R: 75', 5 STORIES
PROPOSED HEIGHT	74'-6", TYPE IA: 1 STORIES, TYPE IIIB: 5 STORIES
HORIZONTAL SEPARATION PER IBC 510.2	3 HOUR, BETWEEN L1 AND L2
SPRINKLER TYPE	NFPA 13 SPRINKLERED PER IBC 903.3.1.1

FIRE RESISTANCE RATING REQUIREMENT (HOURS)
PER IBC TABLE 601, IA

PRIMARY STRUCTURAL FRAME	3
BEARING EXTERIOR WALLS	3
BEARING INTERIOR WALLS	3
NON-BEARING EXTERIOR WALLS	SEE FIRE RESISTANCE RATING BELOW
NON-BEARING INTERIOR WALLS AND PARTITIONS...	0...

FIRE RESISTANCE RATING FOR NON-BEARING EXTERIOR WALLS
PER IBC TABLE 602, IA

X>30 TO N OTHERSIDE OF PUBLIC WAY	0
X>30 TO W OTHERSIDE OF PUBLIC WAY	0
X>30 TO S OTHERSIDE OF PUBLIC WAY...	0...

FIRE RESISTANCE RATING REQUIREMENT (HOURS)
PER IBC TABLE 601, IIIB

PRIMARY STRUCTURAL FRAME	0
BEARING EXTERIOR WALLS	2
BEARING INTERIOR WALLS	0
NON-BEARING EXTERIOR WALLS	SEE FIRE RESISTANCE RATING BELOW
NON-BEARING INTERIOR WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION...	0...

FIRE RESISTANCE RATING FOR NON-BEARING EXTERIOR WALLS
PER IBC TABLE 602, IIIB

X>30 TO N OTHERSIDE OF PUBLIC WAY	0
X>30 TO W OTHERSIDE OF PUBLIC WAY	0
X>30 TO S OTHERSIDE OF PUBLIC WAY...	0...

OCCUPANCY SEPARATION
PER IBC TABLE 508.4, SPRINKLERED

GROUP A & R	1
GROUP A & B	1
GROUP R & S-2...	1...

CORRIDOR FIRE-RESISTANCE RATING (HOUR)
PER IBC SECTION 708.3 EXCEPTION 1, 2 & TABLE 1020.1

GROUP R, SPRINKLERED	0.5
GROUP A & B, SPRINKLERED	0
GROUP S, SPRINKLERED	0

DWELLING UNITS FIRE PARTITIONS RATING REQUIREMENT (HOURS) PER IBC 708.3	1
DWELLING UNITS HORIZONTAL SEPARATION RATING REQUIREMENT (HOUR) PER IBC 711.2.4.3	1

INTERIOR FINISH
PER IBC TABLE 803.13 SPRINKLERED

GROUP A-2	
INTERIOR EXIT STAIRWAY & PASSAGEWAYS	B
CORRIDOR & ENCLOSURE FOR EXIT ACCESS	B
ROOMS	C
GROUP B	
INTERIOR EXIT STAIRWAY & PASSAGEWAYS	B
CORRIDOR & ENCLOSURE FOR EXIT ACCESS	C
ROOMS	C
GROUP R-2	
INTERIOR EXIT STAIRWAY & PASSAGEWAYS	C
CORRIDOR & ENCLOSURE FOR EXIT ACCESS	C
ROOMS	C

FIRE PROTECTION SYSTEM PER IBC SECTION 903.2.8, 903.2.1.2	REQUIRED
NATURAL VENTILATION PER IBC SECTION 1202.5.1	
OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS.	4% OF THE FLOOR AREA

DESIGN TAKING INSPIRATION FROM THE AREAS AGRICULTURAL HISTORY AND COLORS

The proposed project site is located in one of the major areas for the Ka'ahumanu Avenue Community Corridor Action Plan, giving us an opportunity to transform it into a vibrant community hub that encompasses affordable housing, civic center facilities, a transit hub, parking, and public spaces.

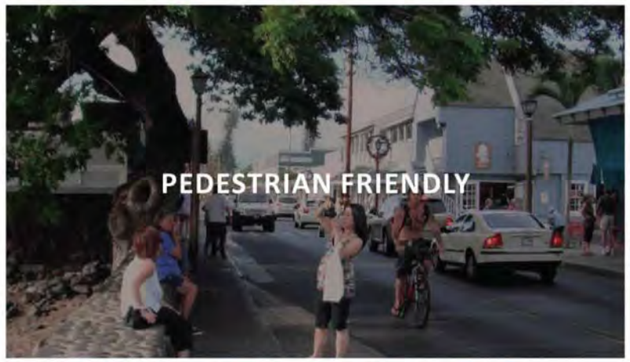
The design draws inspiration from the site's history, context, and culture while also incorporating the vision of the HHFDC. HHFDC's key aspects include providing affordable housing, developing a vibrant mix of uses, creating pedestrian-friendly environments, and focusing on sustainability while maintaining its relationship to its context.

The emphasis on providing housing for all with comfortable living conditions comes from the initial concept of Kahului as a "Dream city." Planned as a residential community to provide housing for plantation workers, it identified Kahului as the dominant trade and service center, with large modern subdivisions creating a pleasant and appealing community. The design approach integrates agricultural patterns and vibrant colors to create a sense of place.







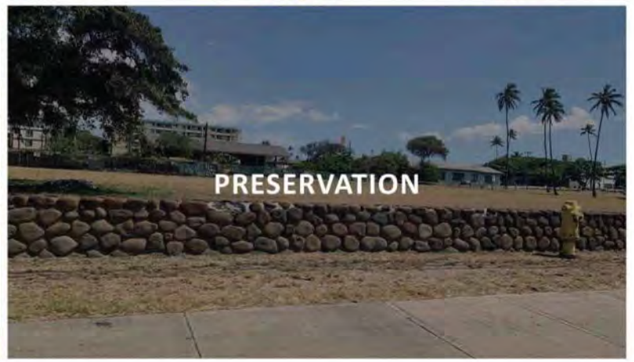












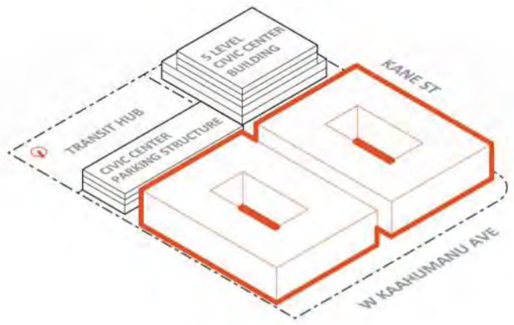
KEY PLANNING AND DESIGN STRATEGIES TO MEET HHFDC VISION FOR THE SITE

The proposed Kahului Civic Center Site Plan places the housing development along Ka'ahumanu Avenue, rising five stories over surface parking. The buildings are split into "U" and "L" shaped plans that open the 303 residential units to sweeping ocean views of Kahului Harbor across Ka'ahumanu Avenue. Along the busy Ka'ahumanu avenue, the buildings set back creating a green open space that helps screen the surface parking and preserve much of the existing rock wall on site. The future Civic Center building sits adjacent at the corner of Kane and Vevau Street, giving the development an active street frontage and a direct connection to the Transit Hub currently under construction.

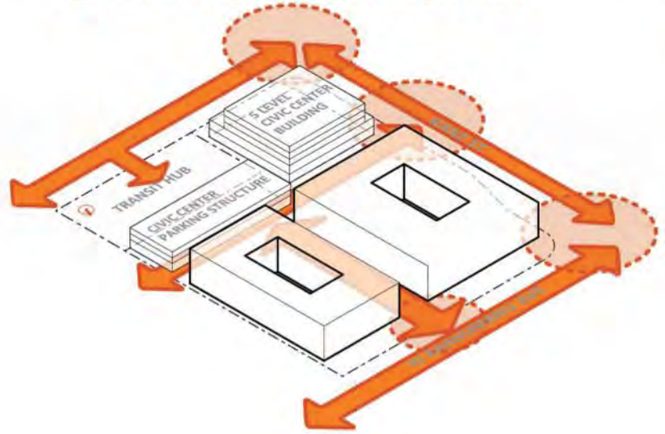
Along Kane Street, the first floor of the Residential building features tall windows with active program uses such as its main lobby, management offices, multipurpose community room and laundry facility, mail and package lockers, as well as bike parking. The residential main lobby is articulated by a vertical design feature that rises up six stories and sits adjacent to the Civic Center, sharing the vehicular entry with open spaces on both sides to create an active public space between the two buildings.

The second level features a generous amenity deck connecting the two legs of the "U" shape fronting Ka'ahumanu Avenue, allowing the massing to step down to the street level reducing the 6-story building's scale. The landscaped deck area helps to address the corner of Kane and Ka'ahumanu connecting the building to the green open space below while providing places for residents to gather and enjoy the beautiful Maui views and weather. The "L" shaped building also features an amenity deck for its residents, with both decks helping to screen the parking below.

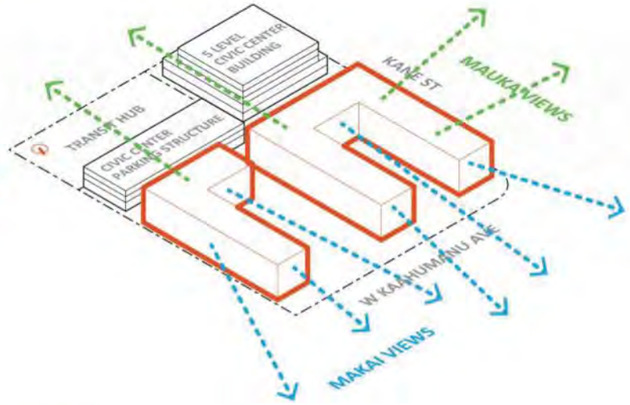
1 INITIAL MASSING FROM FEA



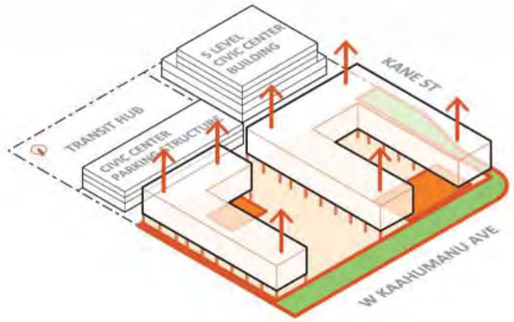
2 REVISED MASSING ENHANCING CONNECTIVITY



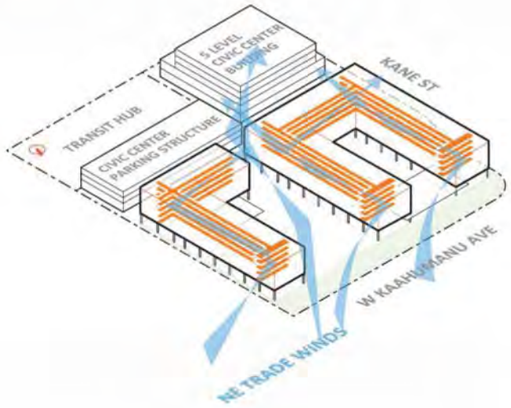
3 MAXIMIZING VIEWS



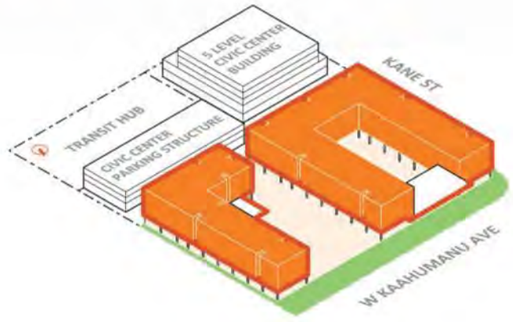
4 ELEVATE BUILDINGS AND OUTDOOR SPACES



5 BREEZEWAYS



6 FINAL DESIGN





LEGEND

- WALKING RADIUS DISTANCE

1. KAHULUI HARBOR
2. UNIVERSITY OF HAWAI'I MAUI COLLEGE
3. MAUI ARTS & CULTURAL CENTER
4. MAUI NUI BOTANICAL GARDENS
5. THE WAR MEMORIAL SPORTS COMPLEX
6. BALDWIN HIGH SCHOOL
7. MAUI MEMORIAL MEDICAL CENTER
8. LIHIKAI ELEMENTARY SCHOOL
9. KAHULUI COMMUNITY CENTER PARK
10. QUEEN KA'AHUMANU CENTER
11. MAUI HIGH SCHOOL
12. KAHULUI ELEMENTARY SCHOOL
13. MAUI MALL VILLAGE
14. KANAHĀ POND WILDLIFE SANCTUARY



1 KAHULUI HARBOR



2 UNIVERSITY OF HAWAI'I MAUI COLLEGE



3 MAUI ARTS & CULTURAL CENTER



4 MAUI NUI BOTANICAL GARDENS



5 THE WAR MEMORIAL SPORTS COMPLEX



7 MAUI MEMORIAL MEDICAL CENTER



10 QUEEN KA'AHUMANU CENTER



11 MAUI HIGH SCHOOL



13 MAUI MALL VILLAGE



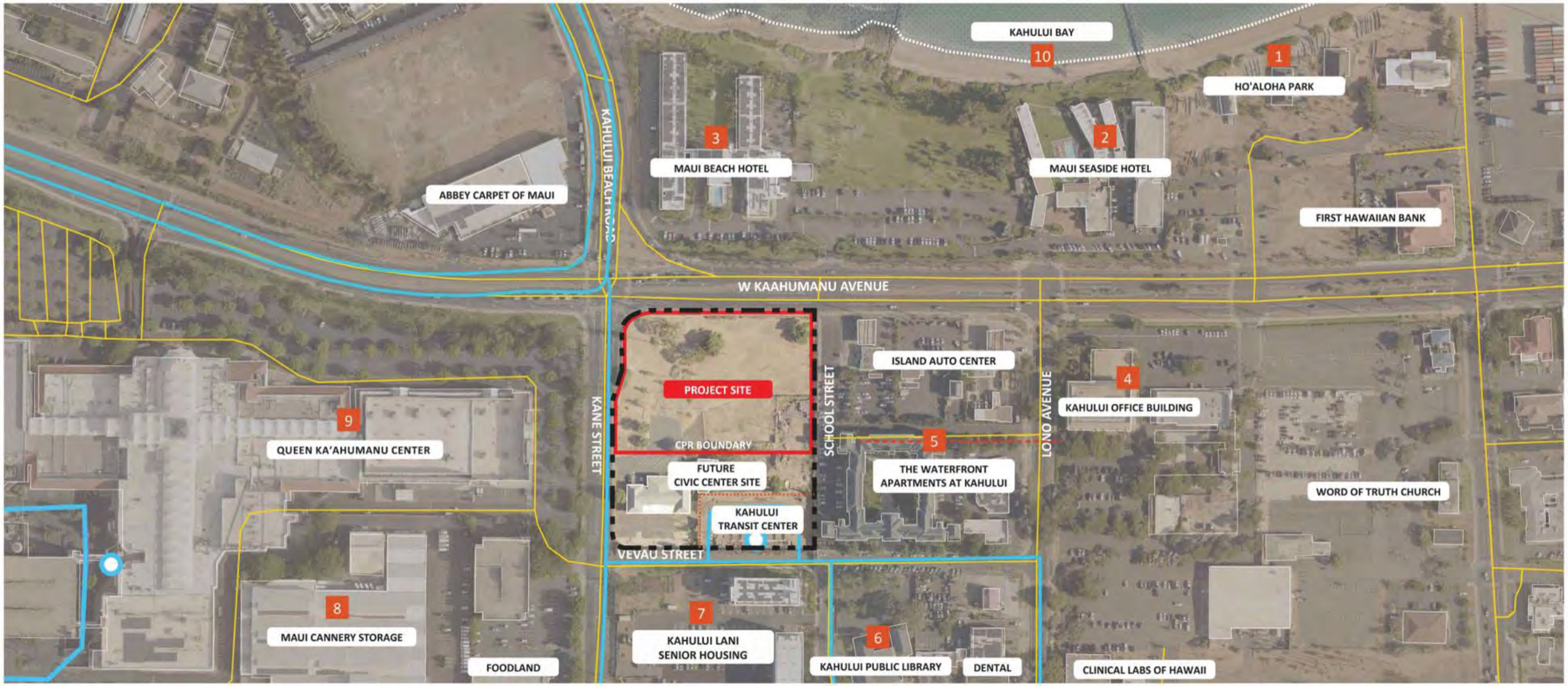
14 KANAHĀ POND WILDLIFE SANCTUARY

lowney arch

MACRO CONTEXT

KAIAHALE 'O KAHILUHILU -02/14/2025

G0.5



LEGEND

- TMK
- PROJECT SITE BOUNDARY
- VEHICULAR CIRCULATION
- BUS ROUTES
- BUS STOPS



1 HO'ALOHA PARK



2 MAUI SEASIDE HOTEL



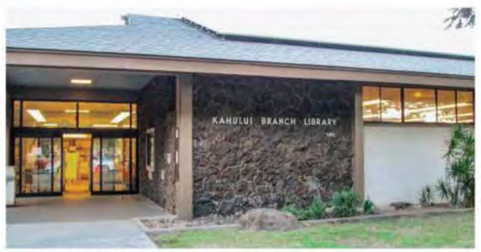
3 MAUI BEACH HOTEL



4 KAHULUI OFFICE BUILDING



5 THE WATERFRONT APARTMENTS AT KAHULUI



6 KAHULUI PUBLIC LIBRARY



7 KAHULUI LANI SENIOR HOUSING



8 MAUI CANNERY STORAGE



9 QUEEN KA'AHUMANU CENTER



10 KAHULUI BAY

lowney arch

PROJECT SITE CONTEXT

KAIAHALE 'O KAHILUHILU -02/14/2025

G0.6

VIEWS STUDIES

A NORTH VIEW



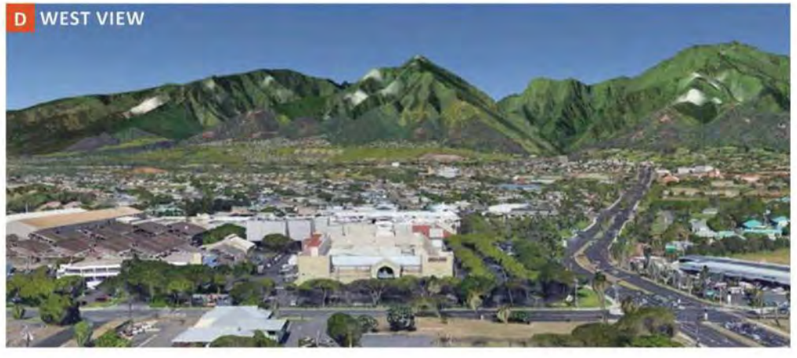
B SOUTH VIEW



C EAST VIEW



D WEST VIEW



STREET VIEWS



1



2



3



4



5



6



7

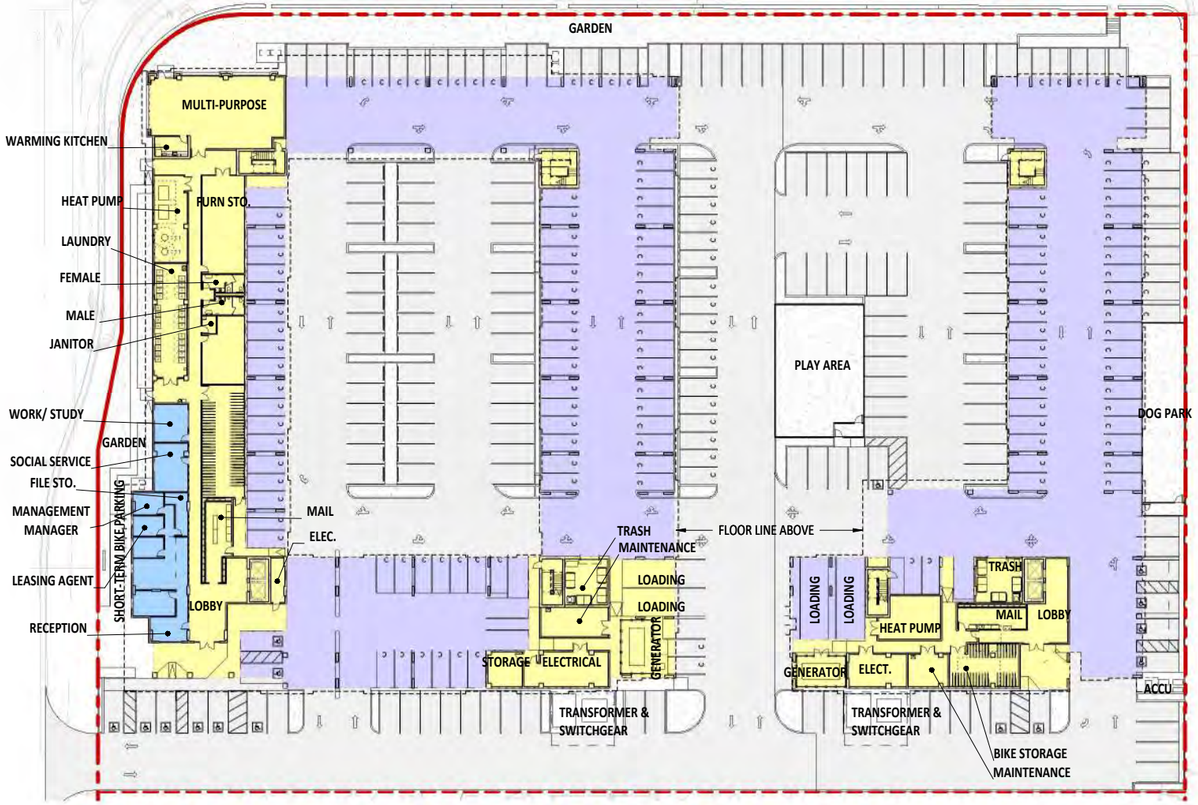


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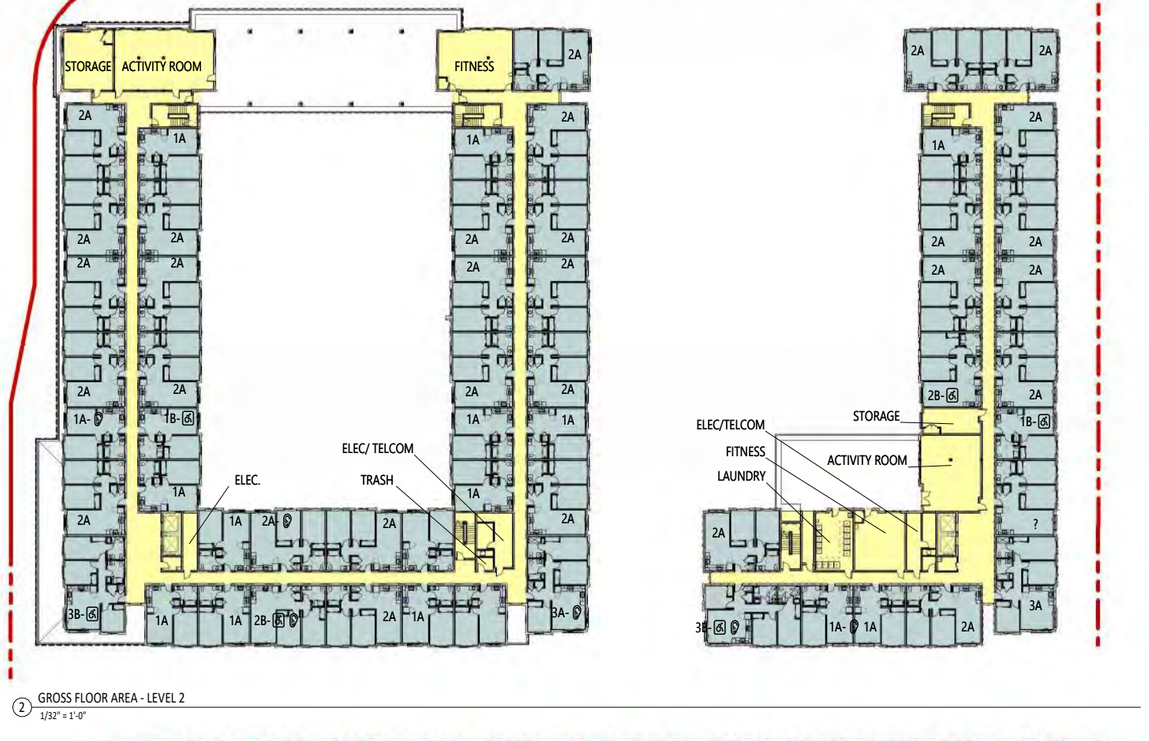


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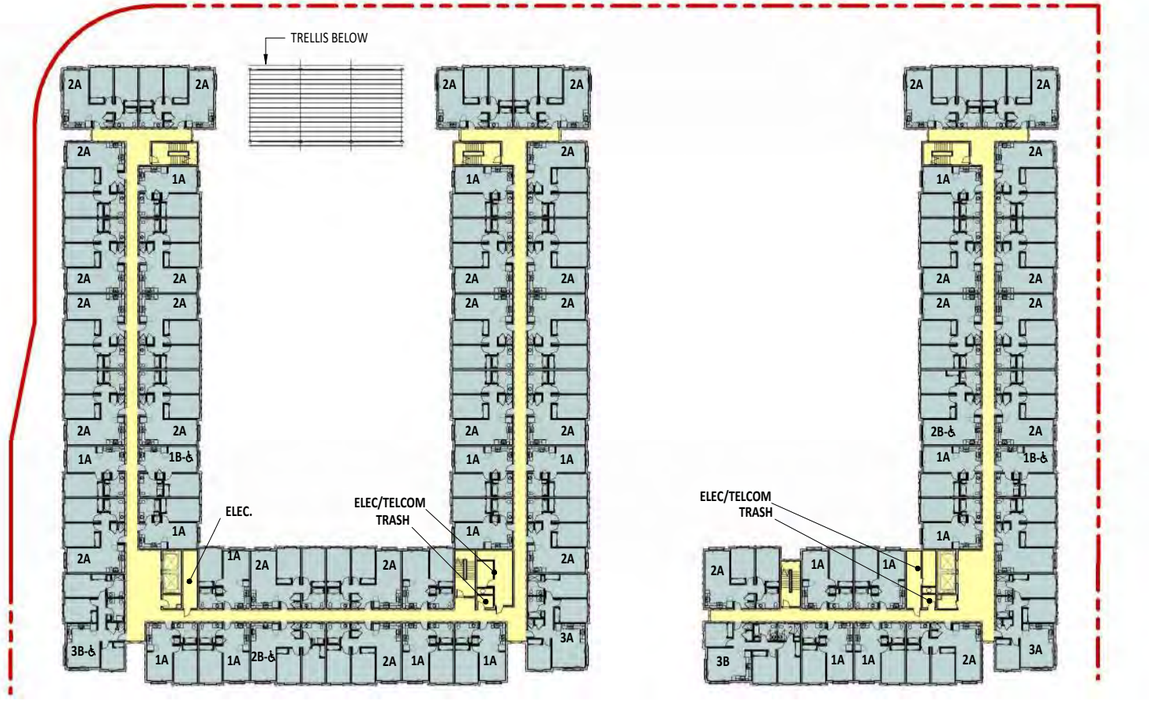




1 GROSS FLOOR AREA - LEVEL 1
1/32" = 1'-0"



2 GROSS FLOOR AREA - LEVEL 2
1/32" = 1'-0"



3 GROSS FLOOR AREA - TYPICAL FLOORS
1/32" = 1'-0"

STRUCTURED PARKING
RESIDENTIAL AREA
COMMON AREA
MANAGEMENT OFFICE AREA (COMMON AREA)

lowney arch

N

SCALE 1/32" = 1'
0 32' 64'

NOTE: *AREA GSF was calculated using HHFDC Area Measurement Standards for Calculating Development Costs.*

GROSS AREA DIAGRAM - HHFDC GSF

KAIAHALE 'O KAHILUHILU -02/14/2025

G0.8



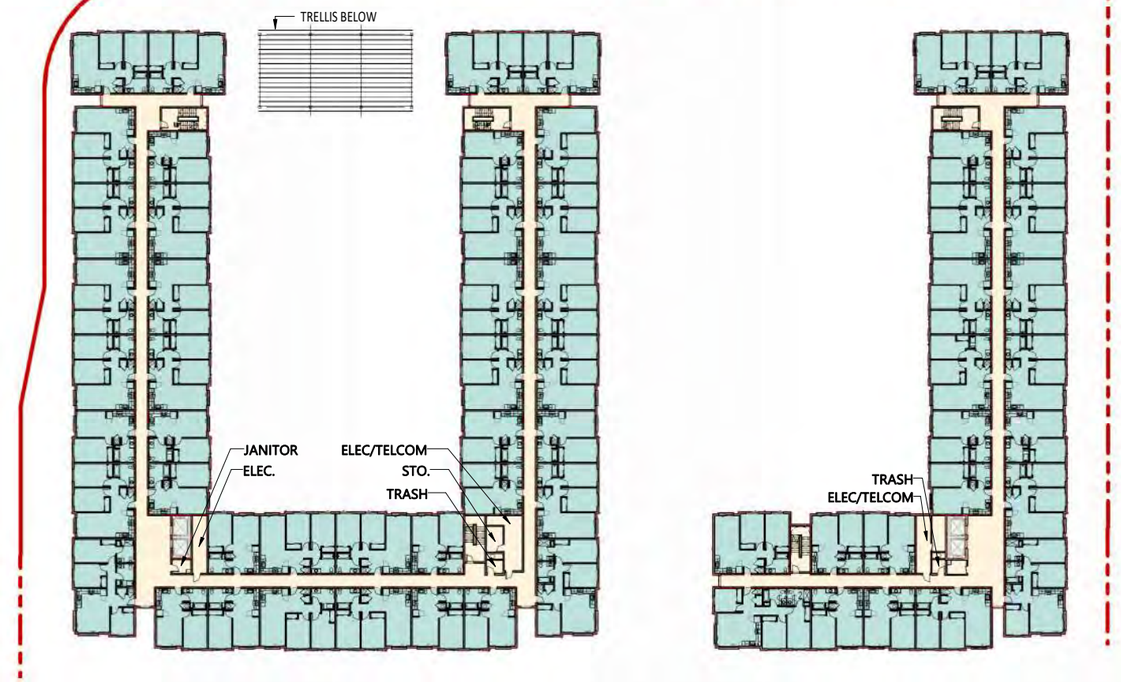
1 FLOOR AREA DIAGRAM (FAR) - LEVEL 1
1/32" = 1'-0"

RESIDENTIAL AREA

COMMON AREA



2 FLOOR AREA DIAGRAM (FAR) - LEVEL 2
1/32" = 1'-0"



3 FLOOR AREA DIAGRAM (FAR) - LEVELS 3 - 6
1/32" = 1'-0"

lowney arch

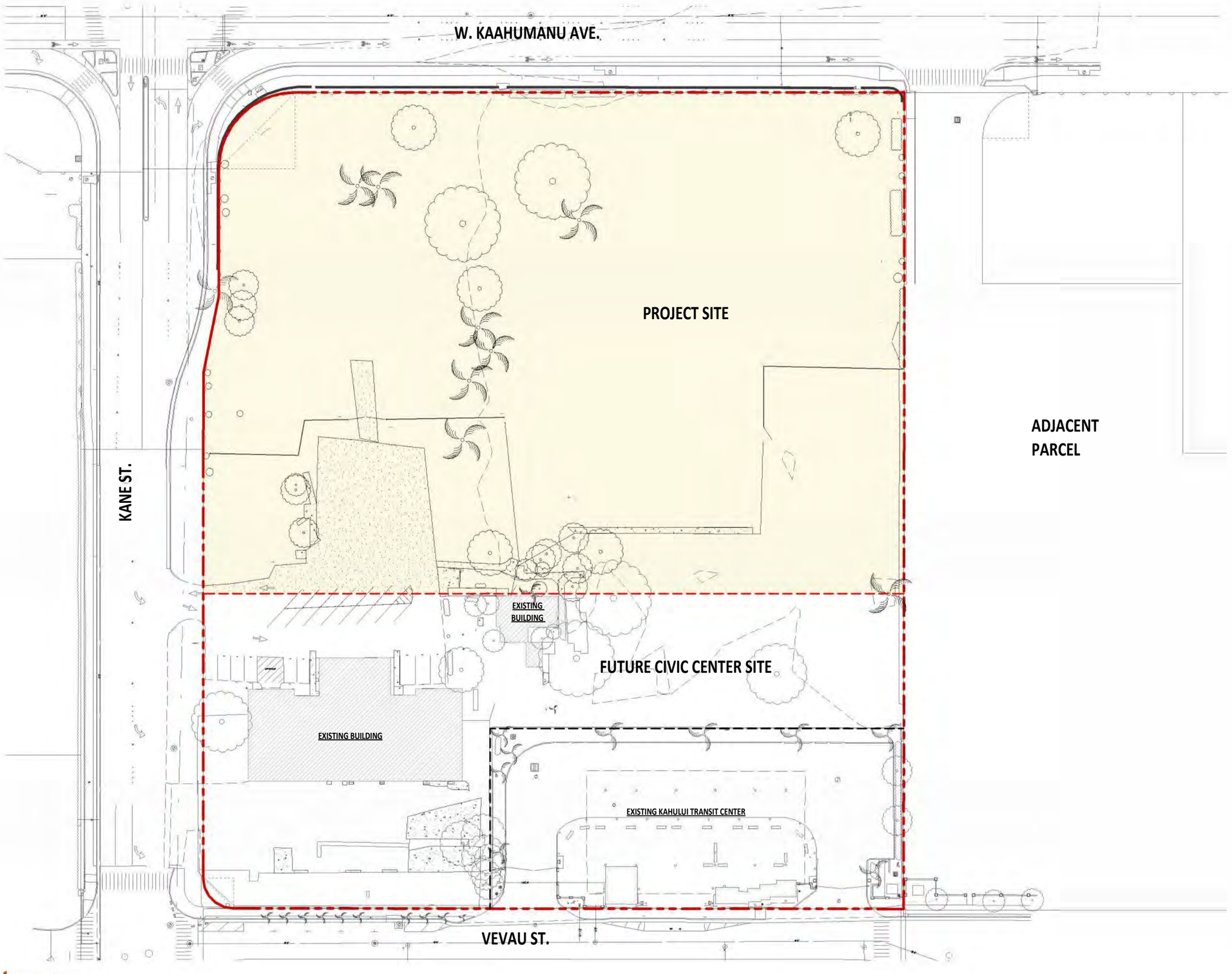
SCALE 1/32" = 1'
0 32' 64'

NOTE: . *FAR SF was calculated using the definition of floor area in the Maui Zoning Code.*

FLOOR AREA DIAGRAM - FAR SF

KAIAHALE ʻO KAHILUHILU -02/14/2025

G0.9



LEGEND

- PROJECT SITE
- EXISTING ASPHALT CONCRETE PARKING / GRAVEL DRIVEWAY
- EXISTING CONCRETE WALKWAY
- EXISTING WOOD GUARD RAIL / CHAIN LINK FENCE
- EXISTING BUILDING (N.I.C.)
- EXISTING LANDSCAPE
- CPR BOUNDARY
- TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES

lowney arch

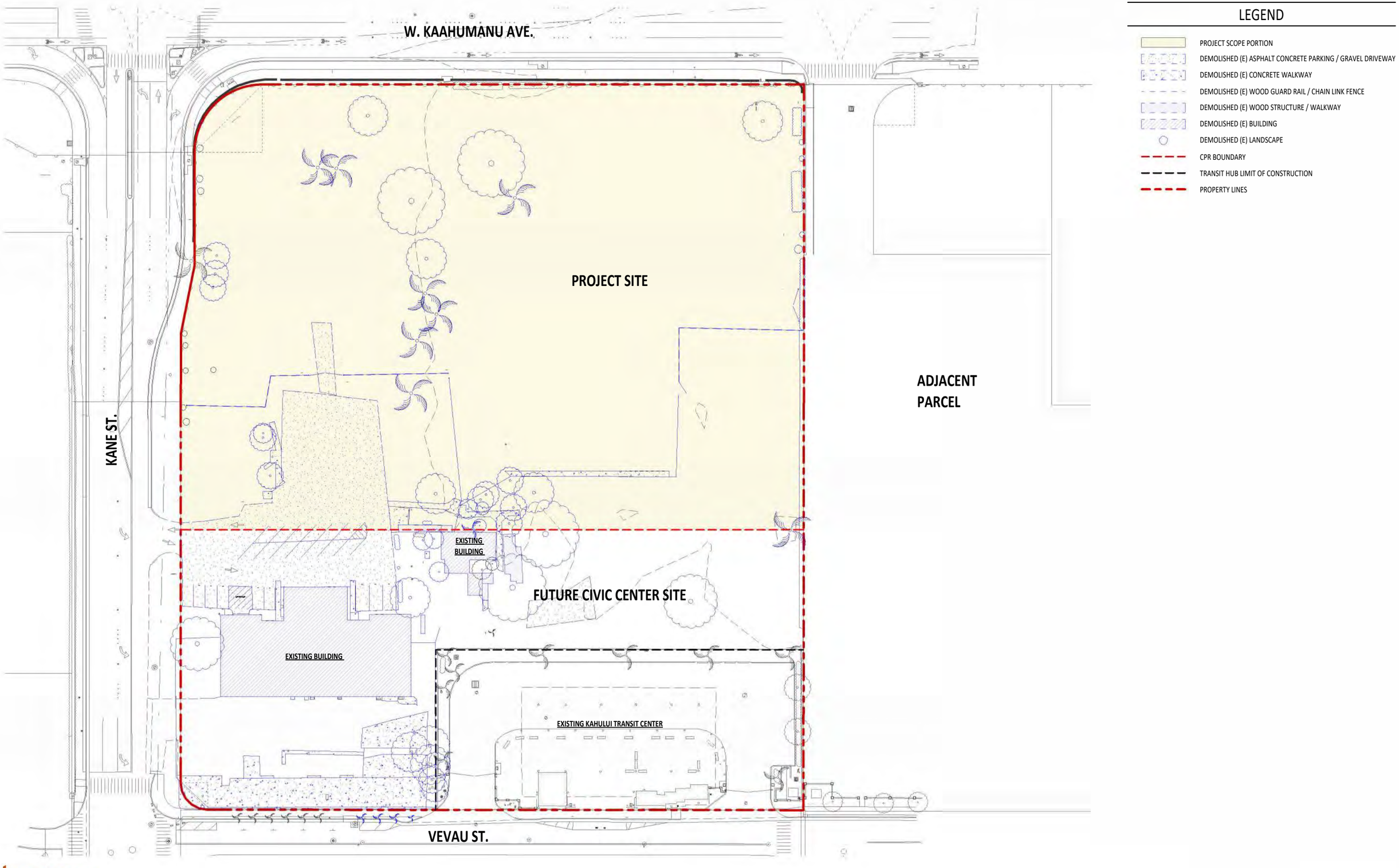
N

SCALE 1/32" = 1'

0 32' 64'

201H - EXISTING SITE PLAN A0.1B

KAIAHALE ʻO KAHILUHILU -02/14/2025



LEGEND

- PROJECT SCOPE PORTION
- DEMOLISHED (E) ASPHALT CONCRETE PARKING / GRAVEL DRIVEWAY
- DEMOLISHED (E) CONCRETE WALKWAY
- DEMOLISHED (E) WOOD GUARD RAIL / CHAIN LINK FENCE
- DEMOLISHED (E) WOOD STRUCTURE / WALKWAY
- DEMOLISHED (E) BUILDING
- DEMOLISHED (E) LANDSCAPE
- CPR BOUNDARY
- TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES

lowney arch

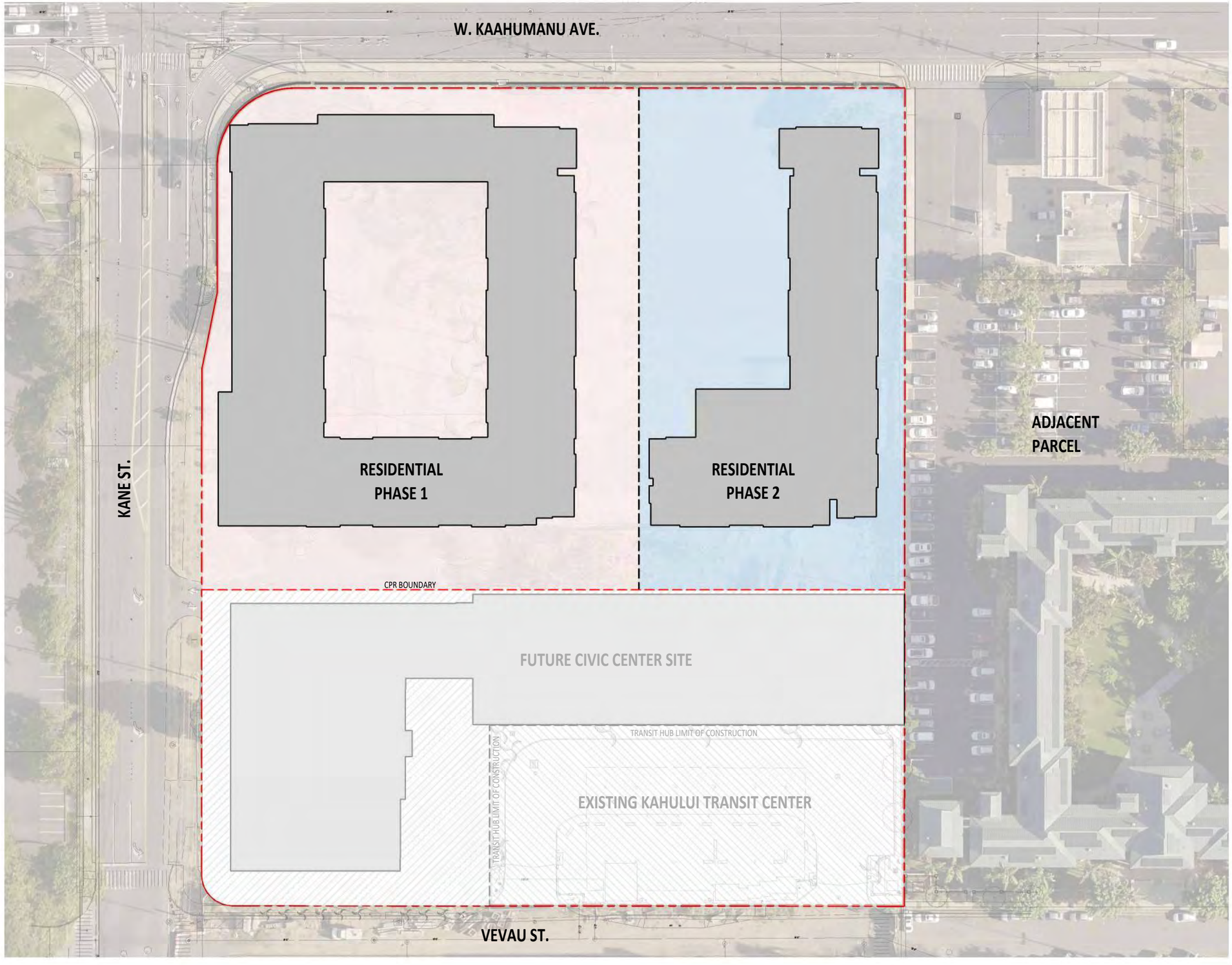
N

SCALE 1/32" = 1'

0 32' 64'

201H - DEMOLITION SITE PLAN A0.2B

KAIAHALE ʻO KAHILUHILU -02/14/2025



LEGEND

- PHASE 1
- PHASE 2
- EXISTING KAHULUI TRANSIT CENTER (N.I.C.)
- FUTURE CIVIC CENTER (N.I.C.)
- CPR BOUNDARY
- PHASING BOUNDARY / TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES

lowney arch

N

SCALE 1/32" = 1'

0 32' 64'

201H - PHASING PLAN

KAIAHALE ʻO KAHILUHILU -02/14/2025

A0.3B



LEGEND

- RESIDENTIAL BUILDING
- GREEN AREA
- DRIVEWAY
- DIVISION LINE
- PHASING BOUNDARY / TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES
- PROPOSED TEMPORARY SECONDARY FIRE DEPARTMENT ACCESS PRIOR TO CIVIC CENTER CONSTRUCTION
- PERMANENT SECONDARY FIRE DEPARTMENT ACCESS THRU CIVIC CENTER UNDER BUILDING
- PERMANENT SECONDARY FIRE DEPARTMENT ACCESS THRU CIVIC CENTER

lowney arch

N

SCALE 1/32" = 1'

0 32' 64'

201H - OVERALL SITE PLAN

KAIAHALE ʻO KAHILUHILU -02/14/2025

A0.4B

Notes:

All landscape areas will be supported with a fully automated irrigation system conforming to BWS standards.

No exceptional trees on site.



LEGEND

MANELE TREE

JOANNIS PALM

GEIGER TREE

TULIPWOOD TREE

lowney arch

0 8 16 32 48 64FT

RESIDENTIAL PHASE LANDSCAPE PLAN

KAIAHALE 'O KAHILUHILU -02/14/2025

L1.1



MANELE TREE



JOANNIS PALM



TULIPWOO TREE



GEIGER TREE



NANU GARDENIA



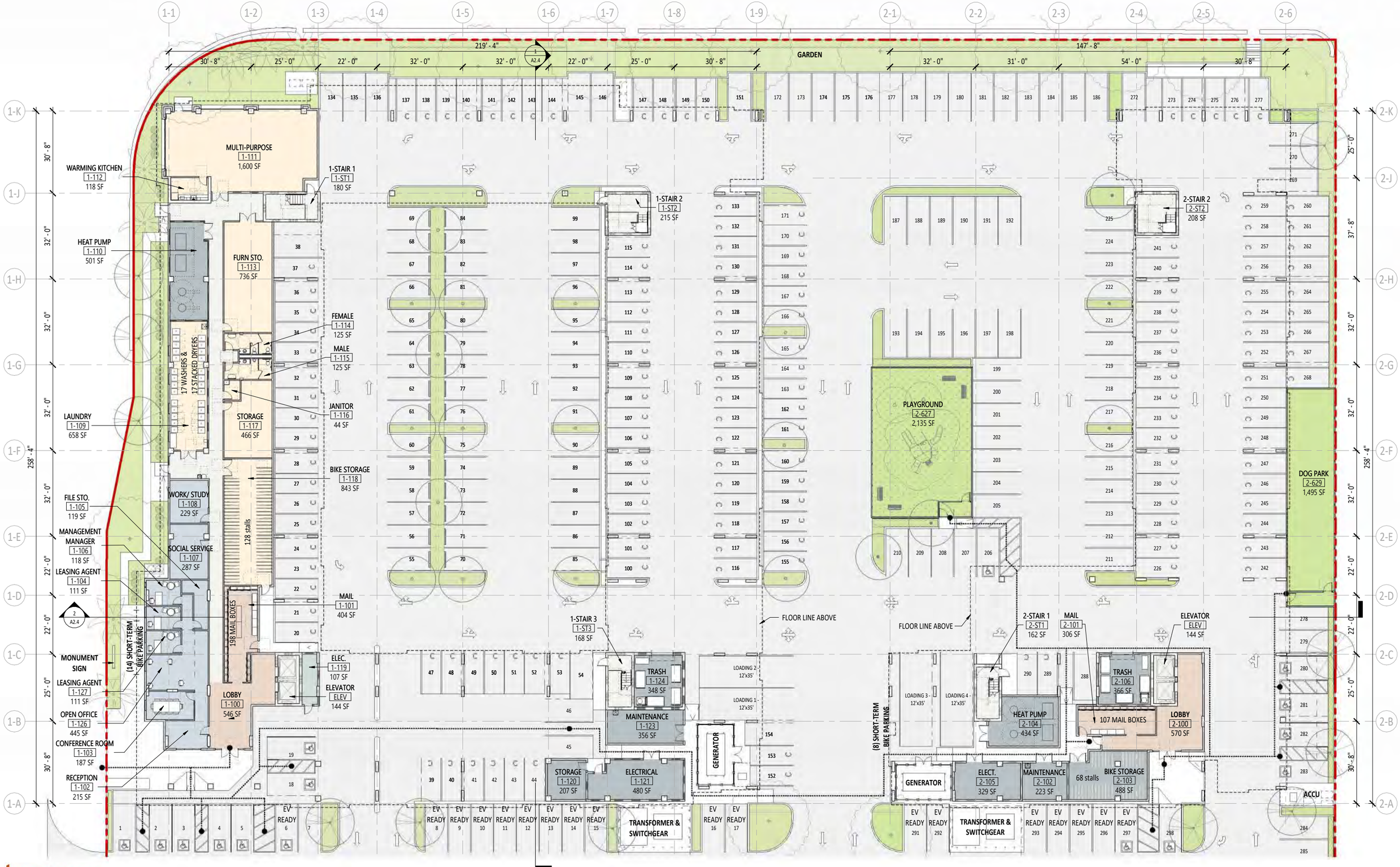
MOLOKAI WHITE HIBISCUS



HAWAIIAN CAREX



POHINAHINA



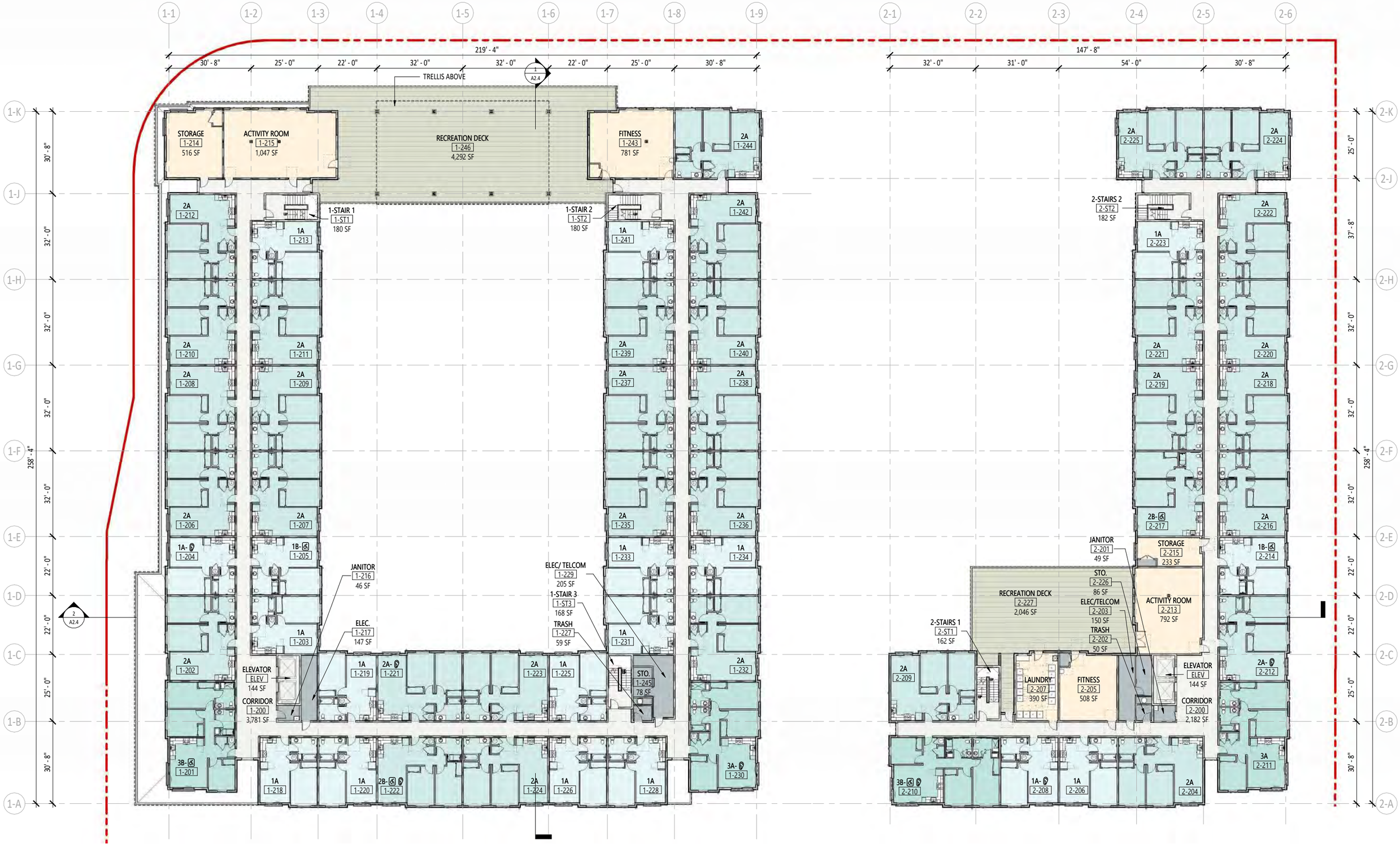
lowney arch

SCALE 1/16" = 1'
0 16' 32'

GROUND FLOOR PLAN

KAIAHALE ‘O KAHILUHILU -02/14/2025

A1.1



lowney arch

N

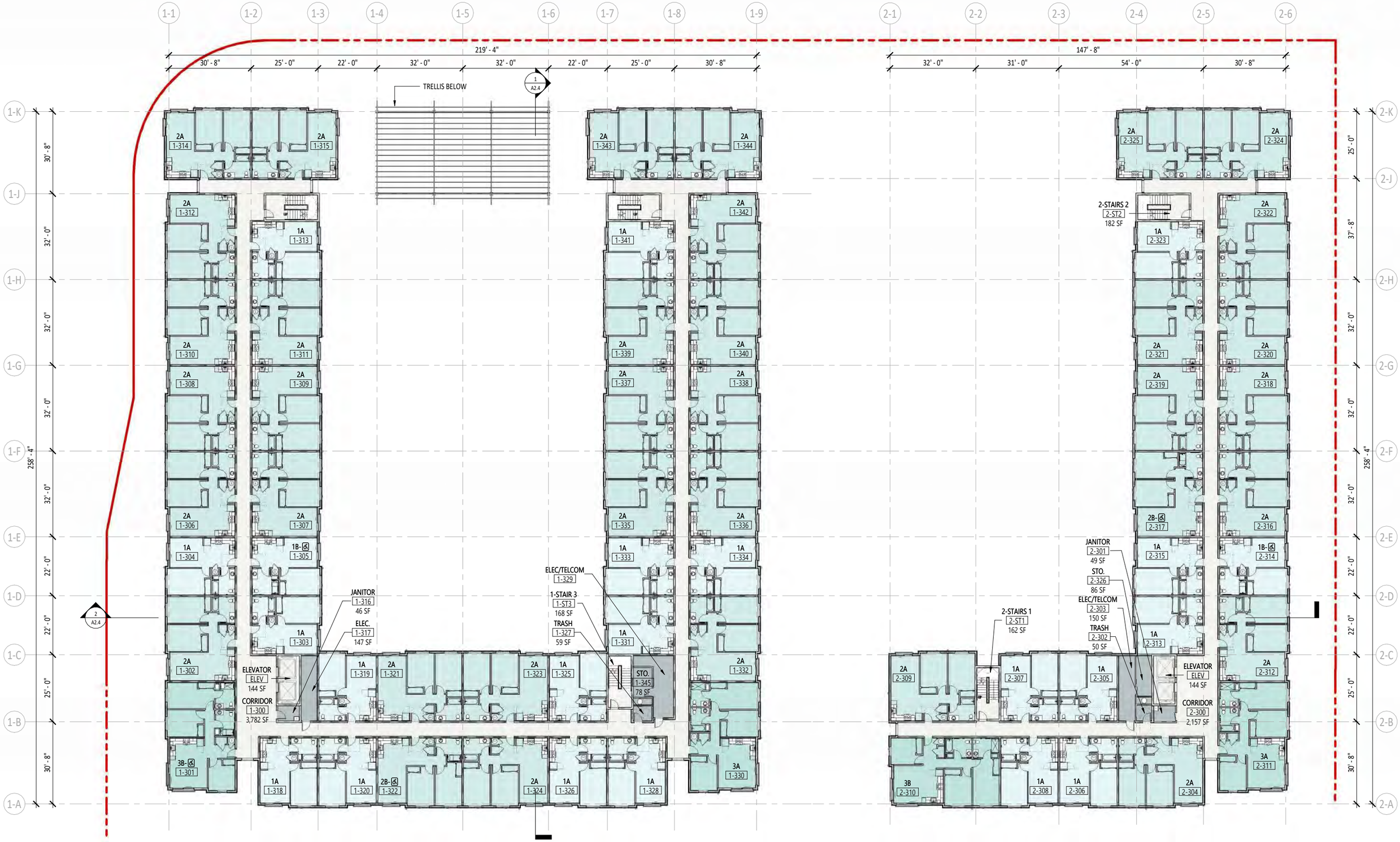
SCALE 1/16" = 1'

0 16' 32'

AMENITY LEVEL 2 PLAN

KAIAHALE ‘O KAHILUHILU -02/14/2025

A1.2



lowney arch

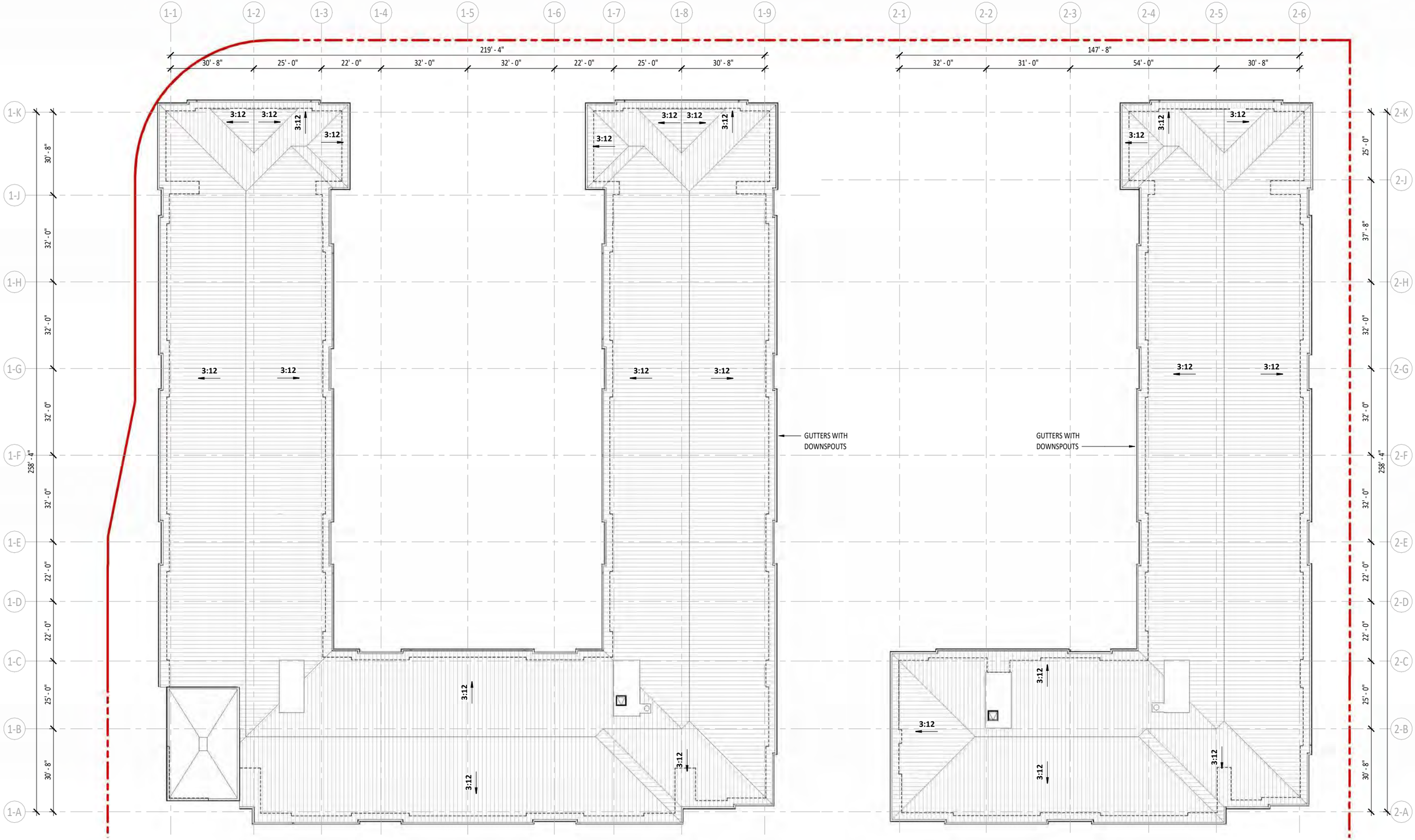
SCALE 1/16" = 1'

0 16' 32'

TYPICAL RESIDENTIAL LEVEL 3-6 PLAN

KAIAHALE ‘O KAHILUHILU -02/14/2025

A1.3



lowney arch

SCALE 1/16" = 1'

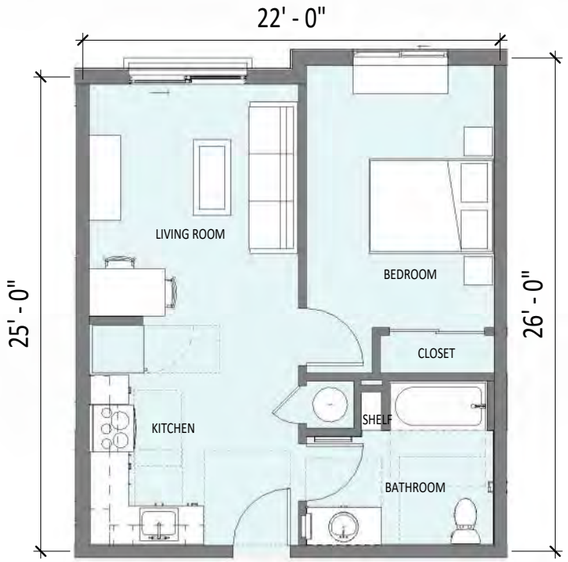
0 16' 32'

ROOF PLAN

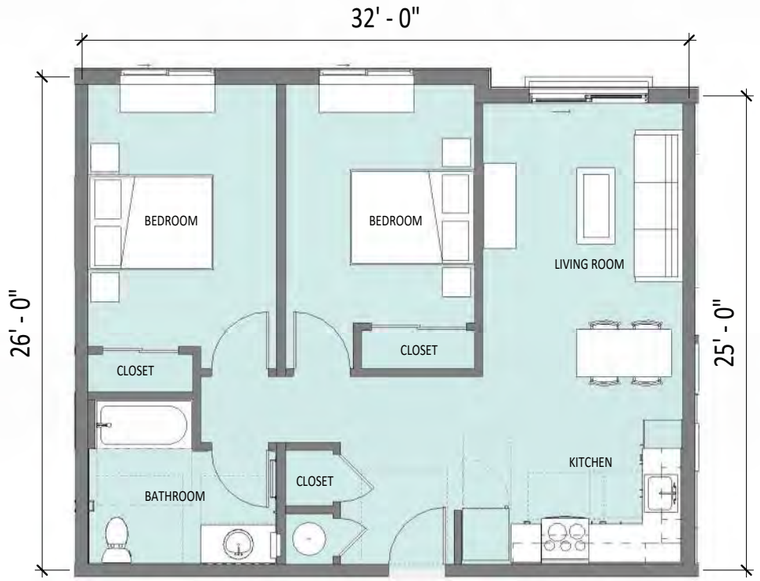
KAIAHALE ʻO KAHILUHILU -02/14/2025

A1.4

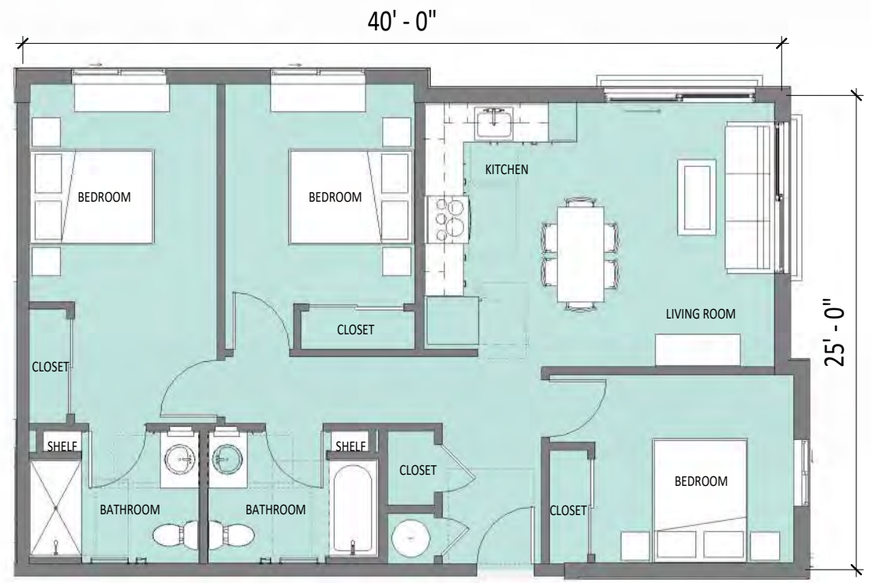
FHA UNITS - TYPE A



1A - 1 BEDROOM TYPE A UNIT
GROSS AREA 637 SF

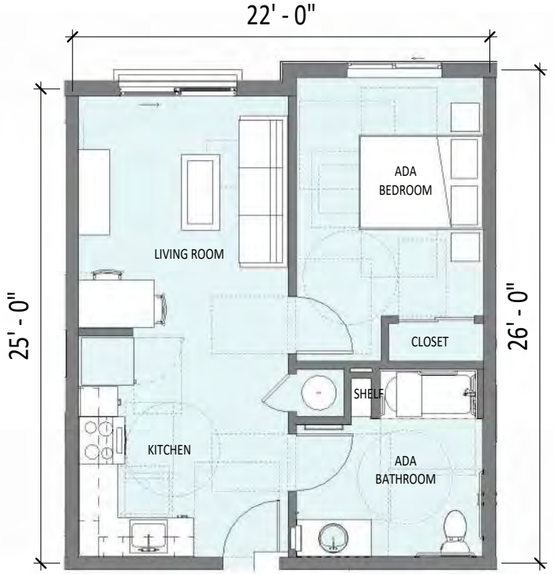


2A - 2 BEDROOM TYPE A UNIT
GROSS AREA 933 SF

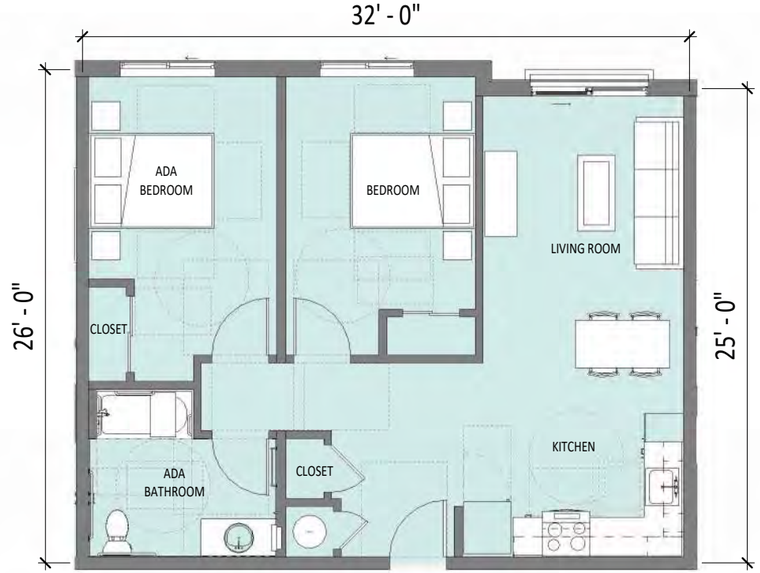


3A - 3 BEDROOM TYPE A UNIT
GROSS AREA 1,188 SF

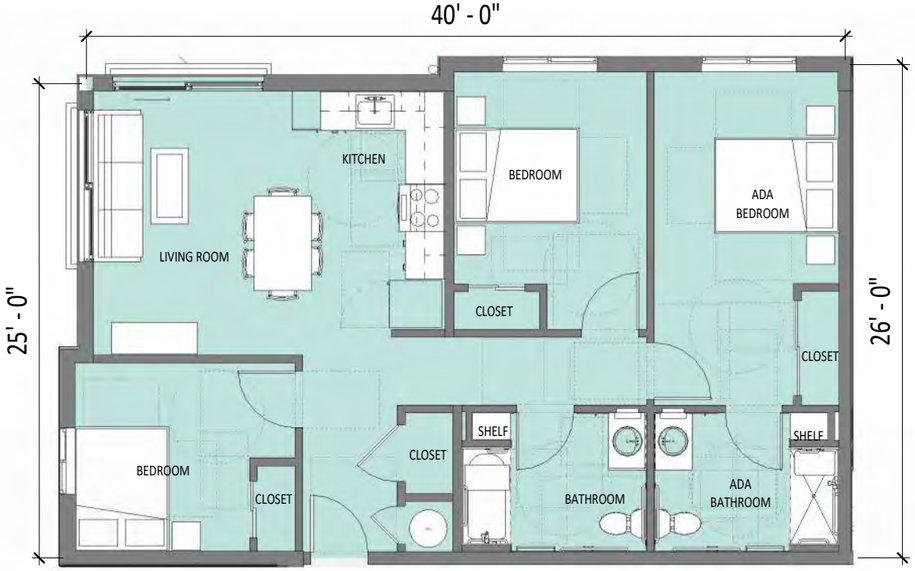
ADA UNITS



1B-♿ - 1 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 637 SF



2B-♿ - 2 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 933 SF



3B-♿ - 3 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 1,188 SF

NOTE: Unit Gross Area is measured using HHFDC'S *"Area Measurement Standards for Calculating Development Costs"*
Specific Instructions - Residential Area

1. *The SF/Unit requested is GSF (Gross Square Footate) per unit. The GSF of residential units should be calculated to:*
   - *A. Exterior face of exterior walls. The measurement line should follow the actual exterior face of the walls, for example if there are any "bump-outs" or "notches".*
   - *B. Outside face of corridor walls.*
   - *C. Centerline, taken face to face of the entire wall assembly (regardless of how many layers it has), of all demising walls, such as between a unit and a unit, between a unit and a stairwell, between a unit and structured parking, etc.*

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SCALE 1/4" = 1'
0 4' 8'

TYPICAL UNIT PLANS
KAIAHALE ʻO KAHILUHILU -02/14/2025

A1.5



NORTH ELEVATION



SOUTH ELEVATION

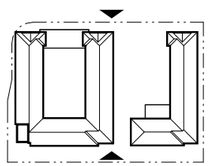


LEGEND

1. FIBER CEMENT PANEL - WHITE
2. FIBER CEMENT PANEL - LIGHT GREY
3. FIBER CEMENT PANEL - DARK GREY
4. FIBER CEMENT VERTICAL SIDING - LIGHT GREY
5. FIBER CEMENT HORIZONTAL SIDING - BROWN
6. STANDING SEAM METAL ROOFING WITH COOL ROOF COATING
7. PAINTED CMU WALL
8. PAINTED CONCRETE & METAL
9. GROUND FACE CMU WALL
10. DECORATIVE METAL RAILING
11. METAL SCREEN PANEL
12. CIP CONCRETE PARAPET PAINTED LIGHT GREY
13. METAL TRELLIS
14. EXISTING HISTORIC ROCKWALL
15. ALUMINUM FENCE

lowney arch

SCALE 1/16" = 1'
0 16' 32'



KEY PLAN (NTS)

BUILDING ELEVATIONS

KAIAHALE ‘O KAHILUHILU -02/14/2025

A2.1



BUILDING 1 EAST ELEVATION



BUILDING 1 WEST ELEVATION

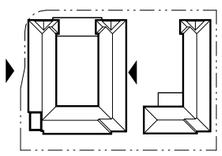


LEGEND

1. FIBER CEMENT PANEL - WHITE
2. FIBER CEMENT PANEL - LIGHT GREY
3. FIBER CEMENT PANEL - DARK GREY
4. FIBER CEMENT VERTICAL SIDING - LIGHT GREY
5. FIBER CEMENT HORIZONTAL SIDING - BROWN
6. STANDING SEAM METAL ROOFING WITH COOL ROOF COATING
7. PAINTED CMU WALL
8. PAINTED CONCRETE & METAL
9. GROUND FACE CMU WALL
10. DECORATIVE METAL RAILING
11. METAL SCREEN PANEL
12. CIP CONCRETE PARAPET PAINTED LIGHT GREY
13. METAL TRELLIS
14. EXISTING HISTORIC ROCKWALL
15. ALUMINUM FENCE

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SCALE 1/16" = 1'
0 16' 32'



KEY PLAN (NTS)

BUILDING ELEVATIONS

KAIAHALE ‘O KAHILUHILU -02/14/2025

A2.2

OUTLINE SPECIFICATIONS

KAIAHALE ‘O KAHILUHILU
KAHULUI CIVIC CENTER RESIDENTIAL

153 W. Kaahumanu Avenue
Kahului, Hawaii 96732



December 13, 2024

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TEL 808.769.6808 URL lowneyarch.com
928 nu'uanu avenue | suite 400 | honolulu, hawaii 96817

DIVISION 01 – GENERAL REQUIREMENTS

SECTION 01 11 00 – Summary of Work
Multifamily affordable housing complex consisting of two buildings providing a total of 303 units. Each building will be five levels above surface parking and will include a mix of 1-, 2-, and 3-bedroom units. Residential amenities will be located on the ground and second levels, with parking on the ground level under the buildings and in open areas. The Project is located at 153 W. Kaahumanu Avenue in Kahului, Hawaii.

DIVISION 02 – EXISTING CONDITIONS

SECTION 02 41 19 – Selective Demolition
Selective demolition and removal of portions of the existing buildings, as indicated and as required to perform the work.

DIVISION 03 - CONCRETE

SECTION 03 30 00 – Cast-In-Place Concrete
Provide cast-in-place concrete, with formwork, reinforcement, and accessories as required for complete installation.

SECTION 03 54 13 – Gypsum Cement Underlayment
Provide gypsum cement floor underlayment with acoustical mat underlayment and sealer.

DIVISION 04 – MASONRY

SECTION 04 22 00 – Concrete Masonry Units
Provide concrete masonry unit construction, with mortar, reinforcement, anchorage, and accessories as required for complete installation. Cut and fit concrete masonry for work of other trades.

DIVISION 05 – METALS

SECTION 05 40 00 – Cold-Formed Metal Framing
Provide cold-formed metal framing components for structural systems, including studs, tracks, and braces, with finishes that meet corrosion resistance and fire-rating requirements. Installation must follow manufacturer instructions, ensuring proper alignment, stability, and secure fastening.

SECTION 05 50 00 – Metal Fabrications
Provide stock and custom fabricated metal items complete in respect to function. Metal fabrications includes items made from iron and steel shapes, plates, bars, strips, tubes, pipes and castings which are not a part of structural steel or metal systems specified elsewhere.

SECTION 05 51 00 – Metal Stairs
Provide steel stairs and landings, with stair handrails, and including plates, angles, hangers and struts for securing to building structure.

SECTION 05 58 00 – Formed Metal Fabrications
Provide formed metal fabrications for the project, including custom metal components such as brackets, anchors, and other fabricated items as specified.

SECTION 05 73 16 – Decorative Metal Railings
Provide decorative metal railings as specified, including custom-designed components such as posts, balusters, and handrails. The railings must meet strength, material, and finish requirements, and be installed securely.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

SECTION 06 16 00 – Sheathing
Provide wood or wood-based sheathing materials for walls, roofs, and floors, ensuring compliance with specified performance and material requirements. Install sheathing securely to provide a solid base for subsequent finishes and ensure structural integrity.

SECTION 06 17 53 – Shop-Fabricated Wood Truss
Provide shop-fabricated wood trusses with wood truss bracing and metal truss accessories as specified, designed and fabricated according to the structural requirements.

SECTION 06 40 23 – Interior Architectural Woodwork
Provide interior architectural woodwork, including custom wood components such as cabinetry, paneling, trim, and molding. Materials and finishes must be of high quality and installed according to the specified design and manufacturer's guidelines.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

SECTION 07 18 00 – Traffic Coating
Provide a fluid-applied, waterproof, elastomeric urethane traffic coating with all necessary accessories for a complete, weather-tight installation on roof decks, ensuring durability and resistance to wear.

SECTION 07 21 00 – Thermal Insulation
Provide thermal insulation, including batt insulation and extruded polystyrene at the walls and the roofs, along with necessary accessories, to meet specified thermal performance requirements and ensure proper installation.

SECTION 07 26 00 – Below-Grade Vapor Retarder
Provide a vapor retarder system for below-grade and slab-on-grade concrete, including sealing joints, penetrations, and the underlying sand bed, to effectively control moisture migration.

SECTION 07 25 00 – Weather Resistive Barrier
Provide air and water barrier systems, including weather barriers and underlayment, for wall siding, roofing, flashing, and sheet metal, ensuring a complete, watertight seal around all penetrations.

SECTION 07 41 00 – Metal Roof Panels
Provide metal roofing panels, complete with underlayment, weather barriers, flashing, and sheet metal components, ensuring a durable, weather-tight roofing system with required accessories.

SECTION 07 46 46 – Fiber Cement Siding
Provide fiber cement siding as an exterior cladding system, including all related components such as trim,

fasteners, and accessories. The system shall be designed to provide a durable, weather-resistant, and aesthetically appealing finish for building exteriors.

SECTION 07 62 00 – Sheet Metal Flashing and Trim
Provide metal flashings and sheet metal including accessories as required for complete weathertight installation. Flashing and sheet metal includes copings, fascias, scuppers, gutters, downspouts, rainwater leaders, reglets, and similar fabricated components as applicable to Project.

SECTION 07 84 00 – Firestopping
Provide firestopping as required to maintain effective barrier against spread of flame, smoke and gases, and to retain integrity of time-rated construction as indicated and at following types of locations. Provide at fire rated system perimeters, and at duct, conduit, piping penetrations through time-rated construction, and as required by applicable codes.

SECTION 07 92 00 – Joint Sealants
Provide joint sealants, for interior and exterior joints, with backing rods and accessories as required for complete installation. Joint sealants include joint sealers and calking.

DIVISION 08 – OPENINGS

SECTION 08 11 13 – Hollow Metal Doors and Frames
Provide hollow metal doors and frames, including necessary hardware and accessories, designed for durability, security, and fire resistance as specified. Doors and frames must comply with applicable performance standards for strength, thermal insulation, and fire ratings.

SECTION 08 14 16 – Flush Wood Doors
Provide flush wood doors with solid or hollow cores. The doors must meet performance and fire-resistance requirements and be fabricated to the dimensions and specifications provided.

SECTION 08 31 00 – Access Doors and Frames
Provide access doors set in finished surfaces. Provide access doors and panels as required for access to controls and valves behind finished surfaces. Coordinate with various trades for controls and valves which may be concealed.

SECTION 08 33 23 – Overhead Coiling Doors
Provide overhead coiling doors, including all necessary hardware and accessories, designed for efficient operation, security, and weather resistance. Doors should meet the specified size, material, and functional requirements.

SECTION 08 34 83 – Elevator Door Smoke Containment System
Provide elevator door smoke containment systems designed to prevent the spread of smoke in the event of a fire. The system must meet fire-rated standards and be compatible with the elevator door design and building safety codes.

SECTION 08 44 13 – Glazed Aluminum System
Provide aluminum-framed entrances and storefront systems, with stock non-automatic doors, hardware, anchorage, glazing, and accessories as required for complete installation at common areas and lobby.

SECTION 08 53 13 – Vinyl Windows and Doors
Provide a fluid-applied, waterproof, elastomeric urethane traffic coating with all necessary accessories for a complete, weather-tight installation on roof decks, ensuring durability and resistance to wear.

SECTION 08 71 00 – Door Hardware
Provide commercial door hardware for Swinging doors, sliding doors and other doors to the extent required. Door hardware includes, but is not necessarily limited to Mechanical door hardware electromechanical door hardware and cylinders.

SECTION 08 91 00 – Louvers
Provide extruded aluminum louvers and frames, with screens, attachment hardware, and accessories as required for complete finished installation.

DIVISION 09 – FINISHES

SECTION 09 21 00 – Gypsum Board Assemblies
Provide gypsum board systems including gypsum board, joint treatment, acoustical accessories, and general accessories for complete installation. Provide special surface texture finish coat.

SECTION 09 30 00 – Tiling
Provide tile installations with accessories, as required for complete installation. Provide waterproofing membrane integral with tile setting beds. Provide cementitious backer unit tile substrate.

SECTION 09 51 00 – Acoustical Ceiling
Provide suspended acoustical ceiling system with exposed suspended metal grid system, trim, and accessories as required for complete finished installation.

SECTION 09 65 13 – Resilient Base
Provide resilient base and accessories as required for complete finished installation.

SECTION 09 65 19 – Resilient Tile Flooring
Provide resilient tile flooring (VCT) and accessories as required for complete finished installation.

SECTION 09 65 66 – Resilient Athletic Flooring
Provide resilient athletic flooring and accessories as required for complete finished installation.

SECTION 09 68 10 – Tile Carpeting
Provide carpet tile including edge strips where carpeting terminates at other floor finishes and accessories as required for complete finished installation.

SECTION 09 91 00 – Painting and Coating
Provide painting and finishing of exposed items and surfaces requiring field painting and finishing including shop primed items.

DIVISION 10 – SPECIALTIES

SECTION 10 14 00 – Signage
Provide general signage complete with attachment devices and accessories as required for complete installation.

SECTION 10 21 13 – Toilet Compartments
Provide prefabricated toilet compartments, including partitions, doors, and hardware, designed for durability, accessibility, and privacy as required for a complete installation. Ensure all components comply with ADA guidelines and local building codes for installation.

SECTION 10 28 13, 16 – Toilet and Bath Accessories
Provide toilet and bath accessories with attachment hardware and rough-in frames as required for complete, operational installation.

SECTION 10 44 00 – Fire Protection Specialties
Provide fire extinguisher cabinets with accessories as required for complete installation. Provide flush mounted or semi-recessed fire extinguisher cabinets at areas outside garage or in path of travel. Provide surface mounted fire extinguisher cabinets with exposed frame (trim) for garage and areas not in a path of travel.

SECTION 10 48 13 – Defibrillator Cabinets
Provide defibrillator cabinets with accessories as required for complete installation.

SECTION 10 55 00 – Postal Specialties
Provide horizontal mailboxes and mail collection boxes, with accessories as required for complete installation.

SECTION 10 57 00 – Wardrobe and Closet Specialties
Provide modular wardrobe and closet systems, including shelving, hanging rods, and drawers, designed for efficient use of space and durability.

DIVISION 11 – EQUIPMENT

SECTION 11 31 00 – Residential Appliances
Provide residential type appliances with options and accessories as required for complete finished operational installation.

DIVISION 12 – FURNISHINGS

SECTION 12 35 30– Residential Casework
Provide residential type manufactured casework including accessories as required for complete finished installation. Provide countertops for manufactured residential casework.

SECTION 12 93 13– Bicycle Racks
Provide bicycle racks including accessories as required for complete, secure installation.

DIVISION 14 – CONVEYING EQUIPMENT

SECTION 14 21 00 – Electric Traction Elevators
Provide electric gearless traction type elevator system that requires no equipment room, including equipment and accessories as required for complete operational installation.

SECTION 14 91 82– Trash and Recycle Chutes
Provide chute systems with fire-rated doors and accessories as required for complete, operational system. Provide one chute for each building.

DIVISION 21 – FIRE SUPPRESSION

SECTION 21 13 13 – Wet-Pipe Sprinkler Systems
Provide a complete wet-pipe sprinkler system, including piping, fittings, specialties, sprinklers, valves, and alarm devices, manual control stations, control panels, pressure gages and related accessories, for fire protection. Ensure all materials comply with NFPA standards, local building codes, and fire safety regulations.

DIVISION 22 – PLUMBING

SECTION 22 05 23, 29– Ball Valves for Plumbing Piping
Provide metal pipe hangers and supports, trapeze pipe hangers, metal framing systems, thermal hanger-shield inserts, fastener systems, pipe stands, pipe-positioning systems, and equipment supports. Provide elastomeric isolation pads, elastomeric isolation mounts, restrained elastomeric isolation mounts, open-spring isolators, housed-spring isolators, restrained-spring isolators, housed-restrained-spring isolators, pipe-riser resilient supports, resilient pipe guides, elastomeric hangers. snubbers, restraint channel bracings, restraint cables, seismic-restraint accessories, mechanical anchor bolts, and adhesive anchor bolts. Provide equipment labels, warning signs and labels, pipe labels, valve tags, and warning tags.

SECTION 22 05 53 – Identification for Plumbing and HVAC Piping and Equipment
Provide a complete wet-pipe sprinkler system, including piping, fittings, specialties, sprinklers, valves, and alarm devices, manual control stations, control panels, pressure gages and related accessories, for fire protection. Ensure all materials comply with NFPA standards, local building codes, and fire safety regulations.

SECTION 22 07 19 – Plumbing Piping Insulation
Provide a complete wet-pipe sprinkler system, including piping, fittings, specialties, sprinklers, valves, and alarm devices, manual control stations, control panels, pressure gages and related accessories, for fire protection. Ensure all materials comply with NFPA standards, local building codes, and fire safety regulations.

SECTION 22 11 16, 19 – Domestic Water Piping
Provide tube and fittings, piping joining materials, encasement for piping, and dielectric fittings. Provide vacuum breakers, backflow preventers, water pressure-reducing valves, balancing valves, temperature-actuated, water mixing valves, strainers, outlet boxes, hose bibbs, drain valves, water-hammer arresters, air vents, trap-seal primer valves, trap-seal primer systems, flexible connectors, and water meters.

SECTION 22 13 16, 19 – Sanitary Waste and Vent Piping
Provide hubless, cast-iron soil pipe and fittings, PVC pipe and fittings, specialty pipe fittings, and encasement for underground metal piping. Provide backwater valves, cleanouts, roof flashing assemblies, through-penetration firestop assemblies, and miscellaneous sanitary drainage piping specialties. Provide floor drains and floor sinks.

SECTION 22 14 29 – Sump Pumps
Provided packaged drainage-pump units in elevator shafts.

SECTION 22 41 00 – Plumbing Fixtures
Provide unit lavatories, showers, kitchen sinks water closets toilet seats, supply fittings and waste fittings.

DIVISION 23 – HEATING, VENTILATING AND AIR CONDITIONING

SECTION 23 05 17, 18 –HVAC Piping
Provide sleeves, stack-sleeve fittings, sleeve-seal systems sleeve-seal fittings, grout and silicone sealants. Provide escutcheons and floor plates. Provide metal pipe hangers and supports, trapeze pipe hangers, metal framing systems, thermal-hanger shield inserts, fastener systems, pipe stands, and equipment supports.

SECTION 23 07 13, 19 – Duct & HVAC piping Insulation
Provide insulation for duct & HVAC piping systems.

SECTION 23 31 13 – Metal Ducts
Provide single-wall rectangular ducts and fittings, double-wall rectangular ducts and fittings, single-wall round ducts and fittings, sheet metal materials, duct liner, sealants and gaskets hangers and supports, and seismic-restraint devices.

SECTION 23 33 00 – Air Duct Accessories
Provide single-wall rectangular ducts and fittings, double-wall rectangular ducts and fittings, single-wall round ducts and fittings, sheet metal materials, duct liner, sealants and gaskets hangers and supports, and seismic-restraint devices.

SECTION 23 33 00, 13 – Air Duct Accessories, Diffusers, Registers and Grilles
Provide square ceiling diffusers, perforated diffusers and air duct accessories. Provide adjustable blade face registers and grilles, fixed face registers and grilles, and linear bar grilles.

SECTION 23 81 27,28 – Variable Refrigerant Systems
Provide complete variable refrigerant systems for the common areas including the components to make a complete operating system(s).

DIVISION 26 – ELECTRICAL

SECTION 26 05 19 –Conductors and Cables
Provide building wires and cables rated 600 V and less and connectors, splices, and terminations rated 600 V and less.

SECTION 26 05 26 – Grounding and Bonding
Provide grounding systems and equipment and underground distribution grounding.

SECTION 26 05 29– Hangers and Supports for Electrical Systems
Provide hangers and supports for electrical equipment and systems and construction requirements for concrete bases.

SECTION 26 05 33 – Raceways and Boxes
Provide metal conduits, tubing, and fittings, nonmetal conduits, tubing, and fittings, metal wireways and auxiliary gutters, boxes, enclosures, and cabinets, handholes and boxes for exterior underground cabling.

SECTION 26 05 53 – Identification for Electrical Systems
Provide underground-line warning tape, warning labels and signs, equipment identification labels and miscellaneous identification products.

SECTION 26 24 13 – Switchboards
Provide underground-line warning tape, warning labels and signs, equipment identification labels and miscellaneous identification products.

SECTION 26 24 16 – Panelboards
Provide underground-line warning tape, warning labels and signs, equipment identification labels and miscellaneous identification products.

SECTION 26 27 26 – Wiring Devices
Provide receptacles, receptacles with integral GFCI, and associated device plates, tamper-resistant receptacles, weather-resistant receptacles, snap switches and wall-box dimmers, wall-switch and exterior occupancy sensors and communications outlets.

SECTION 26 51 19 –Interior Lighting
Provide interior lighting fixtures, emergency lighting units, and exit signs.

SECTION 26 56 19 – Exterior Lighting
Provide exterior luminaires with LED lamps, luminaire-mounted photoelectric relays, poles and accessories, and luminaire lowering devices.

DIVISION 27 – COMMUNICATIONS

SECTION 27 15 13, 23, 33 – Communications Cabling
Provide grounding conductors, grounding connectors, grounding busbars, and grounding labeling. Provide metal conduits and fittings, nonmetallic conduits and fittings, metal wireways and auxiliary gutters and boxes, enclosures, and cabinets. Provide sleeves for pathway and cable penetration of non-fire-rated construction walls and floors sleeve-seal systems, sleeve-seal fittings, grout and silicone sealants.

DIVISION 31 – EARTHWORK

SECTION 31 22 00 – Earthwork and Grading
Provide earthwork and grading services, including the preparation, excavation, and leveling of the site to establish proper grades for drainage, construction, and landscaping. Ensure all work is performed in compliance with project specifications and local regulations to achieve the desired contour and stability.

SECTION 31 23 33 – Trenching, Backfilling, and Compacting
Provide trenching, backfilling, and compacting for utility installation and other subsurface work. Ensure proper excavation, backfilling with suitable materials, and compaction to meet required density and support loads, in accordance with project specifications and local codes.

DIVISION 32 – EXTERIOR IMPROVEMENTS

SECTION 32 12 00 – Paving and Surfacing
Provide the installation of paving and surfacing materials, including asphalt, concrete, and other suitable materials for driveways, walkways, parking areas, and other paved surfaces. Ensure materials are durable, meet design

specifications, and comply with local codes and accessibility requirements.

SECTION 32 84 00 – Planting Irrigation
Provide an automatic irrigation system for landscaping, including piping, valves, controllers, and sprinkler heads, designed to efficiently water planted areas. Ensure the system meets water conservation standards and is installed in compliance with local regulations and project specifications.

SECTION 32 90 00 – Planting
Provide planting of trees, shrubs, ground covers, and other plant material as specified in the project documents. Ensure plants are selected for suitability to the climate, soil conditions, and aesthetic requirements, and are installed in accordance with industry standards for healthy establishment.

SECTION 32 92 00 – Turf and Grasses
Provide the installation of turf and grass areas, including sod or seed, for lawns and recreational spaces. Ensure turf selection and installation techniques promote healthy growth, long-term sustainability, and meet design specifications for the intended use.

DIVISION 33 – UTILITIES

SECTION 33 10 00 – Utilities
Provide the installation of all required utilities, including water, electric, and communication systems, to service the building or site. Ensure all utility systems are installed in accordance with local codes and industry standards for capacity, reliability, and safety.

SECTION 33 30 00 – Sanitary Sewer Systems
Provide the installation of sanitary sewer systems, including pipes, manholes, and other necessary components for the collection and disposal of wastewater. Ensure all materials and installation methods comply with local codes and standards for effective, long-term performance.

SECTION 33 40 00 – Storm Drainage Systems
Provide storm drainage systems, including piping, inlets, catch basins, and related components for the management and discharge of stormwater. Ensure the system is designed and installed to meet local regulations, effectively handling runoff and preventing flooding or water damage.

END OF SECTION

Resolution

No. _____

APPROVING WITH MODIFICATION THE KAIAHALE ‘O KAHILUHILU AFFORDABLE HOUSING RENTAL PROJECT BY HKI KAHULUI KAIAHALE LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES

WHEREAS, HKI Kahului Kaiahale LLC, a Hawaii limited liability company (“Applicant”), proposes the development of Kaiahale ‘o Kahiluhilu affordable housing project ("Project") pursuant to Section 201H-38, Hawaii Revised
Statutes ("HRS") for qualified residents on land identified for real property tax purposes as Tax Map Key No. (2) 3-7-004: 003 (Portion of); and

WHEREAS, the proposed Project will have approximately 301 affordable housing rental units and 2 units non-revenue (staff) units, for a total of approximately 303 rental units; and

WHEREAS, the affordable multi-family residential housing units will be developed, constructed and rented to qualified individuals earning no more than thirty percent to sixty percent of the area median income (“AMI”) for Maui; and

WHEREAS, on _____ XX, 2025, the Hawaii Housing Finance and Development Corporation ("HHFDC") submitted the Project’s preliminary plans and specifications (“Preliminary Plans”) and the accompanying Application (“Application”) to the Maui County Council, recommending approval of the Project pursuant to Chapter 201H, HRS; and

WHEREAS, the Preliminary Plans and Application includes exemptions for the Project from statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of dwelling units thereon, which requested exemptions meet minimum requirements of health and safety; and

WHEREAS, pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove the Project by resolution within forty-five (45) days after HHFDC submits the Preliminary Plans for the Project to the Council, or the Project shall be deemed approved by the Council; and

WHEREAS, pursuant to Section 4-1 of the Revised Charter of the County of Maui (1983), as amended, the Council is authorized to act by resolution; now, therefore,

Resolution No. _____

BE IT RESOLVED by the Council of the County of Maui:

1. That based upon the transmittals and the representations of HHFDC and the Applicant, the Council approves the Project with the modifications and conditions specified in Exhibit "A", including the Project's Preliminary Plans; provided that the Applicant shall comply with all statutes, ordinances, charter provisions, and rules of governmental agencies relating to planning, zoning and construction standards for subdivisions, development and improvement of land, and the construction of units thereon, except for the exemptions specified in Exhibit "B" attached hereto and made a part hereof; and

2. That the final plans and specifications for the Project shall be deemed approved by the Council if the final plans and specifications do not substantially deviate, as determined by the Executive Director of HHFDC, from the preliminary plans and specifications approved by the Council; and

3. That any substantial deviation from the preliminary plans and specifications shall be submitted to the Council for prior approval; and

4. That the final plans and specifications shall constitute the zoning, building, construction, and subdivision standards for the Project; and

5. That certified copies of this resolution be transmitted to the Director of Housing, Director of Planning, Director of Public Works; Executive Director of HHFDC, and the Applicant.

APPROVED AS TO FORM AND LEGALITY:

_____
Deputy Corporation Counsel
County of Maui

LIST OF REQUESTED 201H EXEMPTIONS
KAIAHALE ʻO KAHILUHILU (RESIDENTIAL COMPONENT)
KAHULUI CIVIC CENTER MIXED-USE COMPLEX

EXEMPTIONS

Exemptions Pursuant to Chapter 201H-38, Hawaii Revised Statues

The following exemptions are requested from the Maui County Code, pursuant to 201H-38, HRS.

A. Exemptions from Title 8, MCC, Health and Safety

1. An exemption from Chapter 8.04.040, MCC, Disposal permits, is requested to exempt the Project from disposal permit fees, special handling fees, and the requirement of acquiring a disposal permit.
2. An exemption from Section 8.04.050, MCC, Disposal Charges, is requested to exempt the Project from disposal permit fees, special handling fees, and disposal charges during construction.

B. Exemptions from Title 12, MCC, Streets, Sidewalks, and Public Places

1. An exemption from Chapter 12.08, MCC, Driveways, is requested to exempt the Project from driveway permit and inspection fees.
2. An exemption from Chapter 12.08.100, MCC, Standards and Specifications, Standard Details for Public Works Construction, Standard Detail R-49, Driveway Layouts for Concrete Curb Streets is requested to exempt the Project fire access driveway on Vevau Street from the requirement that driveways be separated by a minimum distance of 45 feet. The Project fire access driveway on Vevau Street will be approximately five feet from the Kahului Transit Center driveway.
3. An exemption from Chapter 12.24A, MCC, Landscape Planting and Beautification, is requested to exempt the Project from the required number, species, and location of street trees along Kaʻahumanu Avenue, Vevau Street, and Kāne Street.

C. Exemptions from Title 14, MCC, Public Services

1. An exemption from Chapter 14.07, MCC, Water System Development Fees is requested to exempt the Project from water impact fees.
2. An exemption from Chapter 14.12, MCC, Water Availability, is requested to exempt the Project from the water availability policy.
3. An exemption from Chapter 14.35, MCC, Wastewater Assessment Fees for Facility Expansion for the Wailuku/Kahului Wastewater Treatment System is requested to exempt the Project from wastewater impact fees.
4. An exemption from Chapter 14.76, MCC, Impact Fees for Traffic and Roadway Improvements in Wailuku-Kahului, Maui, Hawaii**,** is requested to exempt the Project from traffic impact fees.
5. An exemption from Chapter 14, MCC, Public Services, is requested to the extent necessary to allow for the issuance of building permits in accordance with Section 18.28.030, MCC, Building permits, provided that

the requirements of Section 18.20.190, MCC, Final approval prior to completion of construction, have been met, so that the construction of the project may be done concurrently with the construction and acceptance of the subdivision improvements.

D. Exemptions from Title 16, MCC, Buildings and Construction

1. An exemption from Chapter 16.04D, MCC, Fire Code, is requested to exempt the Project from plan review fees, permit fees, and inspection fees required for Fire Code compliance.
2. An exemption from Chapter 16.13, MCC, Commercial Signs, is requested to exempt the Project from filing fees.
3. An exemption from Chapter 16.18B, MCC, Electrical Code, is requested to exempt the Project from permit and inspection fees required by the Electrical Code.
4. An exemption from Chapter 16.20C, MCC, Plumbing Code, is requested to exempt the Project from permit and inspection fees required by the Plumbing Code.
5. An exemption from 16.25, MCC, Building Code Administrative and Supplemental Provisions, and 16.26C, Building Code, is requested to exempt the Project from plan review, permit, and inspection fees required by the Building Code.
6. An exemption from 16.25.201, MCC, Improvements to Public Streets, is requested to exempt the Project from the requirement to (1) construct sidewalks, curbs and gutters, and (2) placement of underground utilities.

E. Exemptions from Title 18, MCC, Subdivisions

1. An exemption from the County of Maui Department of Public Works' guidelines to provide bicycle and pedestrian improvements in excess of Title 18, MCC, Subdivisions, is requested to waive the requirement to provide bicycle and pedestrian improvements needed to fully comply with Maui County's "Complete Streets" policy. Rather, pedestrian connectivity improvements will be provided according to the Project site plan.
2. An exemption from Section 18.16.320, MCC, Parks and Playgrounds, is requested to exempt the Project from park dedication requirements and assessment fees. As proposed, the Project includes approximately 14,696 square feet of on-site recreation facilities, which is 61,054 square feet less than the 75,750 square feet required by Section 18.16.320, MCC.
3. An exemption from 18.20.040, MCC, Existing streets, is requested to exempt the Project from the requirement to construct curbs, gutters and sidewalks along the frontages.
4. An exemption from 18.20.070, MCC, Sidewalks, is requested to exempt the Project from the requirement to construct sidewalks along the frontages.
5. An exemption from 18.20.080, MCC, Curbs and gutters, is required to exempt the Project from the requirement to construct curbs and gutters along the frontages.

F. Exemptions from Title 19, MCC, Zoning

1. An exemption from Chapter 19.18, MCC, B-2 Community Business District, is requested to permit the development of more than a 2.0 Floor Area Ratio (FAR) or 296,482 square feet. According to MCC §19.18.050, the maximum FAR in the B-2 Community Business District is 2.0. As the Project site is 148,241 square feet, the maximum allowable FAR is 296,482 square feet. The Project requests a maximum FAR of 2.2, or 326,130 square feet.
2. An exemption from Chapter 19.36B.020, MCC, Off-street parking and loading, is requested to allow 298 off-street parking spaces in lieu of the required 612 off-street parking spaces.
3. An exemption from Chapter 19.36B.060, MCC, Size or dimensions or parking spaces, is requested to allow approximately 146 compact parking spaces that will be 16 feet x 7.5 feet, which is smaller than standard sized spaces (18 feet x 8.5 feet) as required by Chapter 19.36B.060, MCC. The remaining approximately 152 parking spaces will meet the standard size requirements of Chapter 19.36B.060, MCC.

G. Exemption from Title 20, MCC, Environmental Protection

1. An exemption from Section 20.08.090, MCC, Grubbing and Grading Permit Fees, is requested to exempt the Project from grubbing, grading, and excavation permit fees, as well as inspection fees.

H. Permitting

1. An exemption from Section 16.25.105, MCC, Permits, is requested to exempt the Project from standard permitting process of all County permits necessary for the development of the Project, including subdivision applications, civil construction plan plans and other plans and permits associated with the development of the Project. The Project is composed of 100 percent workforce housing units and is requesting to utilize the fast track permit processing procedures under Section 2.96.160, MCC.

I. Real Property Tax Abatement

1. An exemption from Chapter 3.48, MCC, Real Property Tax, is requested to exempt the Project from real property taxes purposes during the construction period pursuant to Section 3.48.496, Very low income, low income, below-moderate and moderate income housing exemption, and Section 3.48.366, MCC, Land dedicated for fast track housing.

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
FAX: (808) 587-0600

IN REPLY REFER TO:
24:PECB/126

December 2, 2024

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

Dear Ms. Evans:

Subject: Determination of No Additional Environmental Review to Satisfy Chapter 343, Hawaii Revised Statutes for the Kahului Civic Center Mixed-Use Complex Project (Project)
153 West Kaahumanu Avenue; Kahului, Maui
Tax Map Key (2) 3-7-004:003 (portion)

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

In 2022, HHFDC approved the *Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact* (Final EA). The Final EA assessed potential environmental impacts and provided mitigation measures for the full build-out of the Project. The developer and the Department of Accounting and General Services are working together to fine-tune the Project and have proposed changes. This determination documents the proposed changes in the Project.

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

Sincerely,

Dean Minakami
Executive Director

Attachment

KAHULUI CIVIC CENTER MIXED-USE COMPLEX PROJECT DETERMINATION OF NO ADDITIONAL ENVIRONMENTAL REVIEW NOTICE

The State of Hawaii owns the parcel located at 153 West Kaahumanu Avenue; Kahului, Maui. It is a 4.841-acre[1] site bounded by Kaahumanu Avenue to the north, Kane Street to the west, and Vevau Street to the south (Project Site). Executive Order No. 4590 (dated July 29, 2019) designated the Project Site to Hawaii Housing Finance and Development Corporation (HHFDC) for affordable rental housing, civic center, transit center, parking, and incidental uses. HHFDC is the lead agency involved and is responsible for providing a long-term lease of the Project Site to separate operators for the housing, civic center, transit center, and commercial components, respectively. For the affordable housing component, HHFDC will convey the Project Site via a ground lease of up to 99 years.

On May 2, 2022, HHFDC approved the *Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact* (Final EA). The Final EA was published in the May 8, 2022, edition of the Environmental Review Program's *The Environmental Notice.*[2] The Final EA addressed potential impacts and mitigation measures for the full build-out of the Kahului Civic Center Mixed-Use Complex Project (Project).

The Final EA envisioned the Project as a public-private partnership, with HHFDC expected to issue a Request for Proposals (RFP) for the development, design, entitlement, construction, leasehold ownership, and operation of a multi-family housing complex on the Project Site. The site plan in the Final EA (See Exhibit 3) was intended to be conceptual in nature with the Final EA noting that the "site layout, building massing and heights, parking count, and open space and circulation plan may change as the Project evolves" and the developer responds to public feedback and conditions of approval.

On March 28, 2023, HHFDC issued RFP No. DEV-RFP-23-001. The RFP requested proposals from persons or firms "to enter into a real estate development agreement for the master planning of the project site, subdividing or creating a condominium property regime for the different leasehold ownership uses, and the leasehold development sale and/or ownership and operation of the affordable housing component as the first phase of a mixed-use project." The RFP also stated that the Hawaii Department of Accounting and General Services (DAGS) "will develop the civic center component in the future when funding is available" and that the selected developer "shall consider any recommendations of the library study during the master planning of the Project Site."

The RFP further stated that the selected developer should comply with the recommendations, best practices, mitigation measures, and code requirements of the Final EA. However, if the selected developer proposes a project that differs from the version described in the Final EA, the developer will be responsible for completing the necessary documents to satisfy Chapter 343, Hawaii Revised Statutes (HRS).

On September 14, 2023, HHFDC selected EAH Housing (EAH) to:

1. Prepare a Project Site master plan;

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[1] Total size of the parcel is 5.572 acres.

[2] https://files.hawaii.gov/dbedt/erp/Doc_Library/2022-05-08-MA-FEA-Kahului-Civic-Center-Mixed-Use-Complex.pdf

2. Subdivide or create a condominium property regime (CPR) for a mixed-use project; and

3. Be the leaseholder and develop and operate the affordable housing component of the Project.

ORIGINAL PROJECT IN FINAL EA (2022)

As originally presented in the Final EA, the Project was proposed to include the following elements:

Multi-Family Housing Component:

1. Mixture of affordable and market-rate rental units.

2. Approximately 300 residential units (ranging between 1-, 2-, and 3-bedroom units) with approximately 414 parking spaces.

3. More than 50% of units are affordable to households earning 140% or below the Area Median Family Income (AMI)

Kahului Civic Center Component:

1. Approximately 66,000 square feet to comprised of State office space; classroom and support space for the Hawaii Department of Education, McKinley Community School for Adults (MCSA) – Maui Campus; and space for a new Kahului Public Library.

2. Approximately 182 parking spaces.

Overall Project:

1. Potentially approximately 5,000 square feet of community-oriented commercial space (in either the multi-family housing buildings or the Civic Center).

2. New landscaping, site improvements, and off-site vehicular and pedestrian facilities improvements.

3. Other actions include demolition and removal of existing buildings and structures, and the partial removal of a stone wall.

The Final EA analyzed the potential impacts of the Project, proposed mitigation measures, and included the following technical reports:

1. Natural Resources Assessment.

2. Air Quality Technical Report.

3. Acoustic Study.

4. Preliminary Engineering Report.

5. Phase 1 Environmental Site Assessment Report.

6. Hazardous Materials Survey.

7. Limited Asbestos, Toxicity Characteristic Leaching Procedure, and Lead-Based Paint Sampling and Analysis Report.

8. Traffic Mobility Analysis Report.

9. Historical Resource Evaluation Report.

10. Archaeological Inventory Survey.

11. Cultural Impact Assessment.

These technical reports were completed circa 2020-2022, and therefore, are still applicable and relevant to the proposed Project. In addition, EAH will seek additional archaeological and historic architecture technical assistance to comply with the State Historic Preservation Division's (SHPD) requests as stated in their acceptance letter dated March 18, 2024.

COMPARISON OF ORIGINAL PROJECT V. CURRENT PROJECT (2024)

The table below compares the original Project analyzed in the Final EA to the Project proposed by EAH and DAGS.

Category	Original Plan Final EA (2022)	Current Plan (2024)	Difference
Project Site Size	4.722 acres	4.841 acres	+0.119 acres[3]
Affordable Housing Component			
Residential Units	300	303	+3
Residential Units/Acre	63	63	0
Parking Stalls	596	298	-298
Vehicle Access	Kane Street: left- and right-in, right-out	Kane Street: left- and right-in, right-out	No Change
Number of Buildings	2	2	0
Number of Stories	6	6	0
Affordability Ratio	At least 50%	100%	+50%
AMI Target	140% or below	30% to 60%	-80 to 110%
Civic Center Component			
Civic Center Space (square feet)	66,000	72,600	+6,600
Office Space (square feet)	43,000	50,832	+7,832
Classroom Space (square feet)	7,000	9,113	+2,113
Public Library Space (square feet)	16,000	12,655	-3,345
Number of Buildings	1	1	0
Number of Stories	4	5	+1
Parking Stalls	182	190	+8
Vehicle Access	Vevau Street: full access	Vevau Street: full access	No change
Community-Oriented Commercial Space (square feet)	5,000	To be determined by DAGS (if any)	No change

[3] The increase in the area is the result of a recalculation of Project boundaries and not the acquisition of additional Project area.

For the affordable housing component, the current Project proposes roughly the same number of residential units and residential density. However, compared to the original plan, the current Project proposes significantly more affordable units that will be oriented to a lower AMI demographic. The layout, height, number of buildings, and vehicle access points remain substantially the same. The number of onsite parking spaces will be reduced considerably.

For the civic center component, the current Project proposes slightly more floor area (6,600 square feet, or an increase of 10%) to accommodate additional office and classroom space. A corresponding increase in the number of parking stalls is proposed. However, compared to the original Project, the layout, height, number of buildings, and vehicle access points remain substantially the same.

Because of the slight proposed increase in floor area and more detailed analysis and design regarding the civic center component, EAH and DAGS are coordinating with each other, their respective traffic engineers, and the Maui County, Department of Transportation (Maui DOT) to analyze any change anticipated for access and transportation-related impacts and appropriate mitigation measures. The projected impacts and corresponding mitigation measures are not expected to differ substantially from those presented in the Final EA.

EAH's traffic engineer is also working with the Hawaii Department of Transportation (HDOT) and Maui DOT to see if:

1. The left turn lane on Kane Street can be lengthened to allow for more vehicle stacking; and

2. Kane Street driveway for ingress/egress can be used as a full access driveway, accommodating both right and left turns into and out of the driveway, instead of the left or right in, right-out driveway analyzed in the Final EA.

If HDOT and Maui DOT do not allow these changes, the left turn lane on Kane Street will not be lengthened and the Project will use the Kane Street driveway as a left- and right-in, right-out driveway as analyzed in the Final EA.

EAH and DAGS are in discussions with the Maui County, Department of Fire and Public Safety (FD) regarding an emergency access route for fire apparatus from the affordable housing component to Vevau Street. If a preferred access through the civic center parking structure is not acceptable to DAGS and FD, an alternate emergency access route at the eastern end of the civic center parking structure through the transit center is being considered.

DETERMINATION OF NO ADDITIONAL REVIEW

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

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

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

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

The Project meets the above criteria in the following ways:

1. It is substantially similar to the original concept of developing affordable housing, residential amenities, civic center uses, and associated parking on the Project Site as originally proposed and analyzed in the Final EA.

2. It is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in the Final EA as the current Project plans are similar to what is described in the Final EA and depicted in the conceptual plan provided in the Final EA. As noted above:

    a. EAH's traffic engineer is consulting with state and county transportation departments about two potential changes:

        i. Extending the Kane Street left turn lane, and

        ii. Making the Kane Street driveway fully accessible for all turns.

        If these changes are not allowed, access as analyzed the Final EA, will be the same.

    b. EAH will seek additional archaeological and historic architecture technical assistance to comply with the State Historic Preservation Division's (SHPD) requests as stated in their acceptance letter dated March 19, 2024.

3. It is consistent with the range of alternatives discussed in the Final EA, which included:

    a. No Action.

    b. Delayed Action.

    c. Different Location.

    Different Design:

    a. Two 17-story towers; 400 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.

    b. Two 4-story buildings; 230 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.

    c. Alternate building and open space layout; 300 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.

Preservation of Historic Structures:

a. Preserve and adaptively reuse historic structures.

b. Preserve and relocate historic structures.

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

December 2, 2024

Signature of Director or Delegate **Date**

List of Exhibits:

Exhibit 1 – Location Map and Surrounding Land Uses
Exhibit 2 – TMK Map
Exhibit 3 – Kahului Civic Center Conceptual Site Plan from the Final EA
Exhibit 4 – Conceptual Site Plan



LEGEND

Project Area

Project TMK

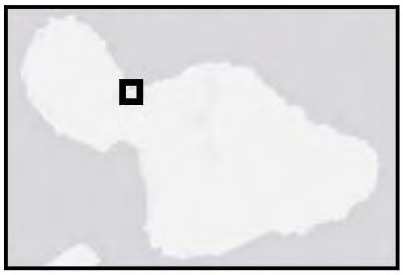


Exhibit 1:
Location and Surrounding Uses

Kahului Civic Center 201H

EAH Housing — Island of Maui

North

Linear Scale (Feet)

0 375 750 1,500

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2023, ESRI Basemap.
Disclaimer: This Graphic has been prepared for general planning purposes only.



LEGEND

Project Area

Project TMK (2) 3-7-004: 003

Exhibit 2:
Tax Map Key

Kahului Civic Center 201H

EAH Housing — Island of Maui

North

Linear Scale (Feet)
0 100 200

Source: County of Maui.
Disclaimer: This Graphic has been prepared for general planning purposes only.

PBR HAWAII

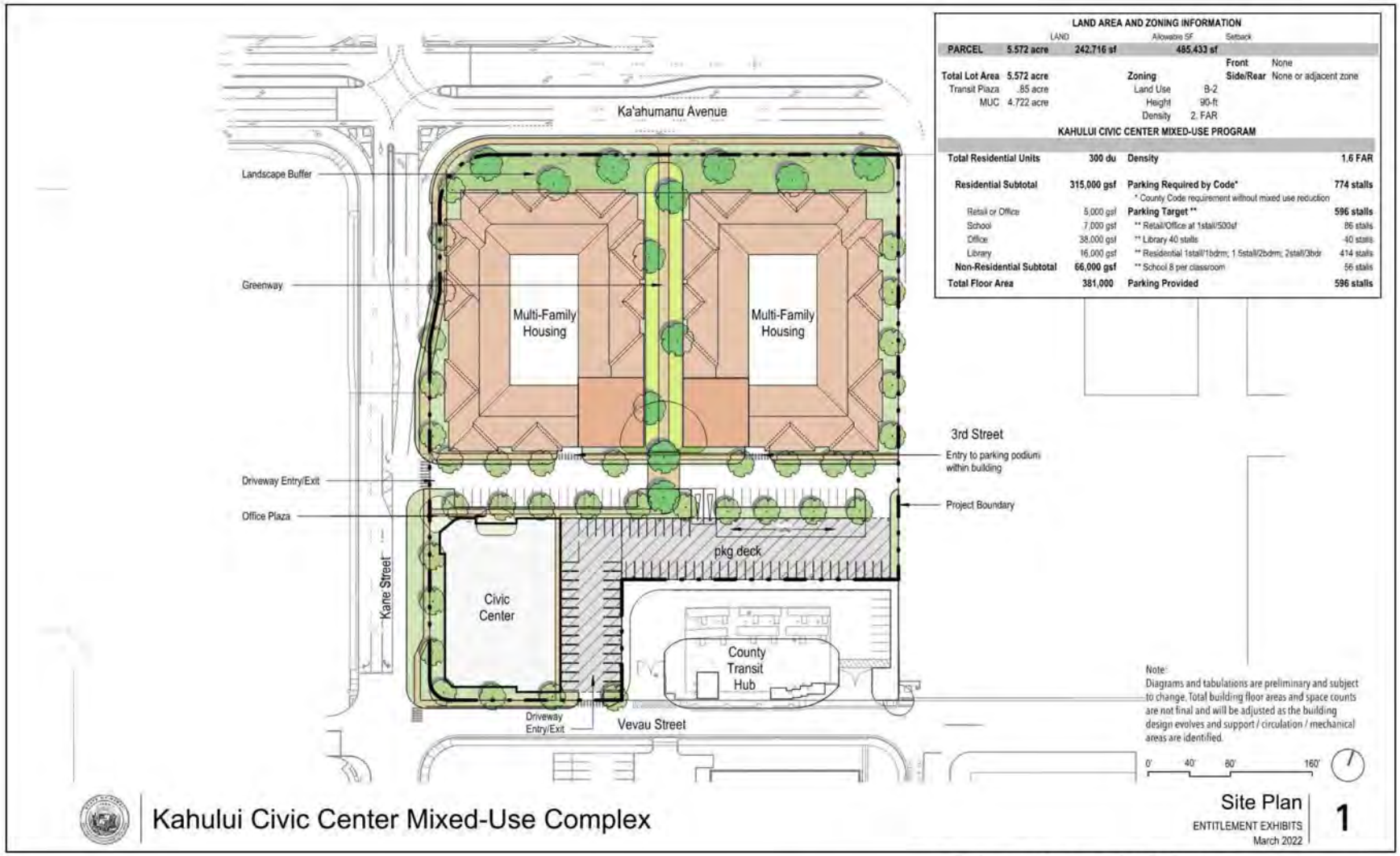


Exhibit 3: Kahului Civic Center Complex Conceptual Site Plan from the 2022 FEA/FONSI



Exhibit 4: Conceptual Site Plan

lowney arch

SCALE 1/32" = 1'
0 32' 64'

OVERALL SITE PLAN A0.4A

KAHULUI CIVIC CENTER RESIDENTIAL - 11/18/2024

KAIAHALE ‘O KAHILUHILU

Application for:

- **Chapter 201H, HRS Exemptions Pursuant to § 201H-38, HRS**
- **Approval Pursuant to the Office of the Governor, State of Hawai‘i Eleventh Proclamation Relating to Affordable Housing (dated February 4, 2025, or as amended under future proclamations)**

TMK: (2) 3-7-004: 003 (PORTION)

Developer/Applicant:
HKI Kahului Kaiahale LLC

An affiliate of:

EAH HOUSING
A roof is just the beginning

Prepared by:
PBR HAWAII

PBR HAWAII
& ASSOCIATES, INC.

MARCH 2025

KAIAHALE ʻO KAHILUHILU

Application for:

- **Chapter 201H, HRS Exemptions Pursuant to § 201H-38, HRS**
- **Approval Pursuant to the Office of the Governor, State of Hawaiʻi Eleventh Proclamation Relating to Affordable Housing (dated February 4, 2025, or as amended under future proclamations)**

TMK: (2) 3-7-004: 003 (PORTION)

Developer/Applicant:
HKI Kahului Kaiahale LLC

An affiliate of:

EAH HOUSING
A roof is just the beginning

Prepared by:
PBR HAWAII

PBR HAWAII
& ASSOCIATES, INC.

MARCH 2025

I. Hawaii Housing Finance and Development Corporation
201H Application Form

Summary Sheet

I. INFORMATION:

APPLICANT NAME:	HKI Kahului Kaiahale LLC
PROJECT NAME:	Kaiahale ‘o Kahiluhilu In the Hawaiian language, kaiahale refers to a group of houses and hiluhilu connotes dignified elegance. Therefore, the name Kaiahale ‘o Kahiluhilu, means homes that bestow residents with a sense of dignity and grace.

II. Income and Affordability Restrictions

Applicant commits to set-aside units based on the following income and affordability restrictions. Complete the chart below.

Phase 1

Affordable Units		
Restricted at % of AMGI*	Number of units	Percent of total units
30 % of AMGI	10 units	3%
50 % of AMGI	55 units	18%
60 % of AMGI	131 units	43%
Total Affordable Units	**196 units**	**65%**
Non-Revenue (Staff) Units	1 unit	<1%
Total Number of Units	**197 units**	**65 %**

Phase 2

Affordable Units		
Restricted at % of AMGI*	Number of units	Percent of total units
30 % of AMGI	7 units	2%
50 % of AMGI	28 units	9%
60 % of AMGI	70 units	23%
Total Affordable Units	**105 units**	**35%**
Non-Revenue (Staff) Units	1 unit	<1%
Total Number of Units	**106 units**	**35%**

Project Total

Affordable Units		
Restricted at % of AMGI*	Number of units	Percent of total units
30 % of AMGI	17 units	6%
50 % of AMGI	83 units	27%
60 % of AMGI	201 units	66%
Total Affordable Units	**301 units**	**99%**
Non-Revenue (Staff) Units	2 units	<1%
Total Number of Units	**303 units**	**100 %**

*AMGI = Average Median Gross Income

III. Length of Affordability Commitment

How long will your project commit to affordability restrictions and program compliance?
Please note that each County may have specific affordability terms that should be adhered to in accordance with the applicable ordinances.

Up to 99 Years

IV. Occupancy Type

Indicate the number of units allotted for each of the following:

Family 303 Elderly* _____ Homeless _____

Tenants with Special Housing Needs _____

(Refer to the definition of Elder or Elderly Households as defined in Act 64, Session Laws of Hawaii 2002. Describe the Special Housing Need of the tenants below)

V. Financing

Will the project pursue additional funding through an HHFDC program? If yes, check all that apply.

☒ DURF	☒ GET EXEMPTION	☒ LIHTC
☐ HOME	☒ HMMF	☐ HTF
☒ RHRF	☐ RARF	☐ None

VI. Anticipated Project Exemptions

Indicate **all** exemptions, variances and/or conditional or special use permits that the project will likely pursue and reference the applicable ordinance sections. If a particular exemption is not listed below, write in the exemption under the 'Other' option. Attached a separate sheet if desired.

Development Standard	**Ordinance and Rules**
Subdivision Standards	
Building Code	
Density	
Height	
Setback	
Parking	
Street Width	
Open Space	
Special District Zoning	
Other	See Exhibit 28 for a complete list of requested exmeptions.

Application Checklist

(To be completed and signed by applicant and returned with application.)

Project Name: Kaiahale ʻo Kahiluhilu

	Done/Enclosed
Check made payable to the "Hawaii Housing Finance and Development Corporation"	☒

Correct Application Fee Amount Enclosed	**Amount Enclosed:**
	$ 2,000
Total Due to HHFDC	**$ 2,000**

Correct number of copies (1 original, 3 copies. 1 electronic version) ☒

Complete Application

1. Application Checklist (completed and signed) ☒
2. Summary Sheet ☒
3. General Information Section ☒
4. Questions ☒
5. Certifications and Assurances ☒
6. Index of Application Exhibits Included ☒
7. Environmental Questionnaire (completed and signed) ☒
8. Exhibit Worksheets
   a. Project Cost Budget Worksheet (Exhibit A) ☒
   b. Estimated Project Revenues or Operating Income (Exhibit B) ☒
9. All Exhibits attached ☒

PDF file of completed application including Exhibits shall be submitted on a compact disk or thumb drive with the applicant's submittal.

HHFDC's receipt of this application, consisting of the documents above-referenced, does not constitute acceptance of this application.

Applications must be complete in accordance with this checklist.

Incomplete applications and applications that fail to meet individual program criteria shall be returned to the applicant without further action.

Applicant: HKI Kahului Kaiahale LLC

Applicant Representative: Karen Seddon
Karen Seddon (Feb 12, 2025 15:15 HST)
(Signature, Date)

State of Hawaii
Hawaii Housing Finance and Development Corporation
201H Application Form

Section I - General Information

Project Name

Kaiahale ‘o Kahiluhilu

1. APPLICANT INFORMATION

A) Applicant Information

Applicant Name: HKI Kahului Kaiahale LLC	
Applicant Tax ID Number: 33-1329258	
Applicant Contact Name, Title: Karen Seddon, EAH Housing, Regional Vice President - Hawaii	Phone Number: 808-283-4444
Applicant Address: 733 Bishop Street Makai Tower, Suite 1717 Honolulu, HI 96813	Fax Number: E-Mail Address: karen.seddon@eahhousing.org

Fill in the information below if application was prepared by a person or entity different from the applicant.

Application Preparer Name: PBR HAWAII & Associates, Inc.	
Application Preparer Contact Name, Title: Tom Schnell, Vice President, Principal	Phone Number: 808-521-5631
Applicant Address: 1001 Bishop Street Suite 650 Honolulu, HI 96813	Fax Number: 808-523-1402 E-Mail Address: tschnell@pbrhawaii.com

B) Applicant Organization / Entity (Check the appropriate box)

☒	**Non-profit organization** (Qualified, existing 501(c)(3) or (4) organization, as determined by the Internal Revenue Service)

If the applicant is a Non-profit organization include Exhibit 1 and Exhibit 2.

☐ **Private developer**

- ☐ Limited Partnership
- ☐ General Partnership
- ☐ Corporation
- ☐ Limited Liability Corporation
- ☐ Other: _____

☐ **Government** Identify (Level of Government and Department)

- ☐ County Government: _____
- ☐ State Government:

	Department:

All applicants must submit Exhibit 3 and Exhibit 4 as applicable.

C) Applicant Experience

Briefly describe the Applicant's experience developing and managing affordable housing projects. Include the names of the properties, type of development, number of units, location, any federal and local subsidy programs, and term of involvement. Please also include any other relevant information regarding the overall experience the Applicant has in developing or owning housing projects. Reference **Exhibit 5: Housing Development Experience**, in this description.

The Applicant, HKI Kahului Kaiahale LLC, is a limited liability company whose sole member is Hui Kauhale, Inc.

Hui Kauhale, Inc. is a Hawaii nonprofit public benefit corporation whose purpose is the acquisition, development, rehabilitation and operation of housing for low-income households in Hawaii. The board of directors of Hui Kauhale, Inc. are appointed by the board of directors of EAH Inc., a California nonprofit public benefit corporation (EAH). Both Hui Kauhale, Inc. and EAH have been granted tax-exempt status by the Internal Revenue Service, under Code Section 501 (C)(3).

Either directly or through an affiliate, the Applicant will execute an agreement with EAH to perform services relating to the construction and development of this Project. In other words, to act as the Developer of this Project.

EAH was founded in response to the housing needs of low-income families, seniors, veterans, formerly unhoused individuals, people with special needs, transitional age youth, artists, farmworkers, students, and veterans. EAH is one of the most experienced nonprofit housing management and development organizations in the

western United States. Established in Northern California, EAH Housing has long since expanded beyond the borders of its original home. Serving more than 25,000 residents daily, EAH has grown to a staff of over 750 highly skilled and dedicated employees in 23 counties in California and Hawai'i.

EAH Housing now manages over 3,700 units in 40 properties on the islands of Oahu, Maui and Kauai, and currently has 387 units in predevelopment on Maui and 140 units in predevelopment on Oahu. EAH owns or has a partnership interest in a large percentage of the properties it manages in Hawaii. EAH Housing is recognized by government officials, community leaders, lenders, and residents as a capable and trustworthy organization motivated by concern for the people it serves.

See Exhibit 5 for a summary of EAH Housing's housing development experience.

D) Project Team Information (Complete with name, address and phone number)

Complete Exhibit 6 for each Project Team member

Developer:	EAH Housing		
Contact:	Karen Seddon, Regional Vice President - Hawaii		
Address:	733 Bishop Street Suite 1717 Makai Tower Honolulu, HI 96813		
Phone:	808-283-4444	Fax:	
E: Mail:	karen.seddon@eahhousing.org		
Role/ Responsibility:	Developer/Applicant		

Consultant:	PBR HAWAII & Associates, Inc.		
Contact:	Tom Schnell		
Address:	1001 Bishop Street Suite 650 Honolulu, HI 96813		
Phone:	808-521-5631	Fax:	808-523-1402
E: Mail:	tschnell@pbrhawaii.com		
Role/ Responsibility:	Planning Consultant		

Architect:	Lowney Architecture		
Contact:	Grant Chang		
Address:	928 Nu'uanu Avenue Suite 400 Honolulu, HI 96817		
Phone:	808-769-6810	Fax:	
E: Mail:	grant@lowneyarch.com		
Role/ Responsibility:	Architect		

Civil Engineer:	Gray Hong Nojima		
Contact:	Sheryl Nojima		
Address:	201 Merchant Street Suite 1900 Honolulu, HI 96813		
Phone:	808-521-0306	Fax:	
E: Mail:	snojima@grayhongnojima.com		
Role/ Responsibility:	Civil Engineer		

Traffic:	WSP		
Contact:	Wayne Yoshioka		
Address:	1001 Bishop Street Suite 2400 Honolulu, HI 96813		
Phone:	808-954-4517	Fax:	
E: Mail:	wayne.yoshioka@wsp.com		
Role/ Responsibility:	Traffic Engineer		

Archaeologist:	Keala Pono Archaeological Consulting		
Contact:	Windy McElroy		
Address:	PO Box 1645 Kaneohe, HI 96744		
Phone:	808-381-2361	Fax:	
E: Mail:	wkm@keala-pono.com		
Role/ Responsibility:	Archaeologist		

General Contractor:	Moss & Associates		
Contact:	Matthew Jun		
Address:	733 Bishop Street Suite 2900 Honolulu, HI 96813		
Phone:	808-429-6060	Fax:	
E: Mail:	mjun@mosscm.com		
Role/ Responsibility:	General Contractor		

2. SITE INFORMATION

A) Location

Address 153 West Ka`ahumanu Avenue	
City Kahului	Tax Map Keys (TMK): (2) 3-7-004: 003 (Por.)
State HI	
Island Maui	
Zip Code 96732	
Neighborhood Board (for Oahu) N/A	
Special design or management districts Special Management Area	
Submit Exhibit 7, Exhibit 8 and Exhibit 9.	

B) Site Size

3.40 Acres 148,241 Square Feet

C) Present legal owner of the project site

Name State of Hawai‘i - HHFDC controls the Project site per Executive Order No. 4590		
Address 677 Queen Street, #300		
City Honolulu, HI 96813	State	Zip

D) Site Control Status

☐	Own site - fee simple	
☐	Executed ground lease	Expires on:
☐	Option to purchase	Expires on:
☐	Option to lease	Expires on:
☒	Other	Development Agreement executed between Applicant and HHFDC on January 10, 2025 (Exhibit 10).
		Expires on: December 31, 2032

Submit Exhibit 10 and 11. Submit Exhibit 12, if applicable.

E) Special Site Classification

		Identify:
☐	Flood Zone	Flood Zone X
☒	Tsunami (Intertidal Area)	Tsunami Evacuation Zone
☒	Special Management Area	Special Management Area
☐	Special or Historic District	N/A
☐	Shoreline Protection Area	N/A
☐	Other (wetlands, volcano, etc.)	N/A

Submit Exhibit 13, if applicable.

F) Zoning

Current Zoning Designation:	B-2 – Business-Community
Land Use Classification:	State Urban District

Provide a comprehensive and detailed description of the degree to which the plans deviate from the development standards and an explanation for each exemption sought. Describe your consultation with the surrounding community, particularly in the past six months.

The Project is largely consistent with the development standards of MCC §19.18.050 – Development Standards of the Community Business District. The Applicant is seeking the following exemptions from the MCC.

MCC §19.18.050 – Development Standards of the Community Business District
According to MCC §19.18.050, the maximum FAR in the B-2 Community Business District is 2.0. As the Project site is 148,241 square feet, the maximum allowable FAR is 296,482 square feet. However, Project plans propose an FAR of roughly

2.2, or approximately 325,035 square feet. Therefore, the Applicant requests an exemption from the maximum allowed FAR.

MCC §19.36B.020 - Designated number of off-street parking spaces
Per MCC §19.36B.020, 612 off-street parking spaces would be required for the Project. The Project plans include approximately 298 off-street parking spaces, or approximately 314 less than required by code. Therefore, the Applicant is requesting an exemption from the number of off-street parking spaces.

MCC §19.36B.060 - Size or dimensions of parking spaces
Per MCC §19.36B.060, all off-street parking spaces are required to be standard-sized spaces (18 feet x 5.5 feet). Of the 298 off-street spaces provided, the Project plans propose 146 (49%) compact-sized spaces (16 feet x 7.5 feet). Therefore, the Applicant is requesting an exemption from the dimensions of off-street parking spaces.

MCC §18.16.320 - Parks and playgrounds
Per MCC §18.16.320, 75,750 square feet of park space would be required for the Project. The Project plans propose to provide 14,696 square feet of onsite recreation facilities (61,054 square feet less than required by code) in the form of a dog park, children's play area, recreation deck, activity room, and fitness room. Therefore, the Applicant is requesting an exemption from the amount of park space to be provided.

The above exemptions from the MCC are needed to increase the amount of floor area dedicated to affordable housing and make the Project financially viable. These exemptions allow the Project to provide more affordable housing units in lieu of park space and onsite parking spaces. Exhibit 28 contains a complete list of requested exemptions.

Exhibit 15 contains a consultation log documenting outreach with the surrounding community, State and County agencies, elected officals, and other individuals or orginazations.

Submit Exhibit 14 and 15

G) Does this project involve any relocation of tenants or existing homeowners?

☐ Yes ☒ No

If yes, please describe any proposed relocation assistance:

H) Environmental Assessment

Please check the appropriate box below. Hawai'i Revised Statutes Chapter 343 requirements must be followed, if applicable. If an Environmental Assessment (EA) or Environmental Impact Statement (EIS) has been published or will be published please identify the date of publication in the Office of Environmental Quality Control (OEQC) Bulletin**.** Please identify the accepting agency.

Accepting Agency: Hawai'i Housing Finance and Development Corporation

Check if applicable		**Date of publication or estimated completion date.**
☒	No EA or EIS is required	See Exhibit 16. On May 2, 2022, HHFDC approved the Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact (Final EA). The Final EA was published in the May 8, 2022, edition of the Environmental Review Program's *The Environmental Notice*. On December 2, 2024, HHFDC determined that no additional environmental review is required pursuant to Section 11-200.1-11. Notification of the determination was published in the December 23, 2024, edition of the Environmental Review Program's *The Environmental Notice.*[1]
☐	EA Exempt	
☐	EA In Progress	
☐	EA Published	
☐	Finding of No Significant Impact Published	
☐	EIS In Progress	
☐	EIS Published	
☐	Federal EA or EIS Required	

Submit Exhibit 16.

I) Site Feasibility

Identify the existing use and disclose any potential problems associated with your proposed site. For each of the four (4) categories (Access, Site Improvements, Topography and Soils, and Environmental) describe any particular benefits of your site or disclose any known problems that may be associated with your site.

Access to site:

Current access to the site is provided by two driveways on Kāne Street.

[1] https://files.hawaii.gov/dbedt/erp/The_Environmental_Notice/2024-12-23-TEN.pdf

Site improvements and Current Use:

The Project site is currently comprised of a one-story, Department of Education (DOE) McKinley Community School for Adults (MCSA) building, a one-story, DOE maintenance/operations building, a collapsed one-story building, an asphalt parking lot with 21 marked parking spaces, an open grass lawn, and a low perimeter stone wall fronting West Kaʻahumanu Avenue and a portion of Kāne Street.

Topography and soils

The Project site is gently sloping with elevations ranging from approximately 6 to 12 feet above mean sea level (AMSL). According to the United States Department of Agriculture, Natural Resources Conservation Service, Puʻuone Sand (PZUE) (7 to 30% slopes) is on the mauka portion of the site, while Fill Land (Fd) is on the makai portion of the site (see Exhibit 24). PZUE soil is derived from coral and seashells. Permeability for PZUE is high (between 6.3 and 20.0 inches per hour) and has a low corrosivity. Fd soil consists of material dredged from the ocean or hauled from nearby areas; Fd typically occurs adjacent to the ocean.

Environmental Issues *(Submit Exhibit 18.)*

ENPRO Environmental (ENPRO) conducted a Phase 1 Environmental Site Assessment (Phase 1 ESA) for the Project site in 2019, in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-13. Exhibit 18 contains the Phase 1 ESA Report. The purpose of the Phase 1 ESA is to evaluate the presence of recognized environmental conditions (RECs) at the Site. A REC is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum product in, on, or at the Project site. The Phase 1 ESA involved a review of environmental databases and records, a site reconnaissance and walkthrough inspection (April 17, 2019), and interviews with key personnel. The Phase 1 ESA discovered no evidence of RECs at the Site.

A Hazard Materials Survey was also prepared for the MCSA building in 2019 (see Exhibit 25). The purpose of this study was to assess the presence of readily accessible and identifiable hazardous materials. These hazardous materials include: Polychlorinated Biphenyl (PCB)-containing ballasts/transformers, mercury-containing lamps, stored chemicals, asbestos-containing material, and lead-containing paints. No asbestos-containing material was discovered in the samples. However, approximately 3,800 square feet of Canec ceiling and 60,000 square feet of Canec walls were discovered during the investigation that may contain asbestos. Three of the five paint samples analyzed for lead were determined to be lead-containing paint and one was determined to be lead-based paint. A total of 86 fluorescent light fixtures were observed on the site. All ballasts associated with the 86 light fixtures are assumed to contain PCBs and mercury.

A Limited Asbestos, Toxicity Characteristic Leaching Procedure, and Lead-Based Paint Sampling and Analysis Report was subsequently prepared for the collapsed building in 2020 (see Exhibit 26). Roof material samples from the MCSA building were also collected and analyzed for asbestos as part of this study. Asbestos was found in the roofing material of the collapsed building only. A composite sample of components of the waste to be generated during demolition of the collapsed building was also collected for Toxicity Characteristic Leaching Procedure testing for leachable lead. The

analytical results indicated the leachable lead presence of 2.4 milligrams per liter (mg/L), which is below the EPA's regulatory level of 5 mg/L. Two paint chip samples were collected from the collapsed building and were analyzed for lead. Lead-based paint is defined as any paint containing 5,000 milligrams per kilogram of lead or greater. Based on the analytical results, both samples were determined to be lead-based paint.

J) Availability of Utilities and Off-Site Improvements

For each of the seven (7) categories (Water, Sewer, Drainage, Roads, Electrical, Gas, Telephone/ Television/ Data) describe the existing infrastructure capabilities and any planned or potential expansion of infrastructure needed to develop this project.

Availability of Utilities **(Submit Exhibit 17)**	**Yes**	**No**
Will the project utilize gas for cooking or water heating?	☐	☒
If yes, is gas service currently available to the site?	☐	☐
Will the project utilize solar water heating?	☐	☒
Is electricity service currently available to the site?	☒	☐
Sewer/Septic service is currently available to the site for the number and type of units proposed.	☐	☒
Water is currently available for the proposed number of units and type of units for this project.	☐	☒
Does the site have a hook-up to telephone service?	☐	☒
Does the site have a hook-up to cable or internet service?	☐	☒
Are there any environmental concerns associated with site?	☒	☐
Is the project located on or near a Brownfield?	☐	☒

Water	
Existing:	The Department of Water Supply (DWS) manages the County potable water system, which comprises an interconnected distribution network of reservoirs, wells, shafts, water tunnels, booster and pumping stations and water mains. The DWS provides potable water to approximately 36,400 customers in the County, divided into five main system sections (Central Maui, Upcountry Maui, West Maui, East Maui, and Molokai). The Central Maui system has the most customers and includes Wailuku, Kahului, Pāʻia, Puʻunene, and Kihei. Central Maui potable water is sourced from groundwater in the ʻIao Aquifer beneath the West Maui Mountains, which is naturally filtered by lava rocks. The ʻIao Water Treatment Plant treats approximately 1.70 million gallons per day (mgd) using a next generation membrane barrier filtration and a non-hazardous onsite sodium hypochlorite generation system for disinfection. Potable water service to the Project site is provided via an existing 12-inch County water line within the West Kaʻahumanu Avenue Right-of-Way (ROW). Based on early consultation with DWS, there is an existing 2-inch water meter within the West Kaʻahumanu Avenue ROW with a capacity of 160 gallons per minute (gpm). There are three fire hydrants in the Project vicinity. Fire hydrant No. 002 is along West Kaʻahumanu Avenue; fire hydrant No. 118 is on the corner of Kāne Street and Vevau Street; fire hydrant No. 119 is on the corner of West Kaʻahumanu Avenue and Kāne Street. Fire hydrant No. 002 connects to a 12-inch water line main within West Kaʻahumanu Avenue with a static pressure of 94 pounds per square inch (psi). Fire hydrant No. 118 and fire hydrant No. 119 both connect to an 8-inch water line main within Kāne Street with static pressure values of 92 psi and 94 psi, respectively.
Planned:	The Project will require potable water for drinking, sanitation, irrigation, and a fire sprinkler system. The anticipated average daily potable water demand for the Project (excluding irrigation) is estimated at 171,000 gallons per day (gpd). A new 4-inch compound water meter, water meter box, 6-inch lateral, and reduced pressure backflow preventer for potable water are expected to be installed to serve the Project. Final meter and lateral sizes will be determined during Project design. Irrigation water demand will be finalized during the Project design phase. The Project will require a new detector check meter, water lateral, and reduced pressure backflow preventer from West Kaʻahumanu Avenue for the sprinkler systems. One new fire hydrant will be installed on West Kaʻahumanu Avenue and one new fire hydrant will be installed along Kāne Street, to meet the 250-foot spacing requirement. Additional onsite fire hydrants may be required by DFPS. The fire protection system will be designed to comply with the County Fire Code, Uniform Fire Code (2012), and HAR 12-45.2, Water System Standards (2002). The fire protection

	system will be reviewed by the DFPS during the building permit review process. A water service request for the proposed Project was submitted to DWS in July 2024. Based on conversations with DWS in August 2024, DWS is checking the capacity of its systems to serve the proposed Project and determining the potential for an exemption from HAR Title 16, Chapter 201 criteria limiting the amount of water that may be requested by an applicant. Additionally, DWS cannot provide advance confirmation regarding water system adequacy until the building permit application process. Written commitment for service may be obtained from DWS via water meter reservation, which involves submitting meter sizing worksheets for review prior to the building permit application process. Water availability and the scope of required water infrastructure improvements will not be finalized until construction drawings, a Non-Residential Water Meter Sizing Worksheet (with domestic and irrigation water demand calculations), water meter reservation, and a building permit application are submitted to DWS and DFPS, per MCC §14.05.120. Project-related water demands and calculations will be provided to the DLNR, Engineering Division so they can be included in the State Water Projects Plan Update projections. Improvements within the West Ka‘ahumanu Avenue ROW will require concurrent review and approval by the State Department of Transportation (HDOT).
Sewer	
Existing:	The Maui County Wailuku-Kahului Wastewater Reclamation Facility serves the Project site. The Wailuku-Kahului Wastewater Reclamation Facility has a design capacity of 7.9 mgd. Wastewater service in the Project vicinity is provided by an 8-inch sewer line within the Kāne Street ROW and a 15-inch sewer line within the Vevau Street ROW.
Planned:	The proposed onsite sewer system will consist of underground gravity sewer lines and manholes and will connect to the existing 8-inch lateral and riser constructed as part of the adjacent Kahului Transit Center. Based on the current DEM Wastewater Flow Standards (February 2006), the proposed Project will generate an average wastewater flow of approximately 86,000 gpd and a design peak flow of approximately 490,000 gpd. Based on these anticipated wastewater flows and the surveyed information from the Project’s topographical map, the existing 8-inch lateral constructed under the Kahului Transit Center should have adequate capacity to service the proposed Project. A wastewater service request for the site was submitted to DEM in July 2024 and a subsequent response was received later that month (see Exhibit 17). The response indicates that the proposed connection through the Kahului Transit Center’s lateral is

	acceptable, provided that an easement and agreement letter from the owner are obtained. DEM indicated that the current gravity collection system trunk lines, Wailuku-Kahului Wastewater Reclamation Facility, and Kahului Wastewater Pump Station all have adequate capacity to service the Project's preliminary wastewater flow projections. However, final approval for connection to the County wastewater system will not be issued until final capacity is verified during the building permit process.
Drainage	
Existing:	The Department of Public Works (DPW), Engineering Division provides engineering and inspection services for the planning, designing, and construction of the County's drainage system. Based on available as-built record drawings and drainage reports, there are no known drainage systems or structures within the Project site except for recently installed drainage facilities constructed under the adjacent Kahului Transit Center. The majority of the Project site's storm water collects in a depression within the site and generally infiltrates into the ground. Should the depression become inundated, storm water is likely to overflow and exit the Project site at a low point near the northeastern corner of the site. The overflow runoff is then conveyed east along West Ka'ahumanu Avenue via sheet flow and gutter flow until intercepted by an existing catch basin. Runoff from the areas of the Project site that slope toward the surrounding roadways sheet flows to the roadways. On the northwestern portion of the Project site, the runoff sheet flows toward the existing stone wall along the edge of the Project site and discharges into West Ka'ahumanu Avenue via openings in the wall. The runoff is conveyed east via gutter flow until intercepted by an existing catch basin. The majority of the runoff along the western edge of the site sheet flows into Kāne Street and is conveyed north via gutter flow until intercepted by existing catch basin. Runoff from the paved parking lot at the southwestern corner of the Project site also sheet flows into Kāne Street but is conveyed south and east via gutter flow towards existing catch basin in Vevau Street. All three catch basins connect to the underground drainage system and convey the intercepted runoff via 18-, 24-, and 36-inch drain lines toward a drain manhole within the Kāne Street/Kahului Beach Road/West Ka'ahumanu Avenue intersection. From this junction, the storm water collectively discharges into an existing 48-inch drain line within Kahului Beach Road.
Planned:	The Project's proposed drainage system will consist of drain inlets, drain lines, storm drain manholes, a hydrodynamic separator, and a subsurface infiltration system, which will intercept a majority of the runoff generated onsite. Once the runoff enters the drainage system it will be conveyed via underground pipes toward the central portion of the site, where it will enter a hydrodynamic separator unit and subsequently discharge to the subsurface infiltration system. The subsurface infiltration system will consist of a chamber system

	with an overflow that connects to the existing catch basin within West Kaʻahumanu Avenue. Minimal amounts of runoff near the perimeter of the site will sheet flow offsite to the surrounding roadways. The proposed drainage system will attempt to keep sheet flows to offsite areas below existing 50-year, 1-hour storm runoff flows and therefore, will not have an adverse effect on the neighboring drainage systems. Grading onsite will also convey stormwater away from the buildings to onsite landscaping and Low Impact Development (LID) features. Potential LID features include bioretention planters and planter boxes, which are intended to manage runoff and prevent offsite overflows. The Project will result in an increase in impervious surfaces and related stormwater runoff; however, the increase in Project-related stormwater runoff will be sufficiently mitigated by the proposed onsite retention system and LID features. With the implementation of the proposed mitigation measures, the Project is not anticipated to have a significant impact on existing drainage infrastructure or surrounding properties.
Roads	
Existing:	The Project site is bounded by Kaʻahumanu Avenue, Kāne Street and Vevau Street on the northern, western, and southern portions of the site, respectively. Current access to the site is provided by two driveways on Kāne Street. There are no internal roads on the Project site. Main roadways providing access to the site are described below. <u>West Kaʻahumanu Avenue</u> West Kaʻahumanu Avenue is a major arterial roadway providing east-west mobility in the Kahului-Wailuku area. It is adjacent to the north side of the Project site. In the vicinity of the Project site, West Kaʻahumanu Avenue is a six-lane, divided roadway under the jurisdiction of HDOT. Bicycle lanes are provided in both directions of travel. Median left-turn lanes are provided at major intersections. West Kaʻahumanu Avenue has curbs, gutters, and sidewalks on both sides of the roadway. The speed limit for West Kaʻahumanu Avenue is posted at 30 miles per hour (MPH). <u>Kāne Street</u> Kāne Street is a collector roadway providing north-south circulation and access. It is adjacent to the west side of the Project site. It currently has two southbound lanes and one northbound lane in the vicinity of the Project site. An approximately 265-foot segment of Kāne Street from West Kaʻahumanu Avenue is under the jurisdiction of HDOT. The rest of Kāne Street is under the

	jurisdiction of the County of Maui. The posted speed limit is 20 mph. Adjacent to the Project site, the west edge of Kāne Street has a curb and gutter. The east edge of Kāne Street has a mixed curb and gutter and grass shoulder. The east edge segment under the jurisdiction of HDOT has a curb and gutter. The east edge segment under the jurisdiction of the County of Maui has grass shoulders, except at the intersection of Kāne Street and Vevau Street. A median left-turn lane is provided at West Kaʻahumanu Avenue, the existing driveways for the MCSA parking lot, and Vevau Street. A sidewalk is provided on the west side of Kāne Street. This segment of Kāne Street is approximately 48 feet wide. <u>Vevau Street</u> Vevau Street is a collector roadway providing east-west circulation and access. Between Kāne Street and School Street (next to Kahului Library), it is approximately 30 feet wide with two travel lanes and parallel parking on the north side of the roadway. This segment has curbs and gutters with sidewalks on both sides of the roadway. Between School Street and Lono Avenue, Vevau Street is nominally 30 feet wide with two travel lanes, parallel parking on the north side of the roadway, and diagonal parking on the south side of the roadway. This segment has a curb, gutter, and sidewalk on the north side of the roadway. A speed limit is not posted, however, the default speed limit is likely 20 MPH, consistent with Kāne Street and other collector roadways in the area.
Planned:	The Project will consolidate the two driveways on Kāne Street into a single driveway, approximately halfway between Kaʻahumanu Avenue and Vevau Street. The driveway will provide vehicle access to the onsite residential parking facilities. The southbound Kāne Street approach to Vevau Street will be restriped to consist of one southbound right-turn lane, one southbound through lane, and one southbound left-turn lane. The southbound left-turn lane on Kāne Street will be restriped to accommodate the expected increase in vehicles turning into the Project site. DPW is currently evaluating conceptual plans for improvements on Kāne Street from West Kaʻahumanu Avenue to West Kamehameha Avenue in accordance with its Complete Streets program. Between West Kaʻahumanu Avenue and Vevau Street, there are three alternative concepts. All concepts are proposed to occur within the existing 80-foot ROW for Kāne Street. The Project site respects this existing 80-foot ROW boundary and, therefore, does not preclude any of these concepts. The Applicant will continue to work with DPW to coordinate the appropriate future roadway improvements.

	There will also be a temporary fire department access route to the Project site from Vevau Street. This temporary fire department access route will be replaced by a permanent fire department access route as part of the Kahului Civic Center component.
Electrical	
Existing:	Electric utility service on Maui is provided by Maui Electric Company (MECo), a subsidiary of the Hawaiian Electric Company (HECO). MECo infrastructure includes overhead transmission and distribution lines along West Kaʻahumanu Avenue and overhead distribution lines on Kāne Street on joint use utility poles along the Project site. The distribution lines along Kāne Street also provide underground service to Queen Kaʻahumanu Center on the West side of Kāne Street. The Kāne Street distribution system is fed from MECo's Kahului substation at 12,470- volts. MECo's Kāne Street distribution system is within road ROW's under rights granted under the Kingdom of Hawaiʻi or utility easements. There are solar powered pole lights illuminating the walkway along the northeast section of the Project site. The light poles are within the Project site, but the walkway is outside of the Project site. There are two light poles within the Project site north of the Kahului Transit Center along the east property line with luminaires aimed into the Project site; these light poles appear to be abandoned. Similarly, there are two light poles north of the future Civic Center site towards the south portion of the Project site that also appear to be abandoned. There is no existing MECo service to the Project site.
Planned:	A service request with schematic stage calculations and design has been submitted to MECo, and they've indicated that they're in general agreement with the proposed service connection points and have capacity to service the proposed Project. As design progresses, updated calculations and design will be forwarded to MECo for further review and refinement of requirements. The Project will strive to implement energy conservation best practices and to the extent practicable, comply with Hawaiʻi Revised Statutes (HRS) Chapter 196-9. Estimated electrical load calculations were done in accordance with the 2020 National Electrical Code. Proposed single line diagram and proposed MECo infrastructure drawings were submitted to MECo for review and comment. Estimated electrical load calculations for each of the two proposed buildings, phase 1 and phase 2 are as follows: 1. Phase 1 (common areas and residential units) a. Estimated connected load: 5,022 kilovolt-amperes (kVA). b. Estimated demand load: 1,330 kVA. 2. Phase 2 (common areas and residential units)

	a. Estimated connected load: 2,573 kVA. b. Estimated demand load: 772 kVA. Recommended work includes: • Request 208/120-volts, 3-phase, 4-wire service from MECo to service the loads on site. • Infrastructure for MECo's use will be in accordance with MECo requirements. • Provide two primary voltage underground feeders to two padmount MECo switches and transformers (one set for each building). • Provide two new inline utility poles to intercept MECo's overhead 12,470-volt distribution along Kāne Street, with MECo primary voltage underground risers and associated handholes and ductlines to the padmount MECo switches and transformers and related secondary voltage handholes and ductlines to Project's metering switchboard in each building. • Provide MECo metering in each metering switchboard to monitor residential loads and common area loads. Each residential unit will be submetered. • Remove or replace the guy systems for existing utility poles that encroach onto the Project site. • Coordinate de-energizing and ground lines if construction operations encroach within 20 feet of the lines in accordance with OSHA 1926.1408. MECo is in general agreement with these recommendations. In communications with MECo on August 12, 2024, and March 7, 2025, MECo advised there is capacity to serve the Project from MECo's Kāne Street distribution system. Further review will be done by MECo as the design progresses and MECo assesses their system capacity.
Gas	
Existing:	Hawai'i Gas provides natural gas service in Maui County. However, the Project site does not contain any natural gas lines or storage tanks.
Planned:	The Project does not include natural gas infrastructure.

Telephone, Television and Data	
Existing:	Telephone and cable services on Maui are provided by Hawaiian Telcom (HTCO) or Spectrum. Existing telecommunications service to the site is currently provided by overhead HTCO telephone and Cable Television (CATV) lines on Kāne Street and Vevau Street, which connect to the MCSA building.
Planned:	Proposed riser diagrams and proposed HTCO and Spectrum infrastructure schematic drawings were submitted to HTCO and Spectrum for review and comment. Recommended work includes: • Infrastructure for HTCO and Spectrum's use will be in accordance with HTCO and Spectrum requirements, respectively. • Tying into one of the two new inline utility poles to intercept HTCO's and Spectrum's aerial services along Kāne Street, with separate HTCO and Spectrum underground risers and associated handholes and ductlines to each building's point of entry. HTCO's and Spectrum's ducts will collocate in the ductbank with MECo's ducts. • Providing padmount Spectrum power supply cabinet fed by MECo's transformer at each building. • Extending or supplementing HTCO fiber service to serve the Project along Kāne Street from Puunene, about two miles south of the Project site. HTCO will begin their engineering planning upon HTCO being advised that the Project will be built. • Obtain Spectrum approval to attach to and lease space on the utility pole from MECo as the pole's Owner. • Reroute Spectrum service for the adjacent property east of the Project site overhead on new poles outside of the Project site. HTCO and Spectrum are in general agreement with the recommendations above. In communications with HTCO (August 13, 2024, and March 5, 2025) and Spectrum (August 2, 2024, and March 6, 2025), HTCO and Spectrum advised there is or will be capacity to serve the Project from their Kāne Street systems. Further review will be done by HTCO and Spectrum as the design progresses and HTCO and Spectrum assess their systems.

K) Additional Questions

1. How does the project fit into state, regional, and local housing plans? Where does the project fit in relation to community development, land use, and zoning plans?

State Land Use

The Project site is within the State Land Use Urban District. The proposed multifamily residential Project is consistent with the permitted uses in the Urban District, and no reclassification is required to implement the proposed Project.

Hawaii State Plan (2018)

226-3 Overall Theme

The self-sufficiency and self-reliance provisions in the Hawaii State Plan can be viewed as promoting individuals and groups to pursue their goals freely, to satisfy basic needs, and to secure desired socio-economic levels. The proposed Project provides this opportunity by offering families a place where they can live with guaranteed affordable rents. This in turn helps residents build the capacity to pursue personal and professional goals. Offering more housing opportunities for a variety of income levels provides social mobility by allowing low-income residents to stabilize their lives and by allowing middle-income residents to get a foothold in the competitive housing market. Increased housing choice and affordability promotes social and economic stability in the community.

226-4 State Goals

Affordable housing is sustainable development. In this context, "sustainable" can be defined as social and economic sustainability. Affordable housing provides social mobility and economic opportunities that would not be possible with market-driven and luxury housing prices.

226-19 Objective and Policies for Socio-Cultural Advancement — Housing

The proposed Project provides a range of affordability, increases housing choices, and is in a desirable location close to open space, recreation, shopping, and other basic need services. This type of development provides greater opportunity and choice for residents of all incomes to secure safe and livable housing in a well-served location.

Proclamation Relating to Affordable Housing (February 4, 2025)

The Office of the Governor, State of Hawaii, Eleventh Proclamation Relating to Affordable Housing dated February 4, 2025, states (among other things):

- The need for an immediate and profound solution to Hawaii's affordable housing shortage necessitates the advancement of affordable housing projects in a way that will ensure the production of affordable housing units immediately and going forward.
- The current threat to the health, safety, and welfare of the people of the State of Hawai'i caused by the lack of affordable housing continues to constitute an emergency and warrants preemptive and protective actions.
- The Governor determines and proclaims that an emergency regarding affordable housing has occurred in the State of Hawai'i and invokes several measures to:
    - Promote and protect the public health, safety, and welfare of the people of the State of Hawaii,
    - Prepare for and maintain the flexibility to take proactive, preventative, and mitigative measures to minimize the adverse impact that the affordable housing emergency may cause on the State.
    - Promote the speedy and safe construction of housing and infrastructure which will minimize the adverse impact that the affordable housing emergency may cause on the State, and
    - Work cooperatively and in conjunction with federal and county agencies regarding the expected provision of affordable housing

Among the measures the Governor invoked is an expedited process for review and approval of State affordable housing projects on State-owned land.

Kaiahale ‘o Kahiluhilu is among the first projects on Maui to be processed under the Governor’s Eleventh Proclamation Relating to Affordable Housing dated February 4, 2025, and, if approved, it will add a significant amount of State affordable housing in the urban core of Honolulu to address the State’s affordable housing emergency.

Maui County General Plan 2030

Countywide Policy Plan, PART E: Expand Housing Opportunities for Residents

Objective (1): Reduce the affordable housing deficit for residents.

Objective (2): Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County’s rural and small-town character.

Objective (3): Increase and maintain the affordable housing inventory.

The Project involves the construction of 303 multifamily rental housing units (mixture of 1-, 2-, and 3-bedroom units), which will be affordable to households at or below 60% of the Area Median Income (AMI). Affordable units will help reduce the affordable housing deficit on Maui. The Project will be developed on an underutilized State-owned property as an urban infill project, where infrastructure is readily available.

Maui Island Plan, Chapter 5: Housing

Goal 5.1: Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.

Objective 5.1.1: More livable communities that provide for a mix of housing types, land uses, income levels, and age.

Objective 5.1.2: Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.

Objective 5.1.3: Provide affordable housing, rental or in fee, to the broad spectrum of our island community.

Objective 5.1.4: Provide infrastructure in a more timely manner to support the development of affordable housing.

Objective 5.1.6: Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual income.

Policy 5.1.1.a: Promote livable communities (compact/walkable/bikeable access to transit) that provide for a mix of housing types and land uses, including parks, open space, and recreational areas.

Policy 5.1.1b: Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.

Policy 5.1.2.b: Utilize the following approaches to promote resident housing and to minimize off shore market impacts:

(1) Ensure that the future housing stock is composed of a mix of housing types (multifamily, small lots, ohana units, co-housing, cottage houses, etc.);

(2) Encourage new housing in proximity to jobs and services, in places that are conducive/affordable to island residents

Policy 5.1.3.a: Consider regulations that can help keep affordable housing available at affordable rents.

Policy 5.1.3.b: Seek to have ownership of affordable for-sale and rental housing vested in non-profit community land trust, or other qualified housing provider, committed to keeping such housing affordable in perpetuity.

Policy 5.1.3.c: Facilitate the use of public lands in urban areas that are suitable for affordable housing.
Policy 5.1.4.a: Prioritize the development of infrastructure that supports the development of affordable housing.
Policy 5.1.4.b: Utilize appropriate financing approaches and assistance tools to encourage the development of infrastructure and public facilities.
Policy 5.1.4.c: Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs to maintain safety.
Policy 5.1.6.a: Support fast-track processing procedures for the following housing-related entitlements: affordable housing projects/units; indigenous Hawaiian housing/units; and special-needs housing units (seniors, disabled, homeless, etc.).
Policy 5.1.6.b: Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.

The Project will increase the housing stock on Maui by providing 303 multifamily rental housing units (mixture of 1-, 2- and 3-bedroom units), which will be affordable to households earning 60% or below the AMI. The Project will be developed on an underutilized State-owned property in an urban area where infrastructure is readily available, thereby minimizing the strain on existing infrastructure systems, and preserving other more agriculturally, archaeological, and culturally sensitive lands. Additionally, by developing on an underutilized, urban site, residents will be in close proximity to a range of services, schools, shopping and recreational opportunities. The Project will also provide off-site vehicular and pedestrian improvements in coordination with State and County agencies.

Wailuku-Kahului Community Plan

Housing
Goal: A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly.
Objectives and Policies:
1. Seek alternative residential growth areas within the planning region, with high priority given to the Wailuku and Kahului areas. This action should recognize that crucial issues of maintaining important agricultural lands, achieving efficient patterns of growth, and providing adequate housing supply and choice of price and location must be addressed and resolved.
6. Coordinate the planning, design and construction of public infrastructure improvements with major residential projects that have an affordable housing component.

Implementing Actions:
1. Develop a comprehensive housing strategy for low and moderate income groups involving government and private industry cooperation that provides an adequate supply of housing for the various strata of income. This approach would combine the resources of Federal, State, County, and private enterprise to improve the availability of rental and ownership housing targeted to various need groups. Anti-speculation and specification of a percentage of low and moderate income units in major projects are tools which should be considered as part of an overall housing program.

The Project is proposing 303 rental housing units, which will be for households with incomes at or below 60% AMI. The Project will be developed on an underutilized State-owned property in an urban area where infrastructure is readily available. The provision of multifamily housing in Kahului directs development to an urban area, thereby protecting development on important agricultural lands. The Project will coordinate off-

site vehicular and pedestrian improvements in coordination with State and County agencies. The Project will increase the affordable housing stock on Maui through a public-private partnership.

County Zoning

The Project is in the B-2 (Community Business) District. Per MCC §19.18.010, the B-2 District is intended to provide all types of goods and services for the community, with the exception of those uses more generally associated with an industrial district, but at a lower intensity of use than in the B-3 District. The Project will adhere to the development standards for the B-2 District, including the following:

- Minimum lot area: 6,000 square feet
- Minimum lot width: 60 feet
- Yards:
  - Front: none
  - Side and rear: none or the same as the adjoining zoning category, whichever is greater
- Maximum building height: 90 feet

3. PROJECT DESCRIPTION

A) Project Classification

What type of project are you planning? (Check all that apply)

☒ Apartment building

☐ Garden Style ☒ Mid-rise ☐ High-rise

☐ Cluster ☐ Single-family dwelling units

☐ Townhouse ☐ Duplex, triplex, fourplex

☒ New Construction ☐ Rehabilitation ☐ Acquisition

Type of construction?	Level 1: Type IA Level 2-6: Type IIIB
Number of Buildings:	2
Building Description:	The Project consists of two buildings, providing a total of 303 units. Phase 1 is a U-shaped building with 197 units, while Phase 2 is an L- shaped building with 106 units. Each building will be six stories (five levels above one level of surface parking) and will include a mix of 1-, 2-, and 3-bedroom units. Residential amenities will be on the first and second levels, with parking for residents on the first level, under the buildings and in open areas.

B) Project Unit Mix

Fill in the appropriate number in the table below.

Phase 1

No. of Buildings	Studios	1 BR	2 BR	3 BR	4 BR	Total units
1	0	70	117	10	0	197
Gross Building Area in square feet	SF / unit	SF / unit	SF / unit	SF / unit	SF / unit	Gross Residential Area
	N/A	637	933	1,188	N/A	166,142
Common Area[2] (in gross square feet)						48,824
Commercial Space (in gross square feet)						0
Structured Parking Area (in gross square feet)						25,028
Total Area						239,994

Phase 2

No. of Buildings	Studios	1 BR	2 BR	3 BR	4 BR	Total units
1	0	36	60	10	0	106
Gross Building Area in square feet	SF / unit	SF / unit	SF / unit	SF / unit	SF / unit	Gross Residential Area
	N/A	637	933	1,188	N/A	91,154
Common Area (in gross square feet)						25,489
Commercial Space (in gross square feet)						0
Structured Parking Area (in gross square feet)						17,381
Total Area						134,024

Project Total

No. of Buildings	Studios	1 BR	2 BR	3 BR	4 BR	Total units
2	0	106	177	20	0	303
Gross Building Area in square feet	SF / unit	SF / unit	SF / unit	SF / unit	SF / unit	Gross Residential Area
	N/A	637	933	1,188	N/A	257,296
Common Area (in gross square feet)						74,313
Commercial Space (in gross square feet)						0
Structured Parking Area (in gross square feet)						42,409
Total Area						374,018

[2] Common area includes all building area which is part of the overall building GSF but is not Residential Unit GSF, Commercial GSF, Community Service Facility GSF, or Structured Parking GSF. This includes internal circulation space such as corridors and stairwells in high-rise buildings.

List the actual area of constructed building(s), not only the FAR-allowable area.
If you need more space, attach a separate sheet with the information requested above.

TOTAL AREAS					
PHASE & BUILDING	**RESIDENTIAL GSF**	**COMMON AREA GSF**	**PARKING GSF**	**Total Area GSF***	**FAR SF****
BUILDING 1	166,142	48,824	25,028	239,994	210,942
PHASE 1 TOTAL	**166,142**	**48,824**	**25,028**	**239,994**	**210,942**
BUILDING 2	91,154	25,489	17,381	134,024	114,093
PHASE 2 TOTAL	**91,154**	**25,489**	**17,381**	**134,024**	**114,093**
TOTAL	**257,296**	**74,313**	**42,409**	**374,018**	**325,035**
Proposed FAR					**2.2**

ALLOWABLE FAR		
SITE AREA (SF)	**FAR (SF)**	**FAR**
148,241	**296,482**	**2.0**

* Excludes Roof Deck
** FAR based on the residential component project site of 148,241 square feet. Excludes parking garage, elevator/vent shafts, common walkways and other exterior common areas in multi-family and commercial structures, such as stairways, breezeways and fire escapes

The Project will include the following amenities:

Phase 1

☐ Playground/Tot lot ☐ Picnic Area ☐ Swimming Pool
☐ Community Meeting Room ☒ Elevator ☐ Transportation
☒ Laundry Room ☐ Computer with high-speed internet access
☒ Other (describe) Multi-purpose Room

☐ Project will utilize solar water heating.
☐ Project will install Energy Star certified appliances throughout the project.
☒ Project will install low flow plumbing fixtures which conserve water.

Phase 2

☒ Playground/Tot lot ☐ Picnic Area ☐ Swimming Pool
☐ Community Meeting Room ☒ Elevator ☐ Transportation
☒ Laundry Room ☐ Computer with high-speed internet access
☒ Other (describe) Dog park

☐ Project will utilize solar water heating.

☐ Project will install Energy Star certified appliances throughout the project.

☒ Project will install low flow plumbing fixtures which conserve water.

D) Unit Amenities

What equipment/furnishings will be available in each unit?

☒ Range	☒ Refrigerator	☐ Air Conditioning	☐ Disposal
☐ Dishwasher	☐ Washer	☐ Dryer	☐ Carpet
☐ Drapes	☐ Furniture	☐ Heating	☒ Cable TV
☐ High speed internet access		☒ Other (describe) Ceiling fan	

E) Parking

How many parking spaces will be provided at the project site? Please complete the table below.

Phase 1

	Number of spaces	Ratio of Spaces/Units
Tenant	171	0.87
Guest	0	N/A
Handicap Accessible	8	0.04
Business	5	0.03
Total	176	0.89

Phase 2

	Number of spaces	Ratio of Spaces/Units
Tenant	121	1.14
Guest	0	N/A
Handicap Accessible	7	0.07
Business	1	<.01
Total	122	1.15

Project Total

	Number of spaces	Ratio of Spaces/Units
Tenant	292	0.96
Guest	0	N/A
Handicap Accessible	15	0.05
Business	6	0.02
Total	298	0.98

Will a fee be charged to tenants for parking in addition to rent? ☐ Yes ☒ No

F) Proximity to Services, Schools, Shopping and Recreational Opportunities

Please identify schools, employment opportunities, recreational facilities, and shopping facilities are located in the immediate vicinity of the project site (i.e., within walking distance for occupants or accessible by mass transit).

		Identify	**Distance:**
Super Market/ Grocery Store		• Foodland • Kelly's Superette • Whole Foods • Maui Greens Market • 4-R Oriental FoodMart & Produce • Down to Earth Organic & Natural	• 0.1 mi • 0.2 mi • 0.5 mi • 0.7 mi • 0.8 mi • 1.1 mi
Schools: (family project)	Elementary	• Kahului elementary School • Lihikai Elementary School	• 0.7 mi • 0.9 mi
	Middle	• Maui Waena Intermediate School • Iao School	• 1.2 mi • 1.8 mi
	High	• Maui High School • Baldwin High School • Ka'ahumanu Hou Christian School • St. Anthony School	• 1.0 mi • 1.0 mi • 1.2 mi • 1.5 mi
	University	• University of Hawai'i Maui College	• 0.4 mi
Childcare: (family project)		• Imua Preschool • Christ the King Pre-School • Kama'aina Kids – Maui Evangelical (Hina) Preschool • Kama'aina Kids – Kahului Preschool • Kahului Baptist Preschool • Kahi Kamalii Infant Toddler Center Child Care • Grace Bible Christian Preschool	• 0.4 mi • 0.4 mi • 0.5 mi • 0.5 mi • 0.6 mi • 1.0 mi • 1.0 mi
Public Library:		• Kahului Public Library • University of Hawai'i Maui College Library	• 0.1 mi • 0.4 mi

Healthcare:	• Straub Medical Center - Kahului Clinic • Maui Medical Kahului • Maui Memorial Medical Center	• 0.2 mi • 0.6 mi • 1 mi
Community Center/ Activities:	• Kahului Community Center • Boys & Girls Clubs of Maui - Central • Maui Family YMCA	• 0.7 mi • 0.7 mi • 1.0 mi
Park/Playground:	• Ho'aloha Park • Kahului Community Center Park • Keopuolani Regional Park • Kahului Park • Lihikai Park • Kamalii Park	• 0.2 mi • 0.6 mi • 0.7 mi • 0.7 mi • 0.8 mi • 0.8 mi
Bank/Financial Services:	• Central Pacific Bank • First Hawaiian Bank • Hawaii National Bank • Territorial Savings Bank • Hawaii USA Federal Credit Union • Bank of Hawaii	• 0.1 mi • 0.2 mi • 0.2 mi • 0.2 mi • 0.3 mi • 0.3 mi
Public Transportation:	• Kahului Transit Center • Kamehameha Ave. + Kahului Shopping Center • Kea St. + Kaiemi St. • Hale Mahaolu • Wahine Pio Ave. + UH Maui College • S. Papa Ave. + Roselani Pl. • Onehe'e Ave. + Uhu St. • W. Papa Ave. + S. Lanai St. • Kanaloa Ave. • Maui Memorial Medical Center • Maui Lani Parkway + Kaiser	• 0.1 mi • 0.2 mi • 0.4 mi • 0.4 mi • 0.6 mi • 0.6 mi • 0.6 mi • 0.8 mi • 0.8 mi • 0.9 mi • 1.2 mi
Employment:	• University of Hawai‘i Maui College • Maui Memorial Medical Center	• 0.4 mi • 1.0 mi

Indicate the approximate dates for the following:

Phase 1

Milestones:	Date
Approval of 201H Variances	August 2025
Projected Building Permit Date:	January 2027
Closing of Construction Financing:	January 2027
Construction Start Date:	February 2027
Projected Occupancy Permit Date:	January 2029
Placed in service date[3]:	January 2029
Achievement of occupancy for 100% of the units[4]	July 2029
Achievement of 95% stabilized occupancy[5]	October 2029
Submit Exhibit 19.	

Phase 2

Milestones:	Date
Approval of 201H Variances	August 2025
Projected Building Permit Date:	January 2027
Closing of Construction Financing:	January 2027
Construction Start Date:	April 2027
Projected Occupancy Permit Date:	March 2029
Placed in service date:	March 2029
Achievement of occupancy for 100% of the units	October 2029
Achievement of 95% stabilized occupancy	February 2030
Submit Exhibit 19.	

H) Additional Questions

Please address these questions on a separate page**.**

[3] If project consists of multiple buildings or phases, please include the date on which each building or phase will be placed in service.
[4] Date at which the project shall have leased 100% of the units in the project at least once.
[5] Date at which the project shall have 95% of the project occupied for 90 consecutive days.

1. Describe the design features (i.e., larger bedrooms, wider hallways, etc.) you are including in your project. How will these features address the health and safety concerns of the owners/tenants? How will these features enhance the project's ability to meet the target population's needs?

   The Project consists of two buildings, providing a total of 303 units. Phase 1 is a U-shaped building with 197 units, while Phase 2 is an L-shaped building with 106 units. Each building will be six stories (five stories above surface parking) and will include a mix of 1-, 2-, and 3-bedroom units. Residential amenities will be on the first and second levels.

   The U- and L-shaped layouts maximize unobstructed makai and mauka views and cool breezes from Kahului Harbor, ensuring ample sunlight, cool breezeways, and comfortable living conditions while shielding the surface parking from the sun. Along the busy Ka'ahumanu Avenue, the buildings are set back to create a green open space that screens the surface parking and preserves much of the existing rock wall on the site.

   The proposed design aims to achieve Leadership in Energy and Environmental Design (LEED) certification by incorporating various sustainable strategies such as:

   - Energy efficient water heaters
   - Large operable windows for natural ventilation
   - Low volatile organic compound paint
   - Energy efficient lighting
   - Low-flow plumbing fixtures.

   Landscaping will border the site and be dispersed around surface parking stalls. Landscaping along West Ka'ahumanu Avenue will provide a buffer between the multifamily buildings and West Ka'ahumanu Avenue/Kāne Street. Drought-tolerant and native or indigenous plant species (or a combination of both) will be planted where feasible as required per Section 15-307-27(9), HAR.

2. Describe any associated community facilities or social or special services that will be provided, if applicable.

   The Project will include:
   - An on-site property management office
   - On-site maintenance
   - Multi-purpose room, laundry room
   - Fitness center
   - Recreation deck
   - Bicycle storage
   - Social service room
   - Lobby
   - Mail room
   - Work/study room
   - Dog park
   - Children's play area

   Staffing will include a Resident Services Coordinator who will be responsible for evaluating resident and community needs, building relationships and trust between residents and staff, making residents aware of programs and services that are available in the local community, and bringing programs and partnerships to the site.

Resident participation in these activities is voluntary.

I) Market Demand

Please include a justification of market demand in Exhibit 20. HHFDC may, at its discretion, require a market analysis.

See Exhibit 20 for a market demand study.

4. TARGET POPULATION

A) Occupancy Type

Indicate the number of units allotted for each of the following:

Family	303	Elderly	_____	Handicapped	_____
Homeless	_____	Mentally Ill	_____		

B) Accessible units

Number of Accessible units	Phase 1: 13 Phase 2: 8
Number of Adaptable units	Phase 1: 184 Phase 2: 98

C) Availability

Will all of the residential units be available to the general public? ☒ Yes ☐ No

If you answered no, please qualify which populations the units will be made available to.

5. SOURCES AND USES

A) Sponsor Equity

Indicate the TOTAL AMOUNT of funds that your organization is contributing to the project. Only list project resources that will remain permanently in the project.

$200	Cash,
$	Land, (Please provide an explanation)
$	"In kind," (Please provide an explanation)
$200	Total Sponsor Equity

Land Value

In Kind

B) Financing Plan

Construction Financing: List sources of construction financing.

Phase 1

Source	Amount	Form (Loan or Equity)	Secured[6] Unsecured	Recourse[7] Non-recourse Related Party	Committed (Yes or No)	Int. Rate/ Term
Sponsor Equity	100	Equity	Unsecured	Non-Recourse	Yes	N/A
LIHTC Equity	6,857,178	Equity	Unsecured	Recourse	No	N/A
Maui Affordable Housing Fund	5,000,000	Equity	Unsecured	Recourse	No	N/A
FHLB AHP	3,000,000	Equity	Unsecured	Non-Recourse	No	N/A
Other Deferred Costs	2,000,523	Equity	Unsecured	Non-Recourse	No	N/A
HMMF Bond	79,315,565	Loan	First	Recourse. Guarantor: EAH Housing	No	TBD
RHRF	55,211,608	Loan	Second	Recourse Guarantor: EAH Housing	No	TBD
HOME	990,000	Loan	Third	Non-Recourse	No	TBD
HTF	990,000	Loan	Fourth	Non-Recourse	No	TBD
DURF	5,000,000	Loan	Fifth	Non-Recourse	Yes	5%/5 yrs
Total	158,364,974					

[6] If the financing is secured by a mortgage, please indicate the position of the mortgage relative to all financing.
[7] If the financing is recourse, identify who the guarantor is and the terms of the guaranty.

Phase 2

Source	Amount	Form (Loan or Equity)	Secured[8] Unsecured	Recourse[9] Non-recourse Related Party	Committed (Yes or No)	Int. Rate/ Term
Sponsor Equity	100	Equity	Unsecured	Non-Recourse	Yes	N/A
LIHTC Equity	3,693,149	Equity	Unsecured	Recourse	No	N/A
Maui Affordable Housing Fund	5,000,000	Equity	Unsecured	Recourse	No	N/A
FHLB AHP	3,000,000	Equity	Unsecured	Non-Recourse	No	N/A
Other Deferred Costs	3,976,322	Equity	Unsecured	Non-Recourse	No	N/A
HMMF Bond	42,719,830	Loan	First	Recourse. Guarantor: EAH Housing	No	TBD
RHRF	24,969,856	Loan	Second	Recourse Guarantor: EAH Housing	No	TBD
Total	83,359,257					

[8] If the financing is secured by a mortgage, please indicate the position of the mortgage relative to all financing.
[9] If the financing is recourse, identify who the guarantor is and the terms of the guaranty.

Permanent Financing: List sources of permanent financing.

Phase 1

Source	Amount	Form (Loan or Equity)	Secured[10] Unsecured	Recourse[11] Non-recourse Related Party	Committed (Yes or No)	Int. Rate/ Term
Sponsor Equity	100	Equity	Unsecured	Non-Recourse	Yes	N/A
LIHTC Equity	68,571,787	Equity	Unsecured	Recourse	No	N/A
Solar & 45L Tax Credit Equity	629,950	Equity	Unsecured	Recourse	No	N/A
Maui Affordable Housing Fund	5,000,000	Equity	Unsecured	Recourse	No	N/A
FHLB AHP	3,000,000	Equity	Unsecured	Non-Recourse	No	N/A
HMMF Bond	16,897,000	Loan	First	Recourse. Guarantor: EAH Housing	No	TBD
RHRF	62,266,137	Loan	Second	Recourse Guarantor: EAH Housing	No	TBD
HOME	1,000,000	Loan	Third	Non-Recourse	No	TBD
HTF	1,000,000	Loan	Fourth	Non-Recourse	No	TBD
Total	158,364,974					

Phase 2

[10] If the financing is secured by a mortgage, please indicate the position of the mortgage relative to all financing.
[11] If the financing is recourse, identify who the guarantor is and the terms of the guaranty.

Source	Amount	Form (Loan or Equity)	Secured[12] Unsecured	Recourse[13] Non-recourse Related Party	Committed (Yes or No)	Int. Rate/ Term
Sponsor Equity	100	Equity	Unsecured	Non-Recourse	Yes	N/A
LIHTC Equity	36,931,489	Equity	Unsecured	Recourse	No	N/A
Solar & 45L Tax Credit Equity	434,304	Equity	Unsecured	Recourse	No	N/A
Maui Affordable Housing Fund	5,000,000	Equity	Unsecured	Recourse	No	N/A
FHLB AHP	3,000,000	Equity	Unsecured	Non-Recourse	No	N/A
HMMF Bond	9,797,000	Loan	First	Recourse. Guarantor: EAH Housing	No	TBD
RHRF	28,196,364	Loan	Second	Recourse Guarantor: EAH Housing	No	TBD
Total	83,359,257					

Note: Total Permanent Sources must equal Total Development Cost

Submit Exhibits 21 and 22, if applicable

Exhibit 21 contains financial commitment letters and assurances of securing a performance and payment bond.

[12] If the financing is secured by a mortgage, please indicate the position of the mortgage relative to all financing.
[13] If the financing is recourse, identify who the guarantor is and the terms of the guaranty.

6. PLANS AND SPECIFICATIONS

A) Plans and Specifications

One half-size set of plans and specifications are included in Exhibit 23.

7. ADDITIONAL INFORMATION

a. Processing Method

HHFDC is processing the applications for:

- Chapter 201H, HRS Exemptions Pursuant to § 201H-38, HRS
- Approval pursuant to the Office of the Governor, State of Hawai'i Eleventh Proclamation Relating to Affordable Housing (dated February 4, 2025, or as amended under future proclamations)

b. Hawaii Compliance Express (HCE)

EAH Housing is the Project primary guarantor and is registered with HCE.

c. Financial Default and other Financial Conditions

There are no events of default, modification, or legal action taken or pending against the applicant or its principals.

d. Sustainability

The Project will be designed to achieve LEED certification for multifamily housing and will include the following features, when feasible.

Site & Landscaping

- Erosion and dust control during construction.
- Non-invasive plants in landscaping.
- Heat island reduction with shaded parking.
- On site permanent stormwater infiltration system.
- Non-toxic pest control measures for termite protection.

Water Efficiency

- Separate water meters for landscape and buildings.
- High-efficiency plumbing fixtures to reduce water use.

Energy Efficiency

- Energy-efficient appliances and LED (light-emitting diode) lighting.
- Well-insulated walls and roofs for reduced energy use.
- Whole-building energy metering with possible unit submeters.
- PV (photovoltaic) panels to offset common area electricity usage.

Materials & Resources

- Sustainable, non-tropical wood materials.
- Water-resistant flooring and mold-resistant drywall in wet areas.
- Optimized framing to reduce material waste.
- Waste management plan to divert materials from landfills.

Indoor Air Quality

- Proper ventilation systems for fresh air circulation.
- Energy Star exhaust fans in kitchens and bathrooms.
- Carbon monoxide (CO) monitors in all units.
- Low-VOC paints, adhesives, flooring, and insulation.

Innovation & Regional Priorities

- EV (electric vehicle)-ready stalls for future EV charging stations.

e. Bicycle Parking

Although not required by the MCC, the Project will encourage residents' use of multimodal transportation by providing about 22 short-term and 196 long-term bicycle parking spaces.

f. Native & Indigenous Plants

Native or indigenous plant species (or a combination of both) will be used for landscaping where feasible as required per Section 15-307-27(9), HAR. Sustainable landscape design features may include use of non-invasive plants that are adapted to local climate, drought tolerant, and from locally sourced suppliers.

g. Environmental Concerns

ENPRO conducted a Phase 1 ESA for the Project site in 2019, which is included in Exhibit 18. The Phase 1 ESA involved a review of environmental databases and records, a site reconnaissance and walkthrough inspection (April 17, 2019), and interviews with key personnel. The Phase 1 ESA discovered no evidence of RECs at the Site.

A Hazard Materials Survey was also prepared for the MCSA building in 2019 (see Exhibit 25). No asbestos-containing material was discovered in the samples. However, approximately 3,800 square feet of Canec ceiling and 60,000 square feet of Canec walls were discovered during the investigation that may contain asbestos. Three of the five paint samples analyzed for lead were determined to be lead-containing paint and one was determined to be lead-based paint. A total of 86 fluorescent light fixtures were observed on the site. All ballasts associated with the 86 light fixtures are assumed to contain PCBs and mercury.

A Limited Asbestos, Toxicity Characteristic Leaching Procedure, and Lead-Based Paint Sampling and Analysis Report was subsequently prepared for the collapsed building in 2020 (see Exhibit 26). Roof material samples from the MCSA building were also collected and analyzed for asbestos as part of this study. Asbestos was found in the roofing material of the collapsed building only. A composite sample of components of the waste to be generated during demolition of the collapsed building was also collected for Toxicity Characteristic Leaching Procedure testing for leachable lead. The analytical results indicated the leachable lead presence of 2.4 mg/L, which is below the EPA's regulatory level of 5 mg/L. Two paint chip samples were collected from the collapsed building and were analyzed for lead. Lead-based paint is defined as any paint containing 5,000 milligrams per kilogram of lead or greater. Based on the analytical results, both samples were determined to be lead-based paint. Appropriate precautions will be used during demolition to ensure that contaminants of concern are disposed of in compliance with applicable regulations

h. Other Amenities

Phase 1 - Ground Floor

- Elevator
- Lobby
- Multipurpose room
- Storage area
- Laundry facilities
- Long-term bicycle parking
- Social service room
- Work/study room
- Management office
- Mail room
- Restrooms
- Parking
- Garden

Phase 1 - Floor 2

- Recreation deck
- Lounge room
- Fitness room

Phase 2 – Ground Floor

- Elevator
- Mail room

Phase 2 - Floor 2

- Recreation deck
- Lounge room
- Fitness room
- Laundry room

i. Public Outreach Efforts

The Applicant:

- Met with HHFDC via Zoom on September 14, 2023.
- Made a presentation to the Hawai`i Interagency Council for Transit-Oriented Development via Zoom on February 16, 2024.
- Hosted a meeting with neighbors and Maui community members at the University of Hawai`i Maui College and via Zoom on May 16, 2024
- Hosted a meeting with community members via Zoom on May 17, 2024.
- Met with Maui County Councilmember Tasha Kama via Zoom on May 24, 2024
- Hosted a meeting with neighboring property owners via Zoom on May 29, 2024
- Hosted a public stakeholder meeting via Zoom on June 4, 2024.
- Met with Maui County Department of Housing at EAH Honolulu Office on September 20, 2024.

Exhibit 15 includes:

- A consultation log.
- Meeting notes and an attendee list from the public stakeholder meeting held on June 4, 2024 via Zoom.

j. Support Letters

Letters of Support (Exhibit 29) were received from:

- Kimo Carvahlo, HomeAid Hawaii
- Grant Nakama, Mahi Pono, a Maui Farming Community
- Keali Lopez, AARP Hawaii
- Lee Wang, Housing Hawaii's Future
- Tasha Kama, Maui County Councilmember and Chair of the Housing and Land Use Committee

Certifications and Assurances

Whereas, HKI Kahului Kaiahale LLC, (the "Applicant") is applying to the State of Hawaii – Hawaii Housing Finance and Development Corporation (the "Corporation") for assistance in the 201H process.

Whereas, the Applicant understands that it is necessary that certain conditions be satisfied as part of the Application requirements.

Therefore, the Applicant certifies as follows:

1. The Applicant is eligible for assistance under state statute and guidelines for the Program.

2. The Applicant will minimize displacement as a result of activities assisted with the 201H expedited processing and assist persons displaced as a result of such activities.

3. The Applicant will actively market in an ongoing manner all housing units and services expedited through the Program.

4. The Applicant is prepared and has the authority within its charter, bylaws, or through statutory regulations to enter into a development agreement with the Corporation for acceptance and use of 201H expedited processing assistance. The Applicant makes this Application and certification with full cognizance of its governing body.

5. The Applicant agrees that the Corporation will at all times be indemnified and held harmless against all losses, costs, damages, expenses and liabilities whatsoever in nature or kind (including, but not limited to attorney's fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgment, any loss from judgment from the Internal Revenue Service) directly and indirectly resulting from, arising out of, or related to acceptance, consideration and approval or disapproval of such 201H expedited processing request.

6. The Applicant understands and agrees that the Corporation retains the right to contact local government officials, representatives of other funding programs, or other individuals to verify or obtain additional information about Applicant's proposals. The undersigned hereby agrees and allows the release of any and all information to the Corporation in regard to the representations made within this Application. Such information may include credit history and ratings verifications, confirmation of involvement in past developments, and all other information, on the Applicant entity and principals, thereof, as may be required by the Corporation. This information will be used solely by the Corporation to aid in making a determination as to the awarding of financing assistance offered by the Programs to the Applicant and will not be disclosed outside the Corporation, except as required and permitted under law.

7. The Applicant has received, reviewed and accepts all the documents (e.g., Explanation, Instructions, etc.) that are attached to the Application and made a part hereof.

8. The Applicant understands and agrees that the Corporation's receipt of an Application does not constitute acceptance of the Application. The Corporation reserves the right to return an Application at any time without taking further action on the Application due to, but not limited to, the following:

a. Failure to meet Application submittal requirements (e.g., correct application fee, check, correct number of copies).

b. Failure to meet 201H program criteria (e.g., applicant eligibility and affordability requirements, etc.).

c. Failure to disclose in the Application any known material defects about the development of the Project, any misrepresentation or fraud.

9. The Applicant further understands and agrees that:

a. The Corporation reserves the right to reject any Application submitted and may exercise such right without notice and without liability to any Applicant or other parties for their expenses incurred in the preparation of an Application.

b. Applications are prepared at the sole risk and expense of the Applicant. The completion, receipt, or acceptance of an Application does not commit the Corporation to pay any costs incurred in preparation of the Application. The Corporation shall not be responsible for any costs incurred by the Applicant due to the rejection of any Application.

10. The Applicant understands and agrees that the Corporation in no way represents or warrants to any party which may include, but is not limited to, any developer, project owner, investor, or lender that the Project is, in fact, feasible or viable. No director, commissioner, officer, agent, staff or employee shall be personally liable concerning any matters arising out of, or in relation to, the disapproval or the making of awards from the Programs.

11. The Applicant is responsible to review the applicable federal/state laws to ensure compliance with current regulations.

12. That the foregoing information and the statements made in this Application are true, complete, accurate and correct to the best of the Applicant's knowledge, and hereby authorizes the Corporation to obtain further information and to verify any statement made as it deems necessary.

13. The Applicant understands that the completed and accepted Application is subject to Chapter 92F, Hawaii Revised Statutes, the Uniform Information Practices Act of the State of Hawaii.

In Witness Whereof, the Applicant has caused the document to be executed in its name on the 12 th day of February, 2025.

HKI Kahului Kaiahale LLC
Applicant

By Karen Seddon
Karen Seddon (Feb 12, 2025 15:15 HST)
Its Authorized Agent

By _____
Its _____

Witness Questor Lau
Questor Lau (Feb 20, 2025 10:02 HST)

INDEX OF APPLICATION EXHIBITS

DUE AT TIME OF APPLICATION

	(Excel Worksheets)
Exhibit A.	Project Cost Budget Worksheet
Exhibit B.	Estimated Project Revenues or Operating Income
Exhibit 1	Copy of a current IRS Tax Exemption Letter, if non-profit
Exhibit 2	Most recent Treasury Form 990 with all supporting documentation, as filed with the IRS, if non-profit.
Exhibit 3	Certified copies of the organizational documents of the applicant, including its articles of incorporation and bylaws, declaration of trust, partnership or limited partnership agreement, including any amendments thereto. Include a signature resolution if not encompassed within corporation bylaws.
Exhibit 4	Copy of an organizational chart for the sponsor and the owner of the project. If the ownership structure will be different at any time during the development process, provide a separate organizational chart representing the ownership structure at such time.
Exhibit 5	Housing Development Experience form provided as part of this application. Please fill in all information requested on the sheet using the most current information. (Sample of Exhibit 5 is attached.)
Exhibit 6	Resume for each member of the project team. Resume for key staff involved in the development ownership of this project from the sponsor and developer.
Exhibit 7	Location map of the project site. The map should identify the site, parks, schools, public transit routes and stops, shopping and business districts, and competitive developments.
Exhibit 8	Photographs or renderings of the project and site.
Exhibit 9	Survey, if available
Exhibit 10	Evidence of site control for the project, e.g., deed, lease, agreement of sale, option agreement.
Exhibit 11	Copy of any existing note, mortgage, or loan agreement encumbering the project site, if available.
Exhibit 12	Preliminary title report.
Exhibit 13	Documentation regarding the applicable Special Site Classification. If you indicated a special site classification under Section I (2E), such as Flood Hazard or Tsunami Evacuation Zone, please provide the applicable site maps and other verifying documentation as needed.
Exhibit 14	Placeholder.

Exhibit 15 Record of consultation with the surrounding community within the past 6 months.

Exhibit 16 Copy of the most recent Draft Environmental Assessment, Finding of No Significant Impact or Environmental Impact Statement. If not required, provide a copy of the Exemption Declaration from the applicable approving agency along with a brief explanation of the exemption.

Exhibit 17 Water: Attach a copy of Board of Water Supply or Department of Water Supply letter confirming adequacy of existing water system and availability of water.

Sewer: Attach a copy of the sewer application indicating adequacy of existing sewer system capacity.

Electricity: Attach a copy of letter from local electricity provider confirming the availability of electricity to the site.

Exhibit 18 Complete the attached Environmental Questionnaire and attach a copy of Phase 1 Environmental Site Assessment, if available. Attach a copy of Phase 2 Environmental Site Assessment and any mitigation plan, if necessary.

Exhibit 19 Proposed construction timetable.

Exhibit 20 Justification of market demand for the project. HHFDC may, at its discretion, request a market analysis prepared by an independent firm, not affiliated with the developer, as to present and projected demand for the proposed development in the market area.

Exhibit 21 If requesting additional funding through an HHFDC program, please provide the terms and conditions of the proposed financing, including commitment letters, from all financing sources and/or tax credit syndicators.

Exhibit 22 If requesting additional funding through an HHFDC program, please provide commitment letters or executed contracts for operating subsidy.

Exhibit 23 Include one half size set of plans for each original or copy of the application under Exhibit 26 of each application.

Plans and specifications to include a) site plan at a minimum scale of 1" = 40' which delineates the building types, common elements and parking (including handicapped designations). Project data must be included on the site plan sheet: zoning and building code information, both allowable and proposed, under which the project was designed (e.g., parking, height limits, floor area ratio, lot coverage, setbacks, type of construction, etc.; b) floor plans of each building type at a minimum scale of 1/8" = 1'0". Handicapped clear spaces shall be shown dashed on the plans and reference shall be made to the code from which it was derived (e.g., UBC, FFHAA, UFAS, etc.); c) exterior elevations of each building type at a minimum scale of 1/8" = 1'0". Indicate finish materials; and d) unit plans.

Additional Exhibits

Exhibit 24	United States Department of Agriculture, Natural Resources Conservation Service Soil Survey
Exhibit 25	Hazard Materials Survey
Exhibit 26	Limited Asbestos, Toxicity Characteristic Leaching Procedure, and Lead-Based Paint Sampling and Analysis Report
Exhibit 27	(Reserved)
Exhibit 28	Requested Exemptions
Exhibit 29	Letters of Support
Exhibit 30	State of Hawai‘i Emergency Proclamation Relating to Affordable Housing
Exhibit 31	State of Hawai‘i, State Historic Preservation Division, Project Effect Concurrence
Exhibit 32	Mobility Analysis Report

PRIOR TO DEVELOPMENT AGREEMENT

The following documents are required prior to execution of the development agreement. These items are not due with this application.

1. State of Hawaii and Federal Tax Clearance Certificate
2. State of Hawaii Certificate of Good Standing
3. Certification of Compliance with Labor and Industrial Relations

EXHIBIT A

PROJECT COST BUDGET WORKSHEET

EXHIBIT A
PROJECT COST BREAKDOWN WORKSHEET (Phase 1)

Kaiahale ‘o Kahiluhilu (Phase 1)				
	Total Units	Total Sq. Ft.		
	197	239,994		
Itemized Cost	**Per Unit Cost**	**Per Sq. Ft Cost**	**Actual Cost**	**% of Dev. Cost**
To Purchase Land and Buildings				
Land	$ 7,741	$ 6.35	$ 1,525,000	1.0%
Acquisition of Existing Building	$ -	$ -	$ -	0.0%
Demolition	$ -	$ -	$ -	0.0%
Other:	$ -	$ -	$ -	0.0%
Subtotal	**$ 7,741**	**$ 6.35**	**$ 1,525,000**	**1.0%**
For Off- Site Work				
Detail:	$ 2,641	$ 2.17	$ 520,244	0.3%
	$ -	$ -		0.0%
	$ -	$ -		0.0%
Subtotal	**$ 2,641**	**$ 2.17**	**$ 520,244**	**0.3%**
For On-Site Improvements				
Detail: Site Work	$ 75,635	$ 62.09	$ 14,900,073	9.4%
	$ -	$ -		0.0%
	$ -	$ -		0.0%
Other:	$ -	$ -		0.0%
Subtotal	**$ 75,635**	**$ 62.09**	**$ 14,900,073**	**9.4%**
For Rehabilitation and New Construction				
New Building	$ 428,268	$ 351.55	$ 84,368,863	53.3%
Rehabilitation* (SEE NOTE)	$ -	$ -	$ -	0.0%
Commercial Space	$ -	$ -	$ -	0.0%
Community Service Facility	$ -	$ -	$ -	0.0%
Appliances	$ -	$ -	$ -	0.0%
Contractor Overhead	$ 19,994	$ 16.41	$ 3,938,831	2.5%
Contractor Profit	$ 23,141	$ 19.00	$ 4,558,722	2.9%
Other: General Requirements	$ 14,713	$ 12.08	$ 2,898,516	1.8%
Subtotal	**$ 486,116**	**$ 399.03**	**$ 95,764,932**	**60.5%**
* NOTE: Complete Rehabilitation Cost Itemization form attached				
For Contingency				
Construction Contingency	$ 56,211	$ 46.14	$ 11,073,525	7.0%
Soft Cost Contingency	$ -	$ -		0.0%
Other:	$ -	$ -		0.0%
Subtotal	**$ 56,211**	**$ 46.14**	**$ 11,073,525**	**7.0%**
For Architectural and Engineering Fees				
Architect Fee-Design	$ 27,128	$ 22.27	$ 5,344,280	3.4%
Architect Fee-Supervision	$ -	$ -		0.0%
Engineering Fees	$ -	$ -		0.0%
Other: Permits/Licenses	$ 5,076	$ 4.17	$ 1,000,000	0.6%
Subtotal	**$ 32,204**	**$ 26.44**	**$ 6,344,280**	**4.0%**
For Interim Costs				
Construction Insurance	$ 27,053	$ 22.21	$ 5,329,379	3.4%
Construction Interest	$ 48,287	$ 39.64	$ 9,512,480	6.0%
Construction Loan Origination Fee	$ -	$ -		0.0%
Construction Loan Credit Enhancement	$ -	$ -	$ -	0.0%

EXHIBIT A
PROJECT COST BREAKDOWN WORKSHEET (Phase 1)

Itemized Cost		Per Unit Cost	Per Sq. Ft Cost	Actual Cost	% of Dev. Cost
Real Property Tax & Other Taxes		$ -	$ -	$ -	0.0%
Subtotal		**$ 75,339**	**$ 61.84**	**$ 14,841,859**	**9.4%**
For Financing Fees and Expenses					
Bond Premium		$ -	$ -	$ -	0.0%
Credit Report		$ -	$ -	$ -	0.0%
Permanent Loan Origination Fee		$ 13	$ 0.01	$ 2,500	0.0%
Permanent Loan Credit Enhancement		$ -	$ -	$ -	0.0%
Cost of Issuance/Underwriters Discount		$ -	$ -	$ -	0.0%
Title and Recording		$ 888	$ 0.73	$ 175,000	0.1%
Counsel's Fee		$ 2,183	$ 1.79	$ 430,000	0.3%
Other:	Accounting&Lender/Investor Inspecti	$ 635	$ 0.52	$ 125,000	0.1%
Other:	Bond Financing+Predev Loan Fee ar	$ 10,987	$ 9.02	$ 2,164,478	1.4%
Subtotal		**$ 14,705**	**$ 12.07**	**$ 2,896,978**	**1.8%**
For Soft Costs					
Feasibility Study		$ -	$ -		0.0%
Market Study		$ 76	$ 0.06	$ 15,000	0.0%
Environmental Report		$ -	$ -	$ -	0.0%
Tax Credit Fees		$ -	$ -	$ -	0.0%
Rent-Up		$ -	$ -	$ -	0.0%
Consultants		$ -	$ -	$ -	0.0%
Other:	Marketing	$ 2,658	$ 2.18	$ 523,550	0.3%
Other:	Appraisal/Taxes-Other	$ 279	$ 0.23	$ 55,000	0.0%
Subtotal		**$ 3,013**	**$ 2.47**	**$ 593,550**	**0.4%**
For Syndication Costs					
Organizational (Partnership)		$ 25	$ 0.02	$ 5,000	0.0%
Bridge Loan Fees & Expenses		$ -	$ -		0.0%
Tax Opinion		$ 763	$ 0.63	$ 150,337	0.1%
Other:	HHFDC LIHTC Fee	$ 4,967	$ 4.08	$ 978,587	0.6%
Other:	Consultant	$ 254	$ 0.21	$ 50,000	0.0%
Subtotal		**$ 6,010**	**$ 4.93**	**$ 1,183,924**	**0.7%**
For Developer's Fees					
Developer's Overhead		$ 11,421	$ 9.38	$ 2,250,000	1.4%
Developer's Fee		$ 24,316	$ 19.96	$ 4,790,231	3.0%
Consultant Fee		$ -	$ -		0.0%
Project Management		$ -	$ -		0.0%
Other:		$ -	$ -		0.0%
Subtotal		**$ 35,737**	**$ 29.34**	**$ 7,040,231**	**4.4%**
For Project Reserves					
Rent-up Reserve		$ -	$ -		0.0%
Operating Reserve		$ 8,530	$ 7.00	$ 1,680,378	1.1%
Other:		$ -	$ -		0.0%
Other:		$ -	$ -		0.0%
Subtotal		**$ 8,530**	**$ 7.00**	**$ 1,680,378**	**1.1%**
Total Development Budget		$ 803,883	$ 659.87	$ 158,364,974	100.0%

EXHIBIT A
PROJECT COST BREAKDOWN WORKSHEET (Phase 2)

Kaiahale ‘o Kahiluhilu (Phase 2)				
	Total Units	Total Sq. Ft.		
	106	134,024		
Itemized Cost	**Per Unit Cost**	**Per Sq. Ft Cost**	**Actual Cost**	**% of Dev. Cost**
To Purchase Land and Buildings				
Land	$ 7,783	$ 6.16	$ 825,000	1.0%
Acquisition of Existing Building	$ -	$ -	$ -	0.0%
Demolition	$ -	$ -	$ -	0.0%
Other:	$ -	$ -	$ -	0.0%
Subtotal	**$ 7,783**	**$ 6.16**	**$ 825,000**	**1.0%**
For Off- Site Work				
Detail:	$ -	$ -	$ -	0.0%
	$ -	$ -		0.0%
	$ -	$ -		0.0%
Subtotal	**$ -**	**$ -**	**$ -**	**0.0%**
For On-Site Improvements				
Detail: Site Work	$ 32,391	$ 25.62	$ 3,433,403	4.1%
	$ -	$ -		0.0%
	$ -	$ -		0.0%
Other:	$ -	$ -		0.0%
Subtotal	**$ 32,391**	**$ 25.62**	**$ 3,433,403**	**4.1%**
For Rehabilitation and New Construction				
New Building	$ 438,151	$ 346.53	$ 46,443,969	55.7%
Rehabilitation* (SEE NOTE)	$ -	$ -	$ -	0.0%
Commercial Space	$ -	$ -	$ -	0.0%
Community Service Facility	$ -	$ -	$ -	0.0%
Appliances	$ -	$ -	$ -	0.0%
Contractor Overhead	$ 21,887	$ 17.31	$ 2,320,038	2.8%
Contractor Profit	$ 19,988	$ 15.81	$ 2,118,722	2.5%
Other: General Requirements	$ 14,709	$ 11.63	$ 1,559,130	1.9%
Subtotal	**$ 494,735**	**$ 391.29**	**$ 52,441,859**	**62.9%**
* NOTE: Complete Rehabilitation Cost Itemization form attached				
For Contingency				
Construction Contingency	$ 68,017	$ 53.80	$ 7,209,835	8.6%
Soft Cost Contingency	$ -	$ -		0.0%
Other:	$ -	$ -		0.0%
Subtotal	**$ 68,017**	**$ 53.80**	**$ 7,209,835**	**8.6%**
For Architectural and Engineering Fees				
Architect Fee-Design	$ 27,825	$ 22.01	$ 2,949,459	3.5%
Architect Fee-Supervision	$ -	$ -		0.0%
Engineering Fees	$ -	$ -		0.0%
Other: Permits/Licenses	$ 7,075	$ 5.60	$ 750,000	0.9%
Subtotal	**$ 34,901**	**$ 27.60**	**$ 3,699,459**	**4.4%**
For Interim Costs				
Construction Insurance	$ 29,730	$ 23.51	$ 3,151,396	3.8%
Construction Interest	$ 45,790	$ 36.22	$ 4,853,700	5.8%
Construction Loan Origination Fee	$ -	$ -		0.0%
Construction Loan Credit Enhancement	$ -	$ -	$ -	0.0%

EXHIBIT A
PROJECT COST BREAKDOWN WORKSHEET (Phase 2)

Itemized Cost		Per Unit Cost	Per Sq. Ft Cost	Actual Cost	% of Dev. Cost
Real Property Tax & Other Taxes		$ -	$ -	$ -	0.0%
Subtotal		**$ 75,520**	**$ 59.73**	**$ 8,005,096**	**9.6%**
For Financing Fees and Expenses					
Bond Premium		$ -	$ -	$ -	0.0%
Credit Report		$ -	$ -	$ -	0.0%
Permanent Loan Origination Fee		$ 24	$ 0.02	$ 2,500	0.0%
Permanent Loan Credit Enhancement		$ -	$ -	$ -	0.0%
Cost of Issuance/Underwriters Discount		$ -	$ -	$ -	0.0%
Title and Recording		$ 1,651	$ 1.31	$ 175,000	0.2%
Counsel's Fee		$ 4,057	$ 3.21	$ 430,000	0.5%
Other:	Accounting&Lender/Investor Inspecti	$ 1,179	$ 0.93	$ 125,000	0.1%
Other:	Bond Financing+Predev Loan Fee ar	$ 11,006	$ 8.71	$ 1,166,679	1.4%
Subtotal		**$ 17,917**	**$ 14.17**	**$ 1,899,179**	**2.3%**
For Soft Costs					
Feasibility Study		$ -	$ -		0.0%
Market Study		$ 142	$ 0.11	$ 15,000	0.0%
Environmental Report		$ -	$ -	$ -	0.0%
Tax Credit Fees		$ -	$ -	$ -	0.0%
Rent-Up		$ -	$ -	$ -	0.0%
Consultants		$ -	$ -	$ -	0.0%
Other:	Marketing	$ 3,093	$ 2.45	$ 327,900	0.4%
Other:	Appraisal/Taxes-Other	$ 519	$ 0.41	$ 55,000	0.1%
Subtotal		**$ 3,754**	**$ 2.97**	**$ 397,900**	**0.5%**
For Syndication Costs					
Organizational (Partnership)		$ 47	$ 0.04	$ 5,000	0.0%
Bridge Loan Fees & Expenses		$ -	$ -		0.0%
Tax Opinion		$ 1,415	$ 1.12	$ 150,000	0.2%
Other:	HHFDC LIHTC Fee	$ 4,576	$ 3.62	$ 485,096	0.6%
Other:	Consultant	$ 472	$ 0.37	$ 50,000	0.1%
Subtotal		**$ 6,510**	**$ 5.15**	**$ 690,096**	**0.8%**
For Developer's Fees					
Developer's Overhead		$ 10,377	$ 8.21	$ 1,100,000	1.3%
Developer's Fee		$ 25,394	$ 20.08	$ 2,691,738	3.2%
Consultant Fee		$ -	$ -		0.0%
Project Management		$ -	$ -		0.0%
Other:		$ -	$ -		0.0%
Subtotal		**$ 35,771**	**$ 28.29**	**$ 3,791,738**	**4.5%**
For Project Reserves					
Rent-up Reserve		$ -	$ -		0.0%
Operating Reserve		$ 9,110	$ 7.21	$ 965,692	1.2%
Other:		$ -	$ -		0.0%
Other:		$ -	$ -		0.0%
Subtotal		**$ 9,110**	**$ 7.21**	**$ 965,692**	**1.2%**
Total Development Budget		$ 786,408	$ 621.97	$ 83,359,257	100.0%

EXHIBIT B

ESTIMATED PROJECT REVENUES & OPERATING INCOME

EXHIBIT B
OPERATING INCOME (Phase 1)

This form or a re-creation may be used. If recreating the format, use the exact headings and categories listed here.

Part I - Rental Income	(1) No. of Units	(2) Market Rental Rate (From Mkt. Study- For Comparison)	(3) Tenant Rental Portion	(4) Utility Allowance If Utilities Not Included In Tenant Rent	(5) [(1) x (3)] Total Mo. Income
Low-Income Units*					
1-Bedroom 30% AMI	3	2,318	575	126	1,725
1-Bedroom 50% AMI	22	2,318	1,043	126	22,946
1-Bedroom 60% AMI	45	2,318	1,277	126	57,465
2-Bedroom 30% AMI	6	3,129	666	176	3,996
2-Bedroom 50% AMI	25	3,129	1,227	176	30,675
2-Bedroom 60% AMI	86	3,129	1,508	176	129,688
3-Bedroom 30% AMI	1	4,402	746	226	746
3-Bedroom 50% AMI	8	4,402	1,395	226	11,160
3-Bedroom 60% AMI	0	4,402	1,719	0	0
Res Manager (Non-Revenue Unit)	1	4,402	0	0	0
Total	197				258,401
Total Annual Income					3,100,812

* (Financing programs may have different income set aside requirements. If applying for more than one program please be sure that the most stringent requirement is met.)

Market Units					
Studio					N/A
					N/A
1-Bedroom					N/A
					N/A
2-Bedroom					N/A
					N/A
3-Bedroom					N/A
					N/A
Total	0				N/A
Total Annual Income					N/A

Note: Program Allowable Rents and Utility Allowances available from HHFDC.

EXHIBIT B
OPERATING INCOME (Phase 1)

Breakdown of Monthly Utility Allowance:

Utility or Service		Studio	1-Bedroom	2-Bedroom	3-bedroom
Electricity: Basic Plus Cooking & Domestic Hot Water			126	176	226
	Total		126	176	226

EXHIBIT B
OPERATING INCOME (Phase 2)

This form or a re-creation may be used. If recreating the format, use the exact headings and categories listed here.

Part I - Rental Income	(1) No. of Units	(2) Market Rental Rate (From Mkt. Study- For Comparison)	(3) Tenant Rental Portion	(4) Utility Allowance If Utilities Not Included In Tenant Rent	(5) [(1) x (3)] Total Mo. Income
Low-Income Units*					
1-Bedroom 30% AMI	3	2,318	575	126	1,725
1-Bedroom 50% AMI	10	2,318	1,043	126	10,430
1-Bedroom 60% AMI	23	2,318	1,277	126	29,371
2-Bedroom 30% AMI	3	3,129	666	176	1,998
2-Bedroom 50% AMI	15	3,129	1,227	176	18,405
2-Bedroom 60% AMI	42	3,129	1,508	176	63,336
3-Bedroom 30% AMI	1	4,402	746	226	746
3-Bedroom 50% AMI	3	4,402	1,395	226	4,185
3-Bedroom 60% AMI	5	4,402	1,719	226	8,595
Res Manager (Non-Revenue Unit)	1	4,402	0	0	0
Total	106				138,791
Total Annual Income					1,665,492

* (Financing programs may have different income set aside requirements. If applying for more than one program please be sure that the most stringent requirement is met.)

Market Units					
Studio					N/A
					N/A
1-Bedroom					N/A
					N/A
2-Bedroom					N/A
					N/A
3-Bedroom					N/A
					N/A
Total	0				N/A
Total Annual Income					N/A

Note: Program Allowable Rents and Utility Allowances available from HHFDC.

EXHIBIT B
OPERATING INCOME (Phase 2)

Breakdown of Monthly Utility Allowance:

Utility or Service		Studio	1-Bedroom	2-Bedroom	3-bedroom
Electricity: Basic Plus Cooking & Domestic Hot Water			126	176	226
	Total		126	176	226

EXHIBIT 1

IRS TAX EXEMPTION LETTER

Internal Revenue Service

FILE COPY

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Date: October 6, 2006

EAH INC
2169 B E FRANCISCO BLVD
SAN RAFAEL CA 94901-0000

Person to Contact:
Ms. Jackson 31-07417
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
94-1699153

FILED NOV 03 2006

Dear Sir or Madam:

This is in response to your request of October 6, 2006, regarding your organization's tax-exempt status.

In June 1970 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under section 509(a)(2) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,

Janna K. Skufca

Janna K. Skufca, Director, TE/GE
Customer Account Services

EXHIBIT 2

TREASURY FORM 990

Exhibit 2:
Treasury Form 990

Treasury Form 990 has been submitted to HHFDC
separately from the 201H application.

EXHIBIT 3

ORGANIZATIONAL DOCUMENTS

EAH Entity Relationships

1. Original Entity - Ecumenical Association for Housing (EAH):

    - Founded in 1969 in California as a nonprofit corporation focused on affordable housing
    - Later changed its name to EAH Inc. in 1998 (as shown in the Certificate of Amendment filed December 3, 1996)
    - Main parent organization that has been operating since 1969

2. EAH Inc. (formerly Ecumenical Association for Housing):

    - The current name of the original organization after the 1998 name change
    - A California nonprofit public benefit corporation
    - Main parent organization that develops, manages and operates affordable housing

3. Hui Kauhale, Inc.:

    - Incorporated in 1996 in Hawaii
    - A Hawaii nonprofit corporation
    - Appears to be a subsidiary/affiliate organization of EAH Inc. to conduct operations in Hawaii
    - Has similar affordable housing mission and purposes

4. Recent Hawaii Entities (2024):

    - HKI Kahiluhilu 1 LLC and HKI Kahiluhilu 2 LLC
    - Both are LLCs formed in Hawaii
    - Appear to be special purpose entities created by Hui Kauhale, Inc. ("HKI")
    - Likely created to own/operate specific housing projects in Hawaii
    - Marian Gushiken serves as President of Hui Kauhale, Inc. and signs as authorized representative for these entities

The overall structure is:

EAH Inc. (Parent Organization in CA)
↓
Hui Kauhale, Inc. (Hawaii Subsidiary)
↓
HKI Kahiluhilu 1 LLC & HKI Kahiluhilu 2 LLC (Project-Specific Entities)

This structure is common in affordable housing, where a parent nonprofit creates state-specific subsidiaries and project-specific LLCs to develop and operate individual housing developments while maintaining appropriate corporate separation and legal protection. The documents show how EAH has expanded from California to Hawaii while maintaining its affordable housing mission through various corporate entities.

State of California
Secretary of State

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 12 page(s) was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

APR 23 2008

Debra Bowen

DEBRA BOWEN
Secretary of State

568670

OK
BH

FILED
In the office of the Secretary of State
of the State of California
APR 30 1969
FRANK M. JORDAN, Secretary of State
By [signature]
Deputy

Restriction of right to amend articles (No) Yes

ARTICLES OF INCORPORATION

OF

ECUMENICAL ASSOCIATION FOR HOUSING

FIRST: The name of this corporation is:

ECUMENICAL ASSOCIATION FOR HOUSING

SECOND: The specific and primary purposes for which this corporation is formed and for which it shall be exclusively administered and operated are:

To receive, administer and expend funds for religious, charitable and educational purposes in connection with the development of moderate and low cost housing and related purposes for people of all races and for no other purposes, to the express exclusion, however, of the carrying on of any propaganda, or any attempt to influence legislation, or any participation in or intervention in (including the publishing or distributing of statements) any political campaign on behalf of any candidate for public office. In order to accomplish the foregoing religious, charitable and educational purposes and for no other purpose or purposes, this corporation shall also have the following powers; provided, however, that this corporation shall not, except to an insubstantial degree engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this corporation:

(a) Sue and be sued;

(b) Make contracts;

(c) Receive property by devise or bequest, subject to the laws regulating the transfer of property by Will, and otherwise acquire and hold all property, real or personal, including shares of stock, bonds and securities of other corporations;

(d) Act as trustee under any trust incidental to the principal objects of the corporation; and to receive, hold, administer and expend funds and property subject to such trust;

(e) Convey, exchange, lease, mortgage, encumber, transfer upon trust or otherwise dispose of all property, real or personal;

(f) Borrow money, contract debts and issue bonds, notes and debentures, and secure the payment of and performance of its obligations; and

(g) Do all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of the corporation.

THIRD: This corporation is organized pursuant to the General Nonprofit Corporation Law of the State of California.

FOURTH: The county in the State of California where the principal office for the transaction of the business of the corporation is to be located is the County of Marin.

FIFTH: The names and addresses of the persons who are to act in the capacity of members and directors until the selection of their successors are:

Name	Address
Lawrence Livingston, Jr.	40 Gold Street San Francisco, California
Edward Napier Thomson	680 Beach Street San Francisco, California
Martin J. Rosen	140 Montgomery Street San Francisco, California

The number of directors may be changed from time to time by amendment to the by-laws duly adopted; provided, however, the number of directors shall not be less than three (3).

SIXTH: No act or thing done hereunder shall confer any benefit upon any member, director or officer of this corporation or other private individual, either directly or indirectly, and in no

event shall the net earnings, income or assets of this corporation be distributed to, or inure to the benefit of, any member, director or officer of this corporation or other private individual, either directly or indirectly. In the event of dissolution or winding up of this corporation, its assets shall be distributed as directed by the Board of Directors for religious, charitable and educational purposes to nonprofit corporations or institutions organized and operated exclusively for religious, charitable and educational purposes which are exempt from Federal taxes under Section 501 (c) (3) of the Internal Revenue Code of 1954, as amended.

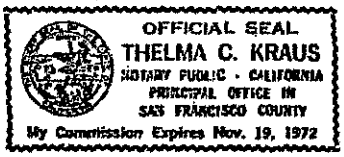
IN WITNESS WHEREOF, we have hereunto set our hands this 19th day of March, 1969.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

On this 19th day of March, 1969, before me Thelma C. Kraus, a Notary Public of the State of California, duly commissioned and sworn, personally appeared LAWRENCE LIVINGSTON, JR., EDWARD NAPIER THOMSON, and MARTIN J. ROSEN, known to me to be the persons whose names are subscribed to and who executed the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County and State aforesaid the day and year in this certificate first above written.

Thelma C. Kraus
NOTARY PUBLIC



APR 28 1969

STATE OF CALIFORNIA

FRANCHISE TAX BOARD

1025 P STREET
SACRAMENTO, CALIFORNIA 95814

April 28, 1969

Ecumenical Association for Housing
1327 Lincoln Avenue
San Francisco, CA 94901

Re: Exemption from Franchise Tax

Gentlemen:

It is the opinion of this office, based upon the evidence presented, that you are exempt from State franchise tax under the provisions of Section 23701f of the Revenue and Taxation Code, as it is shown that you are organized and operated exclusively as a social welfare organization.

Accordingly, you will not be required to file franchise tax returns unless you change the character of your organization, the purposes for which you were organized, or your method of operation. You are required to report any such changes immediately to this office in order that their effect upon your exempt status may be determined.

If in any year your gross income exceeds $25,000, you are required to file an information return on Form 199 on or before the 15th day of the 5th month following the close of your fiscal year. These forms will be mailed to you if you provide us with your current postal address.

If the organization is not yet incorporated or has not yet qualified to do business in California, this approval will expire unless incorporation or qualification is completed within thirty days.

Very truly yours,

James C. Stewart

James C. Stewart
Counsel

JCS:

cc: Secretary of State
(c,f,g,i,j,l,m)

FTB 4210 (1-69)

568670

A130463

FILED
In the office of the Secretary of State
of the State of California
FEB 16 1973
EDMUND G. BROWN Jr., Secretary of State
By Deputy

CERTIFICATE OF AMENDMENT

OF

ARTICLES OF INCORPORATION

Elizabeth Moody and Hazen Goddard certify:

1. That they are the president and secretary, respectively, of the ECUMENICAL ASSOCIATION FOR HOUSING, a California nonprofit corporation.

2. That at a meeting of the board of directors of said corporation, duly held at 930 Tamalpais Ave San Rafael, CA on January 17, 1973, the following resolution was adopted:

> RESOLVED: That Article SIXTH of the Articles of Incorporation of this corporation be amended to read as follows:
>
> The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private persons. Upon the dissolution or winding up of the corporation its assets, remaining after payment, or provision for payment, of all debts and liabilities of this corporation, shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code.
>
> If this corporation holds any assets in trust, or the corporation is formed for charitable purposes, such assets shall be disposed of in such manner as may be directed by decree of the Superior Court of the county in which the corporation has its principal office, upon petition therefor by the Attorney General or by any person concerned in the liquidation, in a proceeding to which the Attorney General is a party.

3. That the members of said corporation, being fully represented on the board of directors pursuant to the corporation's by-laws, at the same time and in the same meeting adopted said amendment of the Articles of Incorporation.

4. That the number of directors/members who voted affirmatively for the adoption of said resolution is 15, and that the number of

directors/members constituting a quorum is 9.

Elizabeth Moody
President

Karen L. Edlund
Secretary

Each of the undersigned declares, under penalty of perjury, that the matters set forth in the foregoing certificate are true and correct. Executed at San Rafael, Ca, on January 2nd, 1973.

Elizabeth Moody
President

Karen L. Edlund
Secretary

5L8670

A304533

APPLICATION FOR CERTIFICATE OF AGENT OF PROCESS

Ecumenical Association for Housing A California corporation, makes the following statement:

(1) The complete address of its office in this state wherein any corporation designating it as agent may be served with process is:

c/o Ecumenical Association for Housing
1510 Fifth Ave.
San Rafael, CA 94901

(2) The name of each person employed by it at such office to whom it authorizes the delivery of a copy of any such process is:

John Wilson-Bugbee, Executive Director
Peggy McCall, Director Property Management

(3) Ecumenical Association for Housing consents that delivery thereof to such person at the address designated shall constitute delivery of any such copy to it, as such agent.

Carolyn Attkisson

NAME: Carolyn Attkisson
TITLE: President
DATE: September 4, 1985

FILED
In the office of the Secretary of State
of the State of California
SEP 17 1985

17456

#2684 70

FILED
In the office of the Secretary of State
of the State of California

DEC - 3 1998

BILL JONES, Secretary of State

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION OF ECUMENICAL ASSOCIATION FOR HOUSING

The undersigned, Paul S. Foster and Martha D. White, certify that:

1. They are the President and Secretary, respectively, of Ecumenical Association for Housing, a California nonprofit corporation.

2. The First Article of the Articles of Incorporation of this corporation is amended to read as follows:

FIRST: The name of this corporation is EAH Inc.

3. The foregoing amendment to the Articles of Incorporation has been duly approved by the board of directors.

4. The directors are the only members of the corporation.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: October 21, 1998

Paul S. Foster

Paul S. Foster

Martha D. White

Martha D. White

827001/49764

E A H



November 10, 1998

California Secretary of State
1230 J Street, Room 100
Sacramento, CA 95814-2974

Dear Sir:

The undersigned, chief executive officer of EAH Contra Costa, a California Non-Profit Company, hereby gives permission to Ecumenical Association for Housing to use the similar corporate name of EAH Inc.

EAH Contra Costa is a subsidiary of Ecumenical Association for Housing.

Sincerely,

Jean Smith
Chief Executive Officer of EAH Contra Costa

JS:mm

E A H



November 10, 1998

California Secretary of State
1230 J Street, Room 100
Sacramento, CA 95814-2974

Dear Sir:

The undersigned, chief executive officer of EAH San Pablo, a California Non-Profit Company, hereby gives permission to Ecumenical Association for Housing to use the similar corporate name of EAH Inc.

EAH San Pablo is a subsidiary of Ecumenical Association for Housing.

Sincerely,

Paul Foster
Chief Executive Officer of EAH San Pablo

PF:mm

E A H



November 10, 1998

California Secretary of State
1230 J Street, Room 100
Sacramento, CA 95814-2974

Dear Sir:

The undersigned, chief executive officer of EAH Creekside, a California Non-Profit Company, hereby gives permission to Ecumenical Association for Housing to use the similar corporate name of EAH Inc.

EAH Creekside is a subsidiary of Ecumenical Association for Housing.

Sincerely,

Paul Foster

Paul Foster
Chief Executive Officer of EAH Creekside

PF:mm



CERTIFICATION

I, Martha Malloe, hereby certify that I am the Secretary of HUI KAUHALE, INC. (the "Corporation"), and that the attached are true and correct copies of the Amended and Restated Bylaws of the Corporation.

Date: 05/14/2015

Secretary

X:\GENERAL\Organization\Hui Kauhale, Inc\HKI Org Docs\HKI_Bylaws_AR Final as of 5-14-15.doc

BYLAWS OF

EAH, INC.

(FORMERLY ECUMENICAL ASSOCIATION FOR HOUSING)

ORIGINALLY ADOPTED JANUARY 17, 1973
AS AMENDED MARCH 15, 1989
AS AMENDED DECEMBER 20, 1989
AS AMENDED JANUARY 15, 1992
AS AMENDED NOVEMBER 17, 1993
AS AMENDED SEPTEMBER 28, 1994
(AND EDITED AUGUST 31, 1995)
AS AMENDED JUNE 19, 1996
AS AMENDED AND RESTATED NOVEMBER 17, 2010
AS AMENDED JUNE 20, 2012
AS AMENDED MARCH 26, 2014

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BYLAWS
OF
EAH, INC.

A California Nonprofit Public Benefit Corporation

ARTICLE 1.
NAME

Section 1.1 Name. The name of this corporation is EAH, Inc. (the "Corporation").

ARTICLE 2.
OFFICE

Section 2.1 Principal Office. The principal office for the transaction of affairs and activities of the Corporation is located in Marin County, California. The Board of Directors (the "Board") may change the principal office from one location to another. Any change shall be noted in these Bylaws, or this section may be amended to state the new location.

Section 2.2 Other Offices. The Board may at any time establish branch or subordinate offices at any place or places, within or outside of the State of California, where the Corporation is qualified to conduct its activities.

ARTICLE 3.
MEMBERS

Section 3.1 Members. The members of the Board of Directors shall be the only members of this Corporation.

ARTICLE 4.
DIRECTORS

Section 4.1 Powers. Subject to the provisions and limitations of the California Nonprofit Public Benefit Corporation Law and any other applicable laws, the Articles of Incorporation and these Bylaws, all powers and activities of the Corporation shall be exercised directly by or under the ultimate direction of the Board. The Board may delegate the management of the activities of the Corporation to any person or persons, a management company, or committees however composed; provided that the activities and affairs of the Corporation shall be managed and all corporate powers exercised under the ultimate direction of the Board. Without prejudice to such general powers, but subject to the same limitations, it is hereby expressly declared that the Board shall have the following powers in addition to the other powers enumerated in these Bylaws:

(a) To select and remove the officers, agents and employees of the Corporation; prescribe powers and duties for them as may not be inconsistent with the law, the Articles of Incorporation, or these Bylaws; and fix their compensation.

(b) To conduct, manage and control the affairs and activities of the Corporation and to make such rules and regulations therefore not inconsistent with the law, the Articles of Incorporation or these Bylaws, as it may deem appropriate.

(c) To adopt, make, and use a corporate seal and to alter the form of such seal from time to time as it may deem appropriate.

(d) To borrow money and incur indebtedness for the purposes of the Corporation, and to cause to be executed and delivered therefore, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations or other evidences of debt and securities.

Section 4.2 Number of Directors. The Corporation shall have no fewer than six (6) and no more than fifteen (15) members of the Board, and collectively they shall be known as the Board of Directors. Otherwise, the number may be changed by amendment of these Bylaws only.

Section 4.3 Compensation and Reimbursement of Directors. The members of the Board shall receive no compensation for their services, but may receive such reimbursement for approved expenses as may be fixed by the Board.

Section 4.4 Appointment and Qualification of Directors. The Board, in determining the best interest of the Corporation, shall consider the particular skills the proposed member of the Board brings to the Corporation, the ability to acquire those skills elsewhere, the proven willingness of the member of the Board to diligently discharge his/her duties as a member of the Board, and the overall composition of the Board and its needs.

Section 4.5 Term. Each member of the Board shall serve for at least one year initially, beginning with the annual meeting in 2010. Thereafter, the term for the members of the Board can be renewed for three-year terms, and they shall hold office until their termination by reason of resignation, removal, or any other just cause for cessation of service as deemed by the Board or until their successors are elected and qualified. At the time of election of the 2011-2012 Board, the renewal period for members of the Board shall be staggered in groups of three based on alphabetical order of the last name of each member of the Board.

Section 4.6 Vacancies on the Board.

(a) Vacancies on the Board shall exist: (1) on the death, resignation, or removal of any member of the Board, and (2) whenever the number of authorized members of the Board is increased.

(b) Any member of the Board may resign effective upon giving written notice to the Chairperson and the Secretary of the Board, unless the notice specifies a later time for the

effectiveness of such resignation. No member of the Board may resign if the Corporation would then be left without a duly elected member of the Board in charge of its affairs, except upon notice to the Attorney General.

(c) Vacancies on the Board may be filled by approval of the Board. If the number of Directors then in office is less than four (4), any vacancies may be filled by (1) the unanimous written consent of the members of the Board then in office, (2) the affirmative vote of a majority of the members of the Board then in office at a meeting held pursuant to notice or waivers of notice complying with this Article of these Bylaws, or (3) a sole remaining member of the Board.

(d) A person elected to fill a vacancy as provided in this Section shall hold office until the earlier of the expiration of the term vacated or until his or her death, resignation or removal from office.

Section 4.7 Removal of Directors or Officers. Any member of the Board, or officer thereof, may be removed by a 2/3 vote of all members of the Board, with or without cause, whenever in its judgment the best interests of the Corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the member of the Board, or officer so removed.

Section 4.8 Non- Liability of Members of the Board. The members of the Board shall not be personally liable for the debts, liabilities, or other obligations of the Corporation as long as the members of the Board abide by their standard of care obligations described in Section 4.25 and Section 4.26. Furthermore, this immunity from liability shall only apply if the claim against the member of the Board in question can also be made against the Corporation and if the Corporation has acquired a liability insurance policy which is applicable to the specific claim. If such insurance policy is found to cover the damages caused by the member of the Board in question, no cause of action shall be maintained against such member of the Board.

Section 4.9 Regular Meetings.

(a) Regular meetings of the Board shall be held at such day and time as shall from time to time be fixed by the Board.

(b) Regular meetings of the membership of the Corporation shall be held on such day and time as determined by the Board.

Section 4.10 Annual Meetings. The annual meeting of the Board shall be held as determined by the Board.

Section 4.11 Place of Meetings. Meetings shall be held at the principal office of the Corporation or at such other place as determined by the Chairperson.

Section 4.12 Special Meetings. Special meetings of the Board may be called by the Chairperson, the Secretary, or any two (2) members of the Board.

Section 4.13 Notice of Meetings. Regular meetings of the Board may be held in accordance with California law, the Articles of Incorporation and these Bylaws. Meetings of the Board shall be held upon four (4) days' notice by first-class mail or forty-eight (48) hours notice delivered personally, by telephone, electronically or by facsimile. If sent by mail, the notice shall be deemed to be delivered on its deposit in the mail. Such notices shall be addressed to each Director at his or her address as shown on the books of the Corporation. Notice of the time and place of holding an adjourned meeting need not be given to absent Directors if the time and place of the adjourned meeting are fixed at the meeting adjourned and if such adjourned meeting is held no more than twenty-four (24) hours from the time of the original meeting. Notice shall be given of any adjourned meeting to Directors absent from the original meeting if the adjourned meeting is held more than twenty-four (24) hours from the time of the original meeting. Notice of meetings not herein dispensed with shall specify the place, day and hour of the meeting. The purpose of any Board meeting need not be specified in the notice.

Section 4.14 Contents of Notice. Notice of meetings shall specify the place, day, hour of the meeting, and the purpose of any special meeting in accordance with California law, except as provided in Section 4.15.

Section 4.15 Waiver of Notice. The transaction of any meeting of the Board, however called and noticed or wherever held, is as valid as though the meeting had been duly held after proper call and notice, provided a quorum, as hereinafter defined, is present, and provided further that either before or after the meeting each member of the Board not present signs a waiver of notice, a consent to holding the meeting, or an approval of the minutes thereof. All such waivers, consents, or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 4.16 Quorum.

(a) A quorum shall consist of a majority of the members of the Board.

(b) In the absence of a quorum (except for adjournment), the Board shall transact no official business, except as otherwise expressly provided in these Bylaws, in the Articles of Incorporation, or by California law.

Section 4.17 Adjournment. A majority of the members of the Board present, whether or not a quorum is present, may adjourn any meeting to another time and place. Notice of any adjournment to another time and place shall be given to the members of the Board who were not present at the time of the adjournment.

Section 4.18 Board Approval; Majority Action as Board Action. Pursuant to Section 5310(b) of the California Corporations Code, which is part of the Nonprofit Public Benefit Corporation Law, any action which would otherwise, under law or the provisions of the Articles of Incorporation or Bylaws of this Corporation, require approval by a majority of all members or approval by the members, shall only require approval of the members of the Board. The vote of each member of the Board shall be equal. Every act or decision done or made by a majority of the Board present at a meeting duly held at which a quorum is present is the act of the Board, unless a greater percentage or different voting rules for approval of a matter by the Board are

required by the Articles of Incorporation, these Bylaws, or provisions of California Nonprofit Public Benefit Corporation Law, particularly those provisions relating to appointment of committees (Section 5212 of the Corporations Code, which requires a majority of Board members then in office), and indemnification of a member of the Board (Section 5238(e) of the Corporations Code, which requires a majority of the Board members present at a meeting at which a quorum is present, excluding any Board members affected by the act or decision).

Section 4.19 Conduct of Meetings. Meetings shall be presided over by the Chairperson, or in the absence of the Chairperson, by the Vice-Chairperson, or in absence of each of these persons, by another officer as designated by the Chairperson.

Section 4.20 Roberts' Rules of Order. Meetings shall be governed by Robert's Rules of Order, as such rules may be revised from time to time, insofar as such rules are not inconsistent with or in conflict with these Bylaws, with the Articles of Incorporation, or with provisions of California law.

Section 4.21 Action Without a Meeting. Any action that the Board is required or permitted to take may be taken without a meeting if all members of the Board consent in writing to the action. Such action by written consent shall have the same force and effect as any other validly approved action of the Board. All such consents shall be filed with the minutes of the proceedings of the Board. Written consent may be delivered electronically.

Section 4.22 Meetings by Conference Telephone. Members of the Board may participate in a meeting through use of conference telephone or similar communications equipment, so long as all persons participating in the meeting can hear one another. Participation by directors in a meeting in the manner provided in this section constitutes presence in person at the meeting.

Section 4.23 Committees. The Board shall elect a Nominating Committee composed of three (3) Board members for nomination of new member(s) of the Board and officers. The Nominating Committee will meet with that person either in person or by telephone and make a recommendation to the full Board prior to a vote on the proposed member. Other committees may be appointed by the Chairperson and approved by the Board. Any committee may consist of persons who are not also members of the Board. These other committees shall act in an advisory capacity to the Board. Additionally, functions which the Board may not delegate include:

(a) Establishment of policy and general program direction.

(b) The approval of any action which, under law or the provisions of these Bylaws, requires the approval of the Board or a majority of members of the Board.

(c) The approval of the budget and revisions thereto including the approval or appropriation of funds not included in the budget.

(d) The approval of any action which, by California law or these Bylaws, requires the approval of the Board or of a majority of all of the members of the Board.

(e) The election of the members of the Board and the officers of the Board.

(f) The filling of vacancies on the Board or on any committee which has the authority of the Board.

(g) The amendment or repeal of any resolution of the Board which by its express terms is not so amendable or repealable.

(h) The amendment or repeal of the Articles of Incorporation or Bylaws or the adoption of new Bylaws or Articles of Incorporation.

(i) The decision to encumber or dispose of assets of the Corporation.

The Board at any time may revoke or modify any or all of the authority so delegated, increase or decrease the number of committee members, and fill vacancies therein with members of the Board, and, as provided in these Bylaws, with non-members of the Corporation. The Committee shall provide periodic updates on its activities to the Board, upon request.

Section 4.24 Committee Meetings. Meetings and actions of committees shall be governed by and held and taken in accordance with the provisions of these Bylaws concerning meetings of the Board, with such changes in the context of these Bylaws as are necessary to substitute the committee for the members for the Board, except that the time for regular or special meetings of the committees may be fixed by the Board or by the committee and the purpose of the meetings may be omitted, if necessary, as determined by the applicable committee. The Board may also adopt rules and regulations pertaining to the conduct of meetings of committees to the extent such rules and regulations are not inconsistent with the provisions of these Bylaws.

Section 4.25 Standard of Care – General. A director shall perform the duties of a director, including duties as a member of any committee of the Board on which the director may serve, in good faith, in a manner such director believes to be in the best interest of this Corporation and with such care, including reasonable inquiry, as an ordinarily prudent person in a like situation would use under similar circumstances.

In performing the duties of a director, a director shall be entitled to rely on information, opinions, reports or statements, including financial statements and other financial data, in each case prepared or presented by:

(a) One (1) or more officers or employees of the Corporation whom the director believes to be reliable and competent in the matters presented;

(b) Counsel, independent accountants, or other persons as to matters which the director believes to be within such person's professional or expert competence; or

(c) A committee of the Board upon which the director does not serve, as to matters within its designated authority, which committee the director believes to merit

confidence, so long as in any such case, the director (i) acts in good faith, (ii) after reasonable inquiry when the need for such inquiry is indicated by the circumstances and (iii) without knowledge that would cause such reliance to be unwarranted.

A person who performs the duties of a director in accordance with the above shall have no liability based upon any failure or alleged failure to discharge that person's obligations as a director, including, without limiting the generality of the foregoing, any actions or omissions which exceed or defeat a public or charitable purpose to which the Corporation, or assets held by it, are dedicated.

Section 4.26 Standard of Care—Investments. Except with respect to assets held for use or used directly in carrying out this Corporation's charitable activities, in investing, reinvesting, purchasing, acquiring, exchanging, selling and managing this Corporation's investments, the Board shall avoid speculation, looking instead to the permanent disposition of the funds, considering the probable income, as well as the probable safety of this Corporation's capital. No member of the Board shall have an interest or property right in assets of the Corporation. The provisions of Section 4.25 of these Bylaws shall apply to this Section.

Section 4.27 Inspection. Every member of the Board shall, at his or her own expense, have the absolute right at any reasonable time during the business hours of the Corporation to inspect and copy all books, records, and documents, and to inspect the physical properties of this Corporation.

ARTICLE 5.
OFFICERS

Section 5.1 Officers of the Corporation. The officers of the Corporation shall be a Chairperson of the Board, a Vice- Chairperson, a Secretary, and a Treasurer. The Corporation may also have, at the Board's discretion, other officers. Any number of offices may be held by the same person, except that neither the Secretary nor the Treasurer may serve concurrently as the Chairperson of the Board. At its discretion, the Board may delegate duties of the officers to staff of the Corporation.

Section 5.2 Election. Officers shall be elected by the Board every three (3) years, or in the case of vacancy at any regular meeting of the Board.

Section 5.3 Term of Office. Each officer shall hold office for a term of three (3) years and until a successor has been duly elected and shall have qualified for the office. The number of terms an officer can serve will be at the Board's discretion. Each term of office shall commence with the fiscal year immediately following the election and shall terminate three (3) years subsequently, except as otherwise provided in these Bylaws.

Section 5.4 Other Officers. The Board may appoint such other officers or agents as it may deem desirable, and such officers shall serve such terms, have such authority, and perform such duties as may be prescribed from time to time by the Board.

Section 5.5 Resignation of Officers.

(a) Any officer may resign at any time by giving written notice to the Board or the Chairperson or Secretary of the Corporation. The resignation shall take effect as of the date the notice is received or at any later time specified in the notice and, unless otherwise specified in the notice, the resignation need not be accepted to be effective. Any resignation shall not affect the rights, if any, of the Corporation under any contract to which the officer is a party.

(b) Any officer may be removed, either with or without cause, by the Board, at any time in accordance with Section 4.7.

Section 5.6 Vacancies in Office. A vacancy in any office because of death, resignation, removal, disqualification, or any other cause shall be filled by the Board for the unexpired portion of the term vacated. In the event of vacancy in any office other than that of Chairperson, such vacancy may be filled temporarily by appointment by the Chairperson until such time as the Board shall fill the vacancy. Vacancies occurring in offices appointed at the discretion of the Board may or may not be filled as the Board shall determine.

Section 5.7 Reimbursement of Expenses. The Corporation shall provide reimbursement for monies expended on behalf of the Corporation by its officers.

Section 5.8 Chairperson. The Chairperson shall be the Chairperson of the Board and shall, subject to control of the Board, supervise and control the affairs of the Corporation and the activities of the officers, including appointment of committee members not elected by the Board, acting as a liaison between the Board and the employees of the Corporation, and such other duties as may be prescribed by the Board from time to time.

(a) The Chairperson shall perform all duties incident to the office and such other duties as may be required by law, by the Articles of Incorporation, by these Bylaws, or as may be prescribed from time to time by the Board.

(b) The Chairperson shall preside at meetings of the Board and meetings of the members.

(c) Except as otherwise expressly provided by law, by the Articles of Incorporation, or by these Bylaws, the Chairperson shall, in the name of the Corporation, execute such deeds, mortgages, bonds, contracts, checks, or other instruments which may from time to time be authorized by the Board, except in cases where the signing and execution thereof shall be expressly delegated by the Board, Bylaws, or by statute to some other officer or agent of the Corporation.

Section 5.9 Vice-Chairperson. In the absence of the Chairperson, or in the event the Chairperson's inability or refusal to act, the Vice-Chairperson shall perform all the duties of the Chairperson, and when so acting shall have all the powers of and be subject to all the restrictions on the Chairperson. The Vice-Chairperson shall have other powers and perform such other duties as may be prescribed by law, by the Articles of Incorporation, by these Bylaws, or as may

be prescribed by the Chairperson or the Board.

Section 5.10 Secretary. The Secretary shall be responsible for performing or causing to be performed all duties incident to the office of Secretary and such other duties as may be required by law, by the Articles of Incorporation, by these Bylaws, or which may be assigned to the Secretary from time to time by the Chairperson or the Board. In addition to the responsibilities described above, the Secretary shall have the following duties:

(a) The Secretary shall keep or cause to be kept, at the Corporation's principal office or such other place as the Board may direct, a book of minutes of all meetings, proceedings, and actions of the Board and of committees of the Board. The minutes of the meetings shall include the time and place that meeting was held, whether the meeting was annual, regular, or special, and, if special, how authorized and the notice given.

(b) The Secretary shall keep or cause to be kept at the Corporation's principal office, a copy of the Articles of Incorporation and Bylaws of the Corporation, as amended to date.

(c) The Secretary shall give, or cause to be given, notice of all meetings of the Board and of committees of the Board required by these Bylaws to be given. The Secretary shall have such other powers and perform such other duties as the Board or the Bylaws may prescribe.

Section 5.11 Treasurer. The Treasurer shall have the following duties:

(a) The Treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and accounts of the Corporation's properties and transactions. The Treasurer shall send or cause to be given to the members of the Board such financial statements and reports as are required to be given by law, by these Bylaws, or by the Board. The books of account shall be open to inspection by any member of the Board at all reasonable times during the business hours of the Corporation.

(b) The Treasurer shall deposit, or cause to be deposited, all money and other valuables in the name and to the credit of the Corporation with such depositories as the Board may designate, shall disburse the Corporation's funds as the Board may order, shall render to the Chairperson and the Board, when requested, an account of all transactions as Treasurer and of the financial condition of the Corporation, and shall have other powers and perform such other duties as the Board or the Bylaws may prescribe.

ARTICLE 6.
EXECUTIVE DIRECTOR

Subject to such supervisory powers, if any, as may be given by the Board of Directors to the Chairperson, the Executive Director shall be the general manager and chief executive officer of the Corporation and shall, subject to the control of the Board of Directors, have general supervision, direction, and control of the business of the Corporation. The Executive Director

shall have the power to sign contracts, agreements or any other instruments in connection with the purposes and business affairs of the Corporation, and may delegate such authority to senior staff members, in his or her reasonable discretion. The Executive Director shall have the general powers and duties of management usually vested in the office of chairman of a Corporation, and shall have such other powers and duties as may be prescribed by the Board of Directors or by these Bylaws.

ARTICLE 7.
MISCELLANEOUS

Section 7.1 Fiscal Year. The fiscal year of this Corporation shall begin on the first day of July and end on the last day of June in each year.

Section 7.2 Execution of Instruments and Contracts. The Board, except as otherwise provided in these Bylaws, may authorize any officer, employee or agent of the Corporation to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances. Unless so authorized, no officer, agent, or employee shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable monetarily for any purpose or in any amount.

Section 7.3 Execution of Checks and Notes. Except as otherwise provided by law, every check, draft, promissory note, money order, or other evidence of indebtedness of the Corporation shall be signed by an officer of the Corporation, the Executive Director, or his or her authorized designee.

Section 7.4 Indemnification. This Corporation shall indemnify its members of the Board, officers, employees, and agents, including persons formerly occupying any such position, to the fullest extent permitted by law, against all expenses, judgments, fines and other amounts actually and reasonably incurred by them in connection with any threatened, pending or completed action or proceeding, whether it is civil, criminal, administrative or investigative.

In all cases where indemnification is sought, the Corporation shall be subject to the following restrictions and requirements:

(a) Where the action or proceeding is brought on behalf of the Corporation, the Corporation shall not indemnify against amounts paid in settlement or judgment amounts, but shall, upon the express authorization of the Board, indemnify the member of the Board, officer, employee or agent against expenses incurred in defense of an action arising from his or her relation to the Corporation. To indemnify in such cases, the Board must find that the person met the statutorily prescribed standard of care by acting (1) in good faith, (2) in the best interests of the Corporation, and (3) with the care of an ordinarily prudent person.

(b) Where the person seeking indemnification under this Section has been held liable to the Corporation, or has settled his or her liability to the Corporation, the Corporation shall not indemnify against expenses without the approval of the court or the

Attorney General.

(c) The Board shall determine whether the person seeking indemnification has acted in accordance with the standard of care set forth in subsection (a) of this Section by a majority vote of a quorum consisting of members of the Board not seeking indemnification. The termination of any proceeding in a manner adverse to the defendant seeking indemnification shall not create a presumption that such person failed to meet the standard of care.

(d) Where the person seeking indemnification has been successful on the merits in defense of any action or proceeding brought on behalf of the Corporation or in defense of any claim or issue involved in such action or proceeding, the Corporation shall indemnify against all expenses actually or reasonably incurred.

(e) The Corporation shall not advance any money to the person seeking indemnification for the purpose of defending against any action or proceeding without the receipt of an undertaking by such person to repay all advances unless it is ultimately determined that he or she is entitled to indemnification.

Section 7.5 Insurance. The Board may adopt a resolution authorizing the purchase and maintenance of insurance on behalf of any member of the Board, officer, employee or agent of this Corporation against any liability asserted against or incurred by the director, officer, employee or agent in such capacity or arising out of the director's, officer's, employee's or agent's status as such, whether or not this Corporation would have the power to indemnify the director, officer, employee, or agent against that liability under law.

Section 7.6 Annual Audit. The Board shall cause a written annual audit to be prepared by an independent accountant and furnished no later than 120 days after the close of the Corporation's fiscal year to all members of the Board and to any member who requests it in writing, which audit shall contain the following information in appropriate detail:

(a) The assets and liabilities, including the trust funds, of this Corporation as of the end of the fiscal year;

(b) The principal changes in assets and liabilities, including trust funds, during the fiscal year;

(c) The revenue or receipts of this Corporation, both unrestricted and restricted for particular purposes, for the fiscal year;

(d) The expenses or disbursements of this Corporation, for both general and restricted purposes during the fiscal year.

(e) Any information required by California Corporation Code Section 6322.

Section 7.7 Amendment of Bylaws. Subject to the requirements under California Nonprofit Public Benefit Corporations Law regarding the amendment of these Bylaws, these Bylaws, or any of them, may be altered, amended, or repealed and new Bylaws adopted by

approval of the Board.

Section 7.8 Applicable Law. This Corporation shall be subject to any and all applicable state, federal and local laws.

Section 7.9 Effective Date of these Bylaws. These Bylaws shall take effect immediately upon adoption.

Section 7.10 Nondiscriminatory Policy Statement. It is the policy of the Corporation to not discriminate in membership, hiring and the provision of services and information for reasons of race, color, creed, national origin, ancestry, age, physical and mental disability, marital status, sex, familial status, sexual orientation, source of income, or other arbitrary reasons.

ADOPTION OF AMENDED BYLAWS

Adopted this _26th__ day of _March, 2014.

Judy Binsacca
JUDY BINSACCA, Chairperson

DOUG ELLIOTT, Secretary

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify:

(1) That I am the duly elected and acting Secretary of EAH, Inc., a California nonprofit public benefit corporation; and

(2) That the foregoing Bylaws, comprising twelve (12) pages, constitute the Bylaws of such corporation as adopted by the members of the Board of the Corporation at a duly constituted meeting held on March 26, 20104.

IN WITNESS THEREOF, I have hereunto subscribed my name, this 16th day of September, 2015.

Doug Elliott, Secretary

10/04/201210003

EXPEDITED REVIEW

Filing Fee: $50.00 Name ok KT
Dishonored Check: $15.00 Fee
Plus Interest Charge

FOREIGN NONPROFIT

10/04/201210003

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
1010 Richards Street
Mailing Address: P. O. Box 40, Honolulu, Hawaii 96810

RECEIVED
APR - 1 1997
10:45 AM
Dept of Commerce & Consumer Affairs
STATE OF HAWAII

18017 F2

APPLICATION FOR CERTIFICATE OF AUTHORITY

(Section 415B-124, Hawaii Revised Statutes)

853 00116115 2- 4/16/97 50.00
807 00116116 2- 4/16/97 50.00

The undersigned, duly authorized officers of the corporation submitting this Application, certify as follows:

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
STATE OF HAWAII
Filed on
April 1, 1997

1. The name of the corporation is:

   Ecumenical Association for Housing

2. The corporation was incorporated in: California

3. The corporation was incorporated on: April 30, 1969
   (Month Day Year)

4. Its period of duration is: [X] perpetual or [ ] will expire on _____

5. The mailing address of its principal office in the state or country of incorporation is:

   2169 E. Francisco Blvd., Suite B, San Rafael, CA 94901

6. The address of its proposed registered office in the State of Hawaii is:

   1000 Bishop Street, Suite 501E, Honolulu, Hawaii 96813

7. The name of its proposed registered agent in the State of Hawaii, whose business address is identical to the address shown in line 6 is:

   Kevin R. Carney

8. The purpose(s) which the corporation proposes to pursue in conducting its affairs in the State of Hawaii are:

   Real Estate Property Management

9. Attached is a list of the names and addresses of all of its officers and directors.

F2-1
Rev. 7/96

B53 (Fee)

1967950

10/04/201210003

We certify under the penalties of Section 415B-158, Hawaii Revised Statutes, that we have read the above statements, and that the same are true and correct.

Witness our hands, this 19th day of March, 19 97.

William W. Thompson President, Board of Directors/EAH	Martha D. White Secretary, Board of Directors/EAH
(Type/Print Name & Title)	*(Type/Print Name & Title)*
William W Thompson	Martha D. White
(Signature of Officer)	*(Signature of Officer)*

****

The registered agent shown in line 7 of the application must sign the following:

This is to confirm the appointment of the registered agent shown in line 7 of this application.

Kevin R. Carney
(Type/Print Name of Agent)

(Signature of Agent, if Agent is a corporation, a corporate officer must sign, give title below)

Office Held: ~~Assistant Vice President of Hawaii Real Estate~~ C.M.

10/04/201210003

3
10/04/201210003

ECUMENICAL ASSOCIATION FOR HOUSING

OFFICE	NAME & ADDRESS
President/Director	William W. Thompson 125 Summit Avenue Mill Valley, CA 94941
Vice President /Director	Jean Travis Smith 16 Hillcrest Road Tiburon, CA 94920
Secretary/Director	Martha D. White 8 Flicker Drive Novato, CA 94949
Treasurer/Director	JoAnne Fabian 226 Magnolia Avenue San Rafael, CA 94901
Director	Denise E. Conley Keyser Marston Associates Golden Gateway Commons 55 Pacific Avenue Mall San Francisco, CA 94111
Director	Paul S. Foster 305 Hillside Avenue Mill Valley, CA 94941
Director	Joseph F. Walsh Box 500 Lagunitas, CA 94938
Off-Board Officer* Vice President, Real Estate	Peggy Franklin * 120 Newcastle Drive Vallejo, CA 94591
Off-Board Officer* Assistant Secretary	Mary Murtagh * 830 Shattuck Berkeley, CA 94707
Off-Board Officer* Assistant Secretary	Alvin Bonnett * 2669 Las Aromas Oakland, CA 94611
Off-Board Officer* Assistant Vice President of Hawaii Real Estate	Kevin Carney * 1161-D Wainiha Street Honolulu, HI 96825

*not a Director of the Corporation

10/04/201210003

4

State of California

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APR - 1 1997
10:45 AM
Dept of Commerce & Consumer Affairs
STATE OF HAWAII cmc

SECRETARY OF STATE

CERTIFICATE OF STATUS
DOMESTIC CORPORATION

I, BILL JONES, Secretary of State of the State of California, hereby certify:

That on the 30th *day of* April, *19* 69,

ECUMENICAL ASSOCIATION FOR HOUSING

became incorporated under the laws of the State of California by filing its Articles of Incorporation in this office; and

That no record exists in this office of a certificate of dissolution of said corporation nor of a court order declaring dissolution thereof, nor of a merger or consolidation which terminated its existence; and

That said corporation's corporate powers, rights and privileges are not suspended on the records of this office; and

That according to the records of this office, the said corporation is authorized to exercise all its corporate powers, rights and privileges and is in good legal standing in the State of California; and

That no information is available in this office on the financial condition, business activity or practices of this corporation.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

March 19, 1997.

Bill Jones

Secretary of State

SEC/STATE FORM CE-112 (REV. 9/95)

95 30089

jw

RECEIVED
FEB -5 1996

Nonrefundable filing fee: $25.00
Submit original and one true copy

DOMESTIC NONPROFIT

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
1010 Richards Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810

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JAN 24 1996
3:24 PM
Dept of Commerce & Consumer Affairs
STATE OF HAWAII

ARTICLES OF INCORPORATION

(Section 415B-34, Hawaii Revised Statutes)

The undersigned, desiring to form a nonprofit corporation under the laws of the State of Hawaii, certify as follows:

ARTICLE I

NAME

The name of this corporation shall be: HUI KAUHALE, INC. (hereinafter, the "Corporation").

ARTICLE II

ADDRESS OF INITIAL OFFICE

The address of the Corporation's initial office is:

HUI KAUHALE, INC.
% Neighborhood Reinvestment Corporation
1188 Bishop Street, Suite 1104
Honolulu, HI 96813

Telephone: (808) 531-2696

ARTICLE III

DURATION

The duration of the Corporation is perpetual.

ARTICLE IV

PURPOSES AND POWERS

Section 1. The Corporation is a nonprofit corporation and is not organized for the private gain of any person. It is organized under the Hawaii Nonprofit Corporation Act, Chapter 415B of the Hawaii Revised Statutes, as the same may be amended or replaced from time to time, for charitable and public purposes. Specifically, the Corporation is organized and shall at all times be operated exclusively for charitable, scientific or educational purposes, all for the public benefit, within the meaning of Section 501(c)(3) of the United States Internal Revenue Code or the corresponding provision of any future United States internal revenue law, including without limitation:

(a) to assist in the relief of the poor and distressed, in combatting community deterioration, and in lessening neighborhood tensions by promoting the preservation of decent housing that is affordable to very low-, low-, and moderate-income families in the State of Hawaii, and by developing, owning and managing safe, quality permanently affordable housing for a growing segment of the population which can no longer afford a home in the State of Hawaii;

(b) to explore, initiate and implement actions, alone or with other organizations sharing interests and goals in common with the Corporation, that will preserve very low-, low-, and moderate-income housing in the State of Hawaii and prevent the displacement of the residents of "eligible low-income housing" (as such term is defined in Section 229 of the Low-Income Housing Preservation and Resident Homeownership Act of 1990, as amended ("LIHPRHA")) due to expiring federal use restrictions or to lack of other subsidy programs;

(c) to encourage resident leadership and self-determination through on-going training and support, including without limitation aiding in the formation of residents' associations to encourage and help the residents of "eligible low-income housing" evaluate their options (under LIHPRHA and otherwise) with respect to the preservation of their housing;

(d) to supervise and administer the predevelopment activities associated with the acquisition of "eligible low-income housing," including the conducting of environmental audits, appraisals, surveys, and architectural and engineering reports with respect to such housing, and the preparation of plans, requests, and applications with respect to the financing and development of such housing;

(e) to encourage individual families and households residing in "eligible low-income housing" to participate in residents' associations, "residents' councils," and other groups, organizations and activities designed to promote the betterment of their neighborhoods and communities; to provide an organization through which such families and households can work for the betterment of their neighborhoods and communities; and to encourage a mix of economic, racial and ethnic groups to live together and work in partnership with the larger community;

(f) to create single-asset corporations to develop, acquire, rehabilitate and operate affordable housing complexes in the State of Hawaii;

(g) to educate the general public about the importance of decent, affordable housing to the social welfare of communities and of the benefits and opportunities that may be available to communities through the preservation of "eligible low-income housing" under LIHPRHA;

(h) to educate other organizations, agencies and institutions sharing interests and goals in common with the Corporation of the knowledge and experience gained by the Corporation in implementing its objectives and purposes;

(i) to enter into, perform, carry out and assign contracts of any kind necessary to, or in connection with, or incidental to, the accomplishment of the purposes of the Corporation, including, expressly, any contract or contracts with the Secretary (the "Secretary") of the United States Department of Housing and Urban Development ("HUD") which may be desirable or necessary to comply with the requirements of the National Housing Act, as amended, and the Regulations of the Secretary thereunder, relating to the regulation or restriction of mortgagors as to rents, sales, charges, capital structure, rate of return and methods of operation;

(j) to develop and acquire any property, real or personal, in fee or under lease, or any rights therein or appurtenant thereto, necessary for the rehabilitation and operation of affordable housing, and to transfer or assign any such property or rights therein to another nonprofit corporation or nonprofit organization as is necessary and desirable for the rehabilitation and operation of affordable housing complexes;

(k) to borrow money, and issue evidence of indebtedness, and to secure the same by mortgage, deed of trust, pledge, or other lien in furtherance of any or all of the objectives and purposes of the Corporation, and to solicit and collect donations, contributions and grants or other funds from private or governmental sources to implement any or all of the objectives and purposes of the Corporation; and

(l) to transact any or all lawful activities for which nonprofit corporations may be incorporated under Chapter 415B of the Hawaii Revised Statutes; provided, however, that the Corporation shall not, except to an insubstantial degree, engage in any activities or exercise

any powers that are not in furtherance of the primary purposes and objectives of the Corporation as described in subparagraphs (a) through (k) above.

Section 2. And in furtherance of said purposes, the Corporation shall have all powers, rights, privileges and immunities, and shall be subject to all of the liabilities conferred or imposed by law upon corporations of this nature, and shall be subject to and have all the benefits of all general laws with respect to corporations. The Corporation shall have the power to do and perform all things whatsoever set out in Section 1 above, and necessary or incidental to the accomplishment of said purposes. The Corporation, specifically and particularly, shall have the power and authority to enter into a Regulatory Agreement with the Secretary setting out the requirements of HUD. Notwithstanding any other provisions of these Articles of Incorporation, the Corporation shall not carry on any activities not permitted to be carried on (a) by a corporation exempt from federal income taxation under Section 501(c)(3) of the United States Internal Revenue Code or the corresponding provision of any future United States internal revenue law, or (b) by a corporation, contributions to which are deductible pursuant to Section 170(c)(2) of the United States Internal Revenue Code or the corresponding provision of any future United States internal revenue law.

ARTICLE V

INITIAL BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors is five (5). The names and residence street addresses of the initial Directors of the Corporation are:

Oswald K. Stender	1056 Maunawili Loop Kailua, Hawaii 96734
Peggy Franklin	120 Newcastle Drive Vallejo, California 94591
Dorothy D. Lett	51-291 Kehio Road Kaaawa, Hawaii 96730
Alvin Bonnett	2669 Las Aromas Oakland, California 94611
Mary Murtagh	830 Shattuck Avenue Berkeley, California 94707

ARTICLE VI

INITIAL OFFICERS

The Officers of the Corporation shall be a President, Vice President, Secretary and Treasurer. The Officers shall have the powers, perform the duties and be appointed in the manner set forth in the Bylaws. The names and residence street addresses of the initial Officers of the Corporation are:

President:	Oswald K. Stender	1056 Maunawili Loop Kailua, Hawaii 96734
Vice President:	Peggy Franklin	120 Newcastle Drive Vallejo, California 94591
Secretary	Alvin Bonnett	2669 Las Aromas Oakland, California 94611
Treasurer:	Dorothy D. Lett	51-291 Kehio Road Kaaawa, Hawaii 96730

ARTICLE VII

NO MEMBERS

The Corporation shall have no members.

ARTICLE VIII

COMPENSATION AND DISTRIBUTION

The Corporation is nonprofit in nature and shall not authorize or issue shares of stock. No dividends shall be paid and no part of the income, earnings or profit of the Corporation shall be distributed to its Directors or Officers, and no wages or salaries shall be paid to any Directors or Officers of the Corporation during their term of office; provided, however, that the Corporation may reimburse its Directors and Officers for actual out-of-pocket expenses incurred in connection with services rendered to the Corporation or in furtherance of the purposes of the Corporation.

No loans shall be made by the Corporation to any Director or Officer. Any Director or Officer who assents to or participates in the making of a loan to a Director or Officer shall be liable to the Corporation for the amount of the loan until the loan is repaid.

ARTICLE IX

IRREVOCABLE DEDICATION OF PROFITS AND ASSETS; DISSOLUTION

The property, assets, profits and net income of the Corporation are irrevocably dedicated to charitable and public purposes and no part of the profits or net income of the Corporation shall ever inure to the benefit of or be distributed to any Director, Officer, founder, contributor or private individual; provided, however, that the Corporation may reimburse such persons for actual out-of-pocket expenses incurred in connection with services rendered to the Corporation or in furtherance of the purposes of the Corporation, and the Corporation may hire and set reasonable compensation for employees. Upon winding up and dissolution of the Corporation the assets of the Corporation remaining after payment of, or provision for payment of, all debts and liabilities of the Corporation shall be distributed to an organization which is a public organization, or a non-profit fund, foundation or corporation which is formed, organized and operated exclusively for charitable, religious, scientific, public and/or hospital purposes under the laws of the State of Hawaii and which has established its tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code or the corresponding provision of any future United States internal revenue law. If the Corporation holds any assets in trust, such assets shall be disposed of in such manner as to comply with the provisions of such trust and applicable law.

ARTICLE X

PROHIBITION ON ENGAGEMENT IN CERTAIN POLITICAL ACTIVITIES

No substantial part of the activities of the Corporation shall consist of lobbying or propaganda, or otherwise attempting to influence legislation, except as provided in Section 501(h) of the United States Internal Revenue Code, or the corresponding provision of any future United States internal revenue law, and the Corporation shall not participate in or intervene in (including publishing or distributing statements) any political campaign on behalf of or in opposition to any candidate for public office, except as provided in Section 501(h) of the United States Internal Revenue Code, or the corresponding provision of any future United States internal revenue law.

ARTICLE XI

DISCRIMINATION

The Corporation shall not engage in any social, political, racial or religious discrimination or otherwise discriminate on the basis of race, national origin, religious belief, gender, age, marital or parental status, physical limitation, or political belief, subject only to limitations under applicable federal, state or county laws, rules or regulations.

ARTICLE XII

AMENDMENT

These Articles may be amended from time to time in the manner provided by law; provided, however, that no amendment shall be made that would change the subjects and purposes of the Corporation to include subjects and purposes which would permit any transaction or activity not permitted to be conducted or carried on by an organization exempt from taxation under Section 501(c)(3) of the United States Internal Revenue Code or the corresponding provision of any future United States internal revenue law.

ARTICLE XIII

BYLAWS

The Bylaws of the Corporation shall be adopted by the Board of Directors of the Corporation. The Bylaws of the Corporation may be altered, amended or repealed by the Board of Directors of the Corporation.

I CERTIFY under the penalties of Section 415B-158, Hawaii Revised Statutes, that I have read the above statements and that the same are true and correct.

Dated: January 22, 1996

INCORPORATOR

Alvin Bonnett

ALVIN BONNETT

www.BUSINESSREGISTRATIONS.COM
Nonrefundable Filing Fee: $50.00

Internet FORM LLC-1
0926202447712 **7/2010**

FILED 09/26/2024 11:51 AM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No.(808) 586-2727

ARTICLES OF ORGANIZATION FOR LIMITED LIABILITY COMPANY

(Section 428-203 Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Hawaii, do hereby make and execute these Articles of Organization:

I

The name of the company shall be:
HKI KAHULUI KAIAHALE LLC
(The name must contain the words *Limited Liability Company* or the abbreviation *L.L.C. or LLC*)

II

The mailing address of the initial principal office is:
733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

III

The company shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State. The agent may be an individual who resides in this State, a domestic entity or a foreign entity authorized to transact business in this State.

a. The name (and state or country of incorporation, formation or organization, if applicable) of the company's registered agent in the State of Hawaii is:
KAREN SEDDON

(Name of Registered Agent) (State or Country)

b. The street address of the place of business of the person in State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is:
733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

IV

The name and address of each organizer is:

HUI KAUHALE, INC.	102937D2	**733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA**

09/26/202447712

V

The period of duration is (check one):

☒ At-will

☐ For a specified term to expire on: _____

(Month Day Year)

VI

The company is (check one):

a. ☐ Manager-managed, and the names and addresses of the initial managers are listed in paragraph "c", and the number of initial members are:

b. ☒ Member-managed, and the names and addresses of the initial members are listed in paragraph "c".

c. List the names and addresses of the initial managers if the company is Manager-managed, or
List the names and addresses of the initial members if the company is Member-managed.

HUI KAUHALE, INC. 102937D2	**733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA**

09/26/202447712

VII

The members of the company (check one):

☒ Shall not be liable for the debts, obligations and liabilities of the company.

☐ Shall be liable for all debts, obligations and liabilities of the company.

☐ Shall be liable for all or specified debts, obligations and liabilities of the company ***as stated below***, and have consented in writing to the adoption of this provision or to be bound by this provision.

_____

_____

We certify, under the penalties set forth in the Hawaii Uniform Limited Liability Company Act, that we have read the above statements, I am authorized to sign this Articles of Organization, and that the above statements are true and correct to the best of our knowledge and belief.

Signed this **26** day of **SEPTEMBER 2024**

HUI KAUHALE, INC. - MARIAN GUSHIKEN, PRESIDENT

(Type/Print Name of Organizer)

(Type/Print Name of Organizer)

MARIAN GUSHIKEN

(Signature of Organizer)

(Signature of Organizer)

FILED 11/21/2024 03:36 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

Internet FORM LLC-1
1120202448086 7/2010

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No.(808) 586-2727

ARTICLES OF ORGANIZATION FOR LIMITED LIABILITY COMPANY

(Section 428-203 Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Hawaii, do hereby make and execute these Articles of Organization:

I

The name of the company shall be:
HKI KAHILUHILU 1 LLC

(The name must contain the words *Limited Liability Company* or the abbreviation *L.L.C. or LLC*)

II

The mailing address of the initial principal office is:
733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

III

The company shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State. The agent may be an individual who resides in this State, a domestic entity or a foreign entity authorized to transact business in this State.

a. The name (and state or country of incorporation, formation or organization, if applicable) of the company's registered agent in the State of Hawaii is:
KAREN SEDDON

(Name of Registered Agent) (State or Country)

b. The street address of the place of business of the person in State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is:
733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

IV

The name and address of each organizer is:

HUI KAUHALE INC.	**733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA**

11/20/2024 8086

102937D2

V

The period of duration is (check one):

☒ At-will

☐ For a specified term to expire on: _____

(Month Day Year)

VI

The company is (check one):

a. ☐ Manager-managed, and the names and addresses of the initial managers are listed in paragraph "c", and the number of initial members are:

b. ☒ Member-managed, and the names and addresses of the initial members are listed in paragraph "c".

c. List the names and addresses of the initial managers if the company is Manager-managed, or
List the names and addresses of the initial members if the company is Member-managed.

HKI KAHULUI KAIAHALE LLC	**733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA**

M.G.
332404C5

11/20/2024448086

VII

The members of the company (check one):

☒ Shall not be liable for the debts, obligations and liabilities of the company.

☐ Shall be liable for all debts, obligations and liabilities of the company.

☐ Shall be liable for all or specified debts, obligations and liabilities of the company ***as stated below***, and have consented in writing to the adoption of this provision or to be bound by this provision.

We certify, under the penalties set forth in the Hawaii Uniform Limited Liability Company Act, that we have read the above statements, I am authorized to sign this Articles of Organization, and that the above statements are true and correct to the best of our knowledge and belief.

Signed this **20** day of **NOVEMBER 2024**

HUI KAUHALE, INC. - MARIAN GUSHIKEN, PRESIDENT	
(Type/Print Name of Organizer)	(Type/Print Name of Organizer)
MARIAN GUSHIKEN	
(Signature of Organizer)	(Signature of Organizer)

11/21/20242:Sess 10076

FILED 11/21/2024 03:36 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

11/21/2024
(Date)

11/21/20242:Sess 10076

Department of Commerce and Consumer Affairs
Business Registration Division
Post Office Box 40
Honolulu, Hawaii 96810

RE: HKI KAHILUHILU 1 LLC
HKI KAHILUHILU 2 LLC

I have no objections and consent to the registration to the above-named entities. I am authorized to give consent on behalf of HKI KAHILUHILU 1 LLC & HKI KAHILUHILU 2 LLC.

Yours truly,

(Sign)

By: MARIAN GUSHIKEN

I am the PRESIDENT of HUI KAUHALE, INC., MEMBER of HKI KAHULUI KAIAHALE LLC, MEMBER of HKI KAHILUHILU 1 LLC & HKI KAHILUHILU 2 LLC

FILED 11/21/2024 03:36 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

Internet FORM LLC-1
1120202448098 7/2010

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No.(808) 586-2727

ARTICLES OF ORGANIZATION FOR LIMITED LIABILITY COMPANY

(Section 428-203 Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Hawaii, do hereby make and execute these Articles of Organization:

I

The name of the company shall be:
HKI KAHILUHILU 2 LLC

(The name must contain the words *Limited Liability Company* or the abbreviation *L.L.C. or LLC*)

II

The mailing address of the initial principal office is:
733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

III

The company shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State. The agent may be an individual who resides in this State, a domestic entity or a foreign entity authorized to transact business in this State.

a. The name (and state or country of incorporation, formation or organization, if applicable) of the company's registered agent in the State of Hawaii is:
KAREN SEDDON

(Name of Registered Agent) (State or Country)

b. The street address of the place of business of the person in State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is:
733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

IV

The name and address of each organizer is:

HUI KAUHALE INC.	**733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA**

11/20/2024 8098

102937D2

V

The period of duration is (check one):

☒ At-will

☐ For a specified term to expire on: _____

(Month Day Year)

VI

The company is (check one):

a. ☐ Manager-managed, and the names and addresses of the initial managers are listed in paragraph "c", and the number of initial members are:

b. ☒ Member-managed, and the names and addresses of the initial members are listed in paragraph "c".

c. List the names and addresses of the initial managers if the company is Manager-managed, or
List the names and addresses of the initial members if the company is Member-managed.

HKI KAHULUI KAIAHALE LLC	733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

332404C5

MG

11/20/2024 8098

VII

The members of the company (check one):

☒ Shall not be liable for the debts, obligations and liabilities of the company.

☐ Shall be liable for all debts, obligations and liabilities of the company.

☐ Shall be liable for all or specified debts, obligations and liabilities of the company ***as stated below***, and have consented in writing to the adoption of this provision or to be bound by this provision.

We certify, under the penalties set forth in the Hawaii Uniform Limited Liability Company Act, that we have read the above statements, I am authorized to sign this Articles of Organization, and that the above statements are true and correct to the best of our knowledge and belief.

Signed this 20 day of NOVEMBER 2024

HUI KAUHALE, INC. - MARIAN GUSHIKEN, PRESIDENT

(Type/Print Name of Organizer)

(Type/Print Name of Organizer)

MARIAN GUSHIKEN

(Signature of Organizer)

(Signature of Organizer)

11/21/20242:Sess 10075

FILED 11/21/2024 03:36 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

11/21/2024
(Date)

11/21/20242:Sess 10075

Department of Commerce and Consumer Affairs
Business Registration Division
Post Office Box 40
Honolulu, Hawaii 96810

RE: HKI KAHILUHILU 1 LLC
HKI KAHILUHILU 2 LLC

I have no objections and consent to the registration to the above-named entities. I am authorized to give consent on behalf of HKI KAHILUHILU 1 LLC & HKI KAHILUHILU 2 LLC.

Yours truly,

(Sign)

By: MARIAN GUSHIKEN

I am the PRESIDENT of HUI KAUHALE, INC., MEMBER of HKI KAHULUI KAIAHALE LLC, MEMBER of HKI KAHILUHILU 1 LLC & HKI KAHILUHILU 2 LLC

FILED 11/21/2024 03:36 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

Internet FORM LLC-1
1120202448098 7/2010

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No.(808) 586-2727

ARTICLES OF ORGANIZATION FOR LIMITED LIABILITY COMPANY

(Section 428-203 Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Hawaii, do hereby make and execute these Articles of Organization:

I

The name of the company shall be:
HKI KAHILUHILU 2 LLC

(The name must contain the words *Limited Liability Company* or the abbreviation *L.L.C. or LLC*)

II

The mailing address of the initial principal office is:
733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

III

The company shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State. The agent may be an individual who resides in this State, a domestic entity or a foreign entity authorized to transact business in this State.

a. The name (and state or country of incorporation, formation or organization, if applicable) of the company's registered agent in the State of Hawaii is:
KAREN SEDDON

(Name of Registered Agent) (State or Country)

b. The street address of the place of business of the person in State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is:
733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

IV

The name and address of each organizer is:

HUI KAUHALE INC.	**733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA**

11/20/2024 8098

102937D2

V

The period of duration is (check one):

☒ At-will

☐ For a specified term to expire on: _____

(Month Day Year)

VI

The company is (check one):

a. ☐ Manager-managed, and the names and addresses of the initial managers are listed in paragraph "c", and the number of initial members are:

b. ☒ Member-managed, and the names and addresses of the initial members are listed in paragraph "c".

c. List the names and addresses of the initial managers if the company is Manager-managed, or
List the names and addresses of the initial members if the company is Member-managed.

HKI KAHULUI KAIAHALE LLC	733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

332404C5

MG

11/20/2024 8098

VII

The members of the company (check one):

☒ Shall not be liable for the debts, obligations and liabilities of the company.

☐ Shall be liable for all debts, obligations and liabilities of the company.

☐ Shall be liable for all or specified debts, obligations and liabilities of the company ***as stated below***, and have consented in writing to the adoption of this provision or to be bound by this provision.

We certify, under the penalties set forth in the Hawaii Uniform Limited Liability Company Act, that we have read the above statements, I am authorized to sign this Articles of Organization, and that the above statements are true and correct to the best of our knowledge and belief.

Signed this 20 day of NOVEMBER 2024

HUI KAUHALE, INC. - MARIAN GUSHIKEN, PRESIDENT

(Type/Print Name of Organizer)

(Type/Print Name of Organizer)

MARIAN GUSHIKEN

(Signature of Organizer)

(Signature of Organizer)

11/21/20242:Sess 10075

FILED 11/21/2024 03:36 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

11/21/2024
(Date)

11/21/20242:Sess 10075

Department of Commerce and Consumer Affairs
Business Registration Division
Post Office Box 40
Honolulu, Hawaii 96810

RE: HKI KAHILUHILU 1 LLC
HKI KAHILUHILU 2 LLC

I have no objections and consent to the registration to the above-named entities. I am authorized to give consent on behalf of HKI KAHILUHILU 1 LLC & HKI KAHILUHILU 2 LLC.

Yours truly,

(Sign)

By: MARIAN GUSHIKEN

I am the PRESIDENT of HUI KAUHALE, INC., MEMBER of HKI KAHULUI KAIAHALE LLC, MEMBER of HKI KAHILUHILU 1 LLC & HKI KAHILUHILU 2 LLC

Consent

www.BUSINESSREGISTRATIONS.COM
Nonrefundable Filing Fee $25.00

Internet FORM LP-1 1127202445189
7/2010

FILED 12/03/2024 03:01 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No.(808) 586-2727

CERTIFICATE OF LIMITED PARTNERSHIP

(Section 425E-201, Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, being desirous of forming a limited partnership, hereby certify in accordance with the provisions of Chapter 425E, Hawaii Revised Statutes, as follows:

1. The partnership is a (check one):
   [X] Domestic Limited Partnership (Name must contain: Limited Partnership or L.P. or LP)
   [ ] Domestic Limited Liability Limited Partnership (Name must contain: Limited Liability Limited Partnership or L.L.L.P. or LLLP)

2. The name of the partnership shall be:
   KAIAHALE KAHILUHILU 1 LP

3. The mailing address of the limited partnership's initial principal office:
   733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

4. Each limited partnership shall continuously maintain as its registered office the records of the partnership.

5. The partnership shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State. The agent may be an individual who resides in this State, a domestic entity or a foreign entity authorized to transact business in this State.

   a. The name (and state or country of incorporation, formation or organization, if applicable) of the partnership's registered agent in the State of Hawaii is:
      KAREN SEDDON
      (Name of Registered Agent) (State or Country)

   b. The street address of the place of business of the person in State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is:
      733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

11/27/2024 45189

6. The name and address of each general partner is as follows:

GENERAL PARTNER	ADDRESS
HKI KAHILUHILU 1 LLC	**733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA**

335982C5

I/we certify, under the penalties set forth in Sections 425E-208, Hawaii Revised Statutes, that I/we have read the above statements, I/we are authorized to sign this Certificate of Limited Partnership, and that the above statements are true and correct.

Signed this **27** day of **NOVEMBER 2024**

· MARIAN GUSHIKEN, PRESIDENT OF HUI KAUHALE, INC., MEMBER OF HKI KAHULUI KAIAHALE LLC, MEMBER OF GENERAL PARTNER OF HKI KAHILUHILU 1 LLC	EL
(Type/Print Name of General Partner)	(Type/Print Name of General Partner)
MARIAN GUSHIKEN	
(Signature of General Partner)	(Signature of General Partner)

11/27/202445189

12/04/20242:Sess 10030

FILED 12/03/2024 03:01 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

December 3, 2024

(Date)

12/04/20242:Sess 10030

Department of Commerce and Consumer Affairs
Business Registration Division
P O Box 40
Honolulu, Hawaii 96810

RE: KAIAHALE KAHILUHILU 1 LP
KAIAHALE KAHILUHILU 2 LP

We have no objections and hereby consent to the registration to the above names. I am authorized to give this consent on behalf of the above named affiliated companies.

Yours truly,

MARIAN GUSHIKEN

President of Hui Kauhale, Inc., Member of
HKI Kahului Kaiahale LLC, Member of
HKI Kahiluhilu 1 LLC, General Partner

President of Hui Kauhale, Inc., Member of
HKI Kahului Kaiahale LLC, Member of
HKI Kahiluhilu 2 LLC, General Partner

Consent

www.BUSINESSREGISTRATIONS.COM
Nonrefundable Filing Fee $25.00

Internet FORM LP-1 1127202445192
7/2010

FILED 12/03/2024 03:01 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No.(808) 586-2727

CERTIFICATE OF LIMITED PARTNERSHIP

(Section 425E-201, Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, being desirous of forming a limited partnership, hereby certify in accordance with the provisions of Chapter 425E, Hawaii Revised Statutes, as follows:

1. The partnership is a (check one):
   ☒ Domestic Limited Partnership (Name must contain: Limited Partnership or L.P. or LP)
   ☐ Domestic Limited Liability Limited Partnership (Name must contain: Limited Liability Limited Partnership or L.L.L.P. or LLLP)

2. The name of the partnership shall be:
   KAIAHALE KAHILUHILU 2 LP

3. The mailing address of the limited partnership's initial principal office:
   733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

4. Each limited partnership shall continuously maintain as its registered office the records of the partnership.

5. The partnership shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State. The agent may be an individual who resides in this State, a domestic entity or a foreign entity authorized to transact business in this State.

   a. The name (and state or country of incorporation, formation or organization, if applicable) of the partnership's registered agent in the State of Hawaii is:
      KAREN SEDDON

      (Name of Registered Agent) (State or Country)

   b. The street address of the place of business of the person in State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is:
      733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA

11/27/2024 45192

6. The name and address of each general partner is as follows:

GENERAL PARTNER	ADDRESS
HKI KAHILUHILU 2 LLC	**733 BISHOP STREET, SUITE 1717, HONOLULU, HI 96813 USA**

335994C5

I/we certify, under the penalties set forth in Sections 425E-208, Hawaii Revised Statutes, that I/we have read the above statements, I/we are authorized to sign this Certificate of Limited Partnership, and that the above statements are true and correct.

Signed this **27** day of **NOVEMBER 2024**

MARIAN GUSHIKEN, PRESIDENT OF HUI KAUHALE INC., MEMBER OF HKI KAHULUI KAIAHALE LLC, MEMBER OF GENERAL PARTNER OF HKI KAHILUHILU 2 LLC	EL
(Type/Print Name of General Partner)	(Type/Print Name of General Partner)
MARIAN GUSHIKEN	
(Signature of General Partner)	(Signature of General Partner)

11/27/202445192

12/04/20242:Sess 10030

FILED 12/03/2024 03:01 PM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

December 3, 2024

(Date)

12/04/20242:Sess 10030

Department of Commerce and Consumer Affairs
Business Registration Division
P O Box 40
Honolulu, Hawaii 96810

RE: KAIAHALE KAHILUHILU 1 LP
KAIAHALE KAHILUHILU 2 LP

We have no objections and hereby consent to the registration to the above names. I am authorized to give this consent on behalf of the above named affiliated companies.

Yours truly,

MARIAN GUSHIKEN

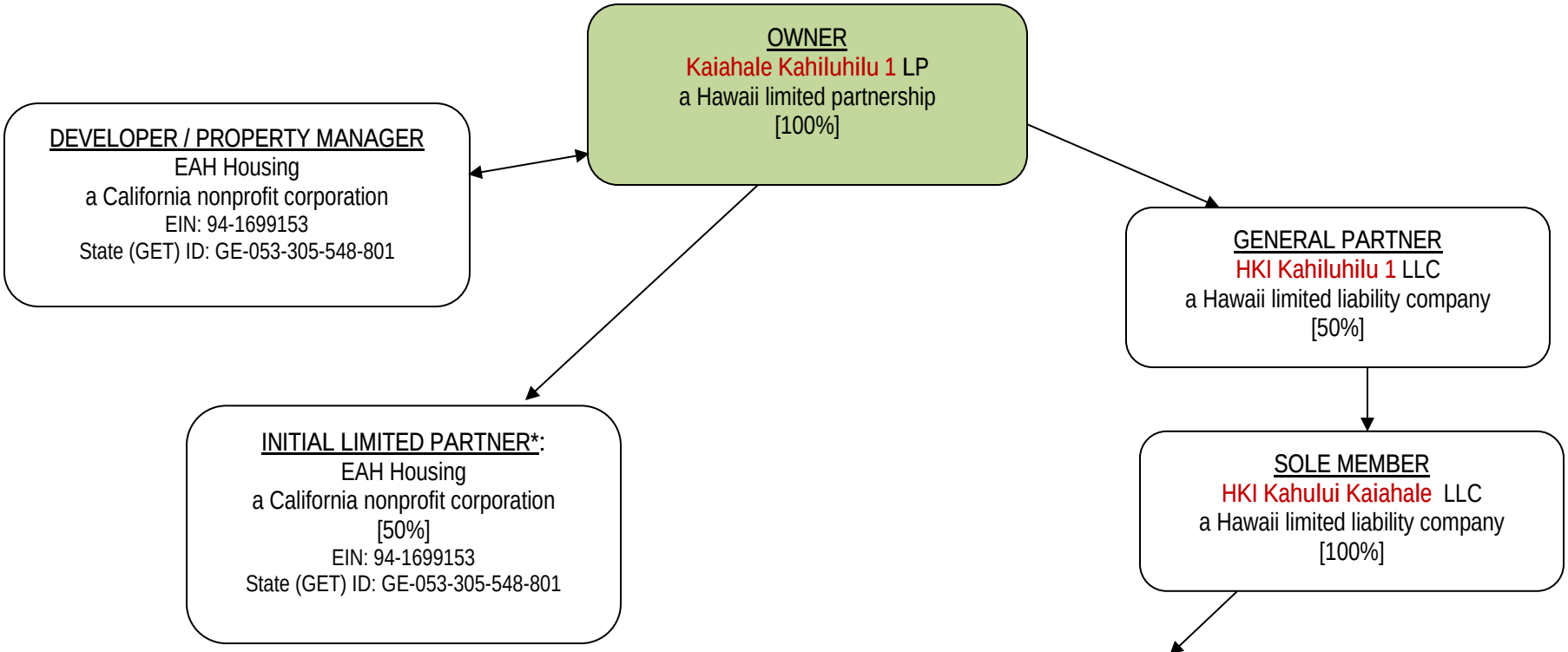
President of Hui Kauhale, Inc., Member of
HKI Kahului Kaiahale LLC, Member of
HKI Kahiluhilu 1 LLC, General Partner

President of Hui Kauhale, Inc., Member of
HKI Kahului Kaiahale LLC, Member of
HKI Kahiluhilu 2 LLC, General Partner

EXHIBIT 4

ORGANIZATIONAL CHART

Kaiahale ʻo Kahiluhilu
Owner Organizational Chart
(Predevelopment Phase)



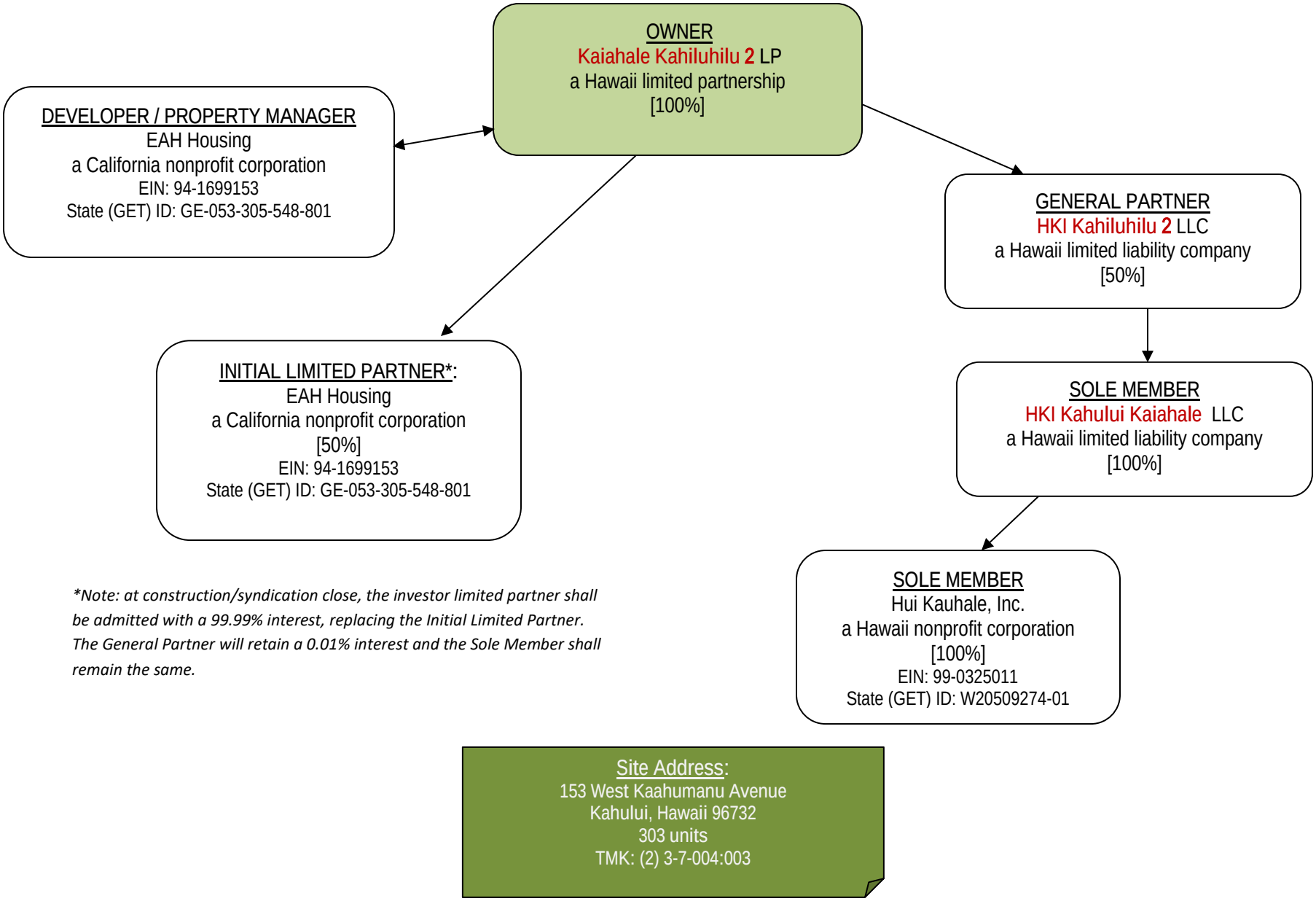
**Note: at construction/syndication close, the investor limited partner shall be admitted with a 99.99% interest, replacing the Initial Limited Partner. The General Partner will retain a 0.01% interest and the Sole Member shall remain the same.*

Site Address:
153 West Kaahumanu Avenue
Kahului, Hawaii 96732
303 units
TMK: (2) 3-7-004:003

Kaiahale ʻo Kahiluhilu

Owner Organizational Chart

(Predevelopment Phase)



**Note: at construction/syndication close, the investor limited partner shall be admitted with a 99.99% interest, replacing the Initial Limited Partner. The General Partner will retain a 0.01% interest and the Sole Member shall remain the same.*

EXHIBIT 5

HOUSING DEVELOPMENT EXPERIENCE

See Exhibit 5 Housing Development Experience

Name: EAH Housing

Copy format and add pages as needed

	Name of Property, Address	Capacity of Applicant/ Developer	Type of Project	City, State	Number of Units		Financing/ Subsidy Program Utilized	Status of Project
					Affordable	Staff		
1	Imi Ikena Apartments 511 Imi Place Wailuku, HI 96793	Co-Developer/ Manager	Family	Wailuku, HI	2@30% 25@50%	1	Tax Credit RHRF Maui Affordable Housing Fund	Operating since 2011
2	Kenolio Apartments 116 Nokahea Loop Kihei, HI 96753	Manager	Family	Kihei, HI	10@30% 174@60%	2	Tax Credit	Managing since 2020
3	Kahului Town Terrace 170 Hoʻohana Street Kahului, HI 96732	Owner/Developer	Family	Kahului, HI	42@30% 29@60%	1	Tax Credit, TB Sect 8 UBUC RHRF	Operating since 2008
4	Kaiahale ʻo Kahiluhilu (Kahului Civic Center Residential) Phase 1 153 West Kaʻahumanu Ave. Kahului, HI 96732	Owner/Developer	Family	Kahului, HI	10@30% 55@50% 131@60%	1	Tax Credit, PBV, HOME, HTF, RHRF, DURF, FHLB AHP, Maui Affordable Housing Fund, Solar 45L Tax credits	Predevelopment
5	Wailuku Mission 170 Hoʻohana Street Kahului, HI 96732	Developer	Senior	Wailuku, HI	84	1	Tax Credit. RHRF	Predevelopment
6	Hale Nā Koa Hanakahi 118 West Kawili Street Hilo, HI 96720	Owner/Developer	Senior	Hilo, HI	12@30% 38@50% 31@60% 10@80%	1	Tax Credit, PBV, VASH, RHRF, HOME, HTF	Operating since 2025
7	Aloha Iā Halewilikō 99-385 Pohai Place Aiea, HI 96701	Owner/Developer	Senior	Aiea, HI	13@30% 75@50% 51@60%	1	Tax Credit, City Affordable Housing Fund, RHRF	In Construction 72% complete

8	Hibiscus Hill Apartments 94-1121 Ka Uka Blvd. Waipahu, HI 96797	Co-Owner/ Manager	Family	Waipahu, HI	50@80% 30@120%	1	Sect 8 CDBG	Operating since 2014
9	Kahuku Elderly Hauoli Hale 56-154 Puuluana Place Kahuku, HI 96731	Owner/Developer	Senior	Kahuku, HI	64@50%	1	Tax Credit, TB Sect 8	Operating since 2008
10	Kalani Gardens 95-081 Kipapa Dr. Mililani, HI 96789	Owner/Developer	Family	Mililani, HI	82@50% 12@60% 24@80%	2	HUD Section 236/8	Operating since 1996
11	Kanikoʻo I & II 4215 Hoala Street Lihue, HI 96766	Co-Developer/ Manager	Senior	Lihue, HI	90@60%	2	Tax Credit	Operating since 2014
12	Kolopua 5-4344 Kuhio Highway Princeville, HI 96722	Co-Developer/ Manager	Family	Princeville , HI	2@50% 42@60%	1	Tax Credit	Operating since 2015
13	Kukui Gardens 1103 Liliha Street Honolulu, HI 96817	Owner/Developer	Family	Honolulu, HI	384@60% 5@110%	5	Tax Credit, TB Sect 8	Operating since 2007
14	Kukui Tower 35 N. Kukui St. Honolulu, HI 96817	Developer/ Manager	Family	Honolulu, HI	290@50% 43@60% 47@80%	4	HUD Section 236/8	Operating since 1996
15	Nohona Hale630 Cooke Street Honolulu, HI 96813	Co-Developer/ Manager	Family	Honolulu, HI	99@60% 11@30%	1	Tax Credit, TB Sect 8 HCDA RHRF	Operating since 2019
16	Ola Ka ʻIlima Artspace Lofts 1025 Waimanu Street Honolulu, HI 96814	Co-Developer/ Manager	Family Mixed Use	Honolulu, HI	9@30% 59@50% 15@60%	1 2 Com merci al	Tax Credit, TB Sect 8 RHRF State Grant in Aid HOME FHLB C&C Honolulu Affordable Housing Fund	Operating since 2019

17	Villages of Moa'e Ku I 91-1655 Pahika Street Ewa Beach, HI 96706	Owner/Developer	Family	Ewa Beach, HI	19@50% 45@60%	1	Tax Credit RHRF HOME CDBG	Operating since 2011
18	Villages of Moa'e Ku II 91-1655 Pahika Street Ewa Beach, HI 96706	Owner/Developer	Family	Ewa Beach, HI	4@30% 19@50% 52@55%	1	Tax Credit RHRF HOME CDBG	Operating since 2011
19	Villages of Moa'e Ku III 91-1655 Pahika Street Ewa Beach, HI 96706	Owner/Developer	Family	Ewa Beach, HI	3@30% 21@50% 28@60%	1	Tax Credit RHRF HOME CDBG	Operating since 2011
20	Ainahau Vista I 2428 Tusitala Street Honolulu, HI 96815	Manager	Senior	Honolulu, HI	11@30% 88@50%	1	Tax Credit, TB Sect 8	Managing since 2024
21	Ainahau Vista II 2428 Tusitala Street Honolulu, HI 96815	Manager	Senior	Honolulu, HI	6@30% 50@50% 6@60%	1	Tax Credit, TB Sect 8	Managing since 2024
22	Artesian Vista 1828 Young Street Honolulu, HI 96826	Manager	Senior	Honolulu, HI	6@30% 47@50%	1	Tax Credit, TB Sect 8	Managing since 2024
23	Birch Street 916 Birch Steet Honolulu, HI 96814	Manager	Family	Honolulu, HI	52@60%	1	Tax Credit, TB Sect 8	Managing since 2024
24	DE Thompson 91-1295 Renton Road Ewa Beach, HI 96706	Manager	Senior/ Special Needs	Ewa Beach, HI	84@50%	1	Tax Credit, TB Sect 8	Managing since 2024
25	Kekaha Plantation Elderly 8210 Iwipolena Road Kekaha, HI 96752	Manager	Senior	Kekaha, HI	36@60%	1	Tax Credit, TB Sect 8	Managing since 2006

27	Kekuilani Gardens 91-1045 Kekuilani Loop Kapolei, HI 96707	Manager	Family	Kapolei, HI	55@50%	1	Tax Credit	Managing since 2021
27	Kunia Village I & II 92-1770 Kunia Road Kunia, HI 96759	Manager	Family	Honolulu, HI	82@60%	1	HUD Section 236/8	Managing since 2014
28	Lima Ola 428 Kahunaone Street Ele'ele, HI 96705	Manager	Family	Ele'ele, HI	44@30% 40@60%	1	HUD Section 236/8	Managing since 2024
29	Manana Gardens 949 Luehu Street Pearl City, HI 96782	Manager	Family	Pearl City, HI	71@60%	1	HUD Section 236/8	Managing since 2024
30	Meheula Vista I 95-1060 Lehiwa Drive Mililani, HI 96789	Manager	Senior	Miliani, HI	71@50% 4@30%		HUD Section 236/8	Managing since 2024
31	Meheula Vista II 95-1060 Lehiwa Drive Mililani, HI 96789	Manager	Senior	Mililani, HI	8@30% 60@50% 7@60%		HUD Section 236/8	Managing since 2024
32	Meheula Vista III 95-1060 Lehiwa Drive Mililani, HI 96789	Manager	Senior	Mililani, HI	8@30% 60@50% 7@60%		HUD Section 236/8	Managing since 2024
33	Meheula Vista IV 95-1060 Lehiwa Drive Mililani, HI 96789	Manager	Senior	Mililani, HI	8@30% 8@50% 59@60%		HUD Section 236/8	Managing since 2024
34	Pua Loke 4395 Pua Loke Street Lihue, HI 96766	Manager	Family	Lihue, HI	5@30% 5@50% 39@60% 4@100%	1	Tax Credit, TB Sect 8	Managing since 2019
35	Waimea Huaka'i 4548 Carl Furutani St. Waimea, HI 96796	Manager	Family	Waimea, HI	4@30% 4@50% 26@60%	1	Tax Credit	Managing since 2020

36	Wilder Vista 1618 Punahou Street Honolulu, HI 96822	Manager	Family	Honolulu, HI	6@30% 48@50%	1	Tax Credit	Managing since 2024
37	Wisteria Vista 1239 South King St. Honolulu, HI 96814	Manager	Senior	Honolulu, HI	91@50%	1	Tax Credit	Managing since 2024

EXHIBIT 6

RESUMES



Karen Seddon

REGIONAL VICE PRESIDENT - HAWAII

Karen Seddon joined EAH Housing in December 2021 as Regional Vice President – Hawaii.

Ms. Seddon has worked extensively in the construction and development industry fulfilling several positions in the public and private sectors, including project engineer, project manager, superintendent, development manager, development director, development branch chief, executive director, vice president, and regional vice president.

Before joining EAH Housing, she was with The Michaels Organization in the positions of Vice President and Regional Vice President in the Hawaii Region. Before working at The Michaels Organization, she served as Development Branch Chief and Executive Director for the Hawaii Housing Finance and Development Corporation, which is the state housing finance agency that develops and finances affordable housing in Hawaii. Prior to working in the public sector, Ms. Seddon held management positions at several private sector development and construction companies focused on development, entitlement, and construction of heavy and highway projects, as well as single and multifamily housing.

Ms. Seddon holds a B.S. in Construction Engineering Management from Oregon State University and an MBA from the University of Phoenix. She is a member of Lambda Alpha International (LAI) Land Economics Society, the Urban Land Institute (ULI), and NAIOP.



Tom Schnell, AICP
Principal / Planner

Mr. Schnell has experience in both the public and private sectors with expertise in the areas of land planning and analysis, environmental planning, and governmental permit processing and entitlements.

As Principal at PBR HAWAII, his responsibilities include the processing of land use related governmental permit documents such as Environmental Impact Statements (EIS), Environmental Assessments (EA), State Special Permit applications, State Land Use District Boundary Amendment petitions, Zone Changes, Community Plan Amendments, Special Management Area (SMA) permit applications, and Conservation District Use Applications (CDUA).

His projects include: 1) facilitating community participation, participating in master planning, and preparing and processing an EIS for the Hawai‘i Community Development Authority’s (HCDA) Kaka‘ako Makai parks in Honolulu; 2) preparing and processing an EIS and Change of Zoning for the high-profile, “Live, Work, Play ‘Aiea” project, which will be a new mixed-use community on the former Kamehameha Drive In Theater in ‘Aiea; and 3) preparing a master plan and preparing an application pursuant to HRS Section 201H-38 for Makila Farms, a workforce housing community in West Maui. Some of his other past major EIS projects include: Kapalua Mauka, and Pulelehua, both of which involved State Land Use District Boundary Amendments.

EDUCATION
Master of Urban and Regional Planning, 1994
Bachelor of Arts with High Honors, 1991
University of Hawai‘i at Mānoa

ACCREDITATIONS
American Institute of Certified Planners, 1998

PROFESSIONAL AFFILIATIONS
American Planning Association, Hawai‘i Chapter – Member
Urban Land Institute – Member



Grant Chang AIA, LEED AP BD+C

Principal, Hawaii

In his practice, Grant believes in a design process that foregrounds the relationship between design and sustainability. Leading several multidisciplinary projects, Grant's diverse body of work spans scales and typologies, including high rise, residential, commercial Class-A offices, corporate headquarters, and mixed-use developments throughout the United States and abroad. Grant encourages others to look for depth and meaning through exploration and dialogue around the physical, social, and natural context and seeks to develop solutions that respond directly to the surrounding vernacular and cultural milieu. In 2021, Pacific Business News awarded Grant a *Small Business Leadership Award*.

BACKGROUND

18 Years of Experience

Master of Architecture
University of California, Berkeley, CA

Bachelor of Arts, Studio Art with Honors
Dartmouth College, Hanover, NH

Awards
Small Business Leadership Award,
Pacific Business News, 2021

Distinctions
Purchase Prize (2004), Class of 1961 Grant (2004), Peter D. Smith Award (2004), Richter Memorial Grant (2004)

LEED Accredited Professional

Licensed Architect
Hawaii

Member
American Institute of Architects
NAIOP
ULI

RELEVANT EXPERIENCE

Multifamily Residential

Kuhio Park Low Rise and Homes, Phase 1, Honolulu, HI	304 units
Davies Pacific Center - Office to Condo Conversion, Honolulu, HI	442 units
94-069 Waipahu Street, Waipahu, HI	220 units
Waikoloa Highlands Center Housing, Waikoloa, HI	80 units
Hale Mahana Student Housing, Honolulu, HI	420 beds
Nu'uanu YMCA Mixed Use Redevelopment	645 units
701 N School Street, Honolulu, HI	216 units
2779 Waialae Avenue, Honolulu, HI	184 units
810 Richards Street Student Housing, Honolulu, HI	310 beds
Anaha Tower, Honolulu, O'ahu, HI*	311 units
Park Lane Ala Moana, Honolulu, HI*	217 units
Lilia Waikiki, Honolulu, HI*	455 units
A'ali'i, Honolulu, HI*	710 units
One Oak, San Francisco, CA*	301 units
1066 Market Street, San Francisco, CA*	144 units

Masterplanning

Mayor Wright Homes Redevelopment Master Plan	11 acres
Kuhio Park Terrace Low Rise and Homes Master Plan	11 acres
HECO Ward Site, 4 Towers & Master Plan, Honolulu, O'ahu HI*	13 acres
Pioneer Park, Master Plan + Tech Campus, Guragaon, India*	75 acres
Guang An CBD Master Plan, Guang An, China*	25 acres
Chengdu Dayuan, Chengdu, China*	25 acres
Huawei Research Campus*	270,000 m2

Hospitality

Nimitz Hotel, Honolulu, HI	240 keys
Ho'opili Hotel, Ho'opili, HI	241 keys
MACLA Hotel, San Jose, CA	333 keys
Kings Village (Hilton Grand Vacations), Honolulu, HI*	222 keys

* Prior to joining Lowney Architecture

lowney arch



Gray · Hong · Nojima & Associates, Inc.
CONSULTING ENGINEERS
50 YEARS
EST. 1972

SHERYL E. NOJIMA, PhD, PE

PRESIDENT

PROFESSIONAL REGISTRATION

HAWAIʻI, CIVIL ENGINEERING
LICENSE NO. 5677

EXPERIENCE

Dr. Nojima has been with Gray, Hong, Nojima & Associates, Inc. (GHN) since 2001. She is currently the principal-in-charge for regulatory/permitting assistance, preparation of environmental impact statements (EIS) and assessments (EA), hydrologic and drainage studies, and civil sitework. As the managing partner, she is also responsible for the firm's business development and administration.

EDUCATION

UNIVERSITY OF HAWAIʻI AT MĀNOA
BS, Civil Engineering
MBA, Business Administration
UNIVERSITY OF CALIFORNIA BERKELEY
MS, Civil Engineering

PROJECT EXPERIENCE

FORMER VOICE OF AMERICA SITE
DEPARTMENT OF HAWAIIAN HOME LANDS
MĀʻILI, OʻAHU, HAWAIʻI
PROJECT MANAGER, *2019 - Present*
Prime consultant for site investigations and preliminary engineering (civil, geotechnical, traffic, and electrical) and architectural site analysis/planning for a 280-unit residential development at the Department of Hawaiian Home Lands' 40-acre site. The project includes preparation of an environmental assessment under HRS Chapter 343. The second phase of the project will include preparation of construction documents (plans and specifications) and services during bidding and construction.

KEAHUMOA PLACE (EAST KAPOLEI II, LDA PARCEL 2)
THE MICHAELS ORGANIZATION
KAPOLEI, OʻAHU, HAWAIʻI
PROJECT MANAGER, *2015 - 2020*
Prime civil engineering consultant that provided services for a 320-unit multifamily rental housing development (19.7 acres) which qualified for Affordable Housing Exemptions pursuant to Hawaii Revised Statutes (HRS) Chapter 201H. Responsible for infrastructure planning, grading/erosion control, and design of utilities (water, wastewater, and storm water). Services included preparation and processing of construction plans, engineering reports, and application for National Pollutant Discharge Elimination System (NPDES) General Permit NOI Form C. The project has been certified Platinum by USGBC under LEED-H.

KAMAKANA VILLAGES - LOT 11
THE MICHAELS ORGANIZATION
KEAHUOLŪ, NORTH KONA, HAWAIʻI
PROJECT MANAGER, *2015 - 2018*
Prime civil engineering consultant that provided services for the 170-unit multifamily affordable rental housing development (4.7 acres) which qualified for Affordable Housing Exemptions pursuant to Hawaii Revised Statutes (HRS) Chapter 201H. Responsible for infrastructure planning, grading, and design of utilities (water, wastewater, and storm drainage) and roadways. Services included preparation and processing of construction plans, grading/erosion control plans, and application for National Pollutant Discharge Elimination System (NPDES) General Permit (NOI Form C). The project has been certified Gold by USGBC under LEED-H.



Gray · Hong · Nojima & Associates, Inc.
CONSULTING ENGINEERS
50 YEARS
EST. 1972

MICHAEL H. NOJIMA, PE

VICE PRESIDENT

PROFESSIONAL REGISTRATION

HAWAIʻI, CIVIL ENGINEERING
LICENSE NO. 5632
LEED ACCREDITED PROFESSIONAL

EXPERIENCE

Mr. Nojima has been with Gray, Hong, Nojima & Associates, Inc. (GHN) since 1981. He has extensive experience in civil engineering involving all phases of planning, design and construction. He is currently principal-in-charge for a variety of land and site development projects throughout Hawaiʻi, having worked with developers of Oʻahu's major residential communities in ʻEwa, Waikele, Makakilo, and Kapolei involving subdivisions, cluster housing, and planned development housing. In addition to projects in the private sector, his government sector projects include City, State, and military infrastructure and facilities in Hawaiʻi and Japan.

EDUCATION

UNIVERSITY OF HAWAIʻI AT MĀNOA
BS, Civil Engineering
MBA, Business Administration

PROJECT EXPERIENCE

HOʻOPILI PHASE 4, PARCEL 10 (KŪLIA AT HOʻOPILI)
MUTUAL HOUSING ASSOCIATION OF HAWAII
ʻEWA, OʻAHU, HAWAIʻI
PROJECT MANAGER, *2019 - Present*
Prime civil engineering consultant for the 120-unit Kūlia Multifamily Development (7.1 acres) in ʻEwa which qualified for Affordable Housing Exemptions pursuant to HRS Chapter 201H. Services include preparation of construction plans for site grading, drainage, storm water quality, sewers, water systems, erosion control, post-construction best management practices; hydrologic/hydraulic calculations; quantity takeoffs; and coordination with the owner and other consultants. Also providing services during bidding and construction.

KOʻOLOAʻULA MULTIFAMILY DEVELOPMENT - PHASES I & II
MUTUAL HOUSING ASSOCIATION OF HAWAII
KAPOLEI, OʻAHU, HAWAIʻI
PROJECT MANAGER, *2013 - 2017*
Prime civil engineering consultant for the 308-unit Koʻoloaʻula Multifamily Development (17.8 acres) in East Kapolei which qualified for Affordable Housing Exemptions pursuant to Hawaii Revised Statutes (HRS) Chapter 201H. Services included preparation of construction plans for site grading, drainage, storm water quality, sewers, water systems, erosion control, post-construction best management practices; hydrologic/hydraulic calculations; quantity takeoffs; and coordination with the owner and other consultants. Also provided services during bidding and construction.

HOʻOPILI PHASE 5, PARCEL 27
D.R. HORTON HAWAII, LLC
ʻEWA, OʻAHU, HAWAIʻI
PROJECT MANAGER, *2021 - Present*
Prime civil engineering consultant for a 309-unit apartment mixed-use multifamily development (7.5 acres). Services include preparation of construction plans for site grading, drainage, storm water quality, sewers, water systems, erosion control, post-construction best management practices; hydrologic/hydraulic calculations; quantity takeoffs; preparation and processing of NPDES permit applications (NOI Form C); and coordination with the owner and other consultants. Also providing services during bidding and construction.

WAYNE Y. YOSHIOKA

Director, Transportation Engineering/Vice President



13 years with the firm

42 years total

Professional qualifications

Professional Engineer, Colorado (20789), 1990

Applying for Hawaii Reciprocity

Education

B.S., Civil Engineering, University of Hawaii, 1978

Areas of practice

Project Management

Transportation Planning

Traffic/Transportation

CAREER SUMMARY

Wayne Yoshioka has over 46 years of experience in project management and technical analysis of major transportation studies and engineering projects working for transportation consulting firms in Hawaii and Colorado. He has been involved in projects requiring broad, multidisciplinary knowledge of engineering, planning, finance, and public relations. his experience combines transportation planning which takes a big picture view of transportation with traffic engineering which pays attention to the operational and design details that are required to actually implement transportation solutions. I also understand policy level issues and how to manage these issues to allow projects to succeed.

He served two mayoral administrations as the Director of the City and County of Honolulu Department of Transportation Services (DTS). In that capacity, he interacted regularly with the Hawaii State Legislature, Honolulu City Council, and State of Hawaii and City and County of Honolulu agencies. As DTS Director, Wayne sat on the Board of the Honolulu Authority for Rapid Transportation (HART), the fixed guideway rail system now under construction and was intimately involved in the process that obtained the approval for HART from the Federal Transit Administration (FTA).

Wayne has experience in areas of transportation including regional and sub-regional transportation planning; livable communities and transit-oriented development (TOD) planning; complete streets planning and design; traffic safety; intersection design; traffic signal design; traffic coordination and optimization; parking demand studies and parking layout design; transit rail and bus planning; high-occupancy vehicle (HOV) planning; airport groundside planning; multi-modal planning; travel demand forecasting; recreational transportation planning; and traffic impact analysis studies.

PROFESSIONAL EXPERIENCE

- Honoapiilani Highway Improvements, Milepost 10.5 to Milepost 18.0, Maui: (ongoing) Project Manager for NEPA/343 EIS and Preliminary Engineering leading to an RFP for Design-Build solicitation. Project proposes to realign Honoapi‘ilani Highway inland to address sea-level rise.
- North-South Road, Kapolei: -Project Manager for NPEA/343 EA and Preliminary Engineering for a new arterial roadway and H-1 interchange. Project dealt with endangered Abutilon Menziesii plant. Successful clearance of EA and preliminary engineering led to current Kualaka‘i Parkway and interchange.
- Hanapēpē Road Improvements, Kaua‘i: Senior advisor for complete streets conceptual design to integrate enhanced pedestrian and multimodal elements into an existing roadway in Hanapēpē town.
- Hāmākua Drive Bicycle Lane Improvements, Kailua, O‘ahu: Senior advisor for design project to implement bicycle lane on Hāmākua Drive from Kailua Road to Keolu Drive. Project was a tier 1 bicycle network project for the City and County of Honolulu.
- Saddle Road Extension EIS, Waikoloa, Hawai‘i (Big Island): Project manager for transportation element of EIS for a proposed extension of Saddle Road (Daniel K. Inouye Highway) between Māmalahoa Highway and Queen Ka‘ahumanu Highway. Involved both transportation forecasting and intersection operational analyses.

Windy Keala McElroy, PhD

Principal Investigator, Keala Pono Archaeological Consulting

Telephone: (808) 381-2361 E-mail: wkm@keala-pono.com
Website: http://keala-pono.com

Academic Background

2007 Doctor of Philosophy Degree
University of Hawai‘i at Mānoa, College of Arts and Sciences- Anthropology
Dissertation title: *Development of Irrigated Agriculture in Wailau Valley, Moloka‘i, Hawai‘i*

2001 Master of Arts Degree
University of Hawai‘i at Mānoa, College of Arts and Sciences- Anthropology
Thesis title: *Variability in Poi Pounders from Kaua‘i Island, Hawai‘i*

1998 Bachelor of Arts Degree with Distinction
University of Hawai‘i at Mānoa, College of Arts and Sciences- Anthropology

Selected Academic Publications

In Publication "The Challenges and Rewards of Working at a Remote Site: Lessons Learned in the Valley of Four Hundred Waterfalls" in Suzanne Finney (ed.) Realizing Archaeology: Personal Stories from Asia and the Pacific Islands. Honolulu: University of Hawai‘i Press.

2018 "A Pedagogical Approach to Indigenous Community-Based Archaeology in Hawai‘i: The North Shore Field School." With C.P. Lima, M.M.T. Labra, T.P.K. Tengan, and J.M. Bayman. Journal of Community Archaeology & Heritage, DOI: 10.1080/20518196.2018.1545627.

2015 "Modified Coral from Nu‘alolo Kai." In *Abundance and Resilience: Farming and Foraging in Ancient Kaua‘i*. Edited by Julie S. Field and Michael W. Graves.

2012 "Approaches to Dating Wetland Agricultural Features: An Example from Wailau Valley, Moloka‘i Island, Hawai‘i." In *Irrigated Taro (Colocasia esculenta) in the lndo-Pacific*. Edited by Matthew Spriggs, David Addison, and Peter J. Matthews. Senri Ethnological Studies.

2011 Anatomy of an Unfinished *Lo‘i* System: The Ku‘ele West Complex in Wailau Valley, Moloka‘i. With Steven Eminger. *Hawaiian Archaeology* 12:47-64.

2010 Geochemical Sourcing of Basalt Artifacts from Kaua‘i Island, Hawai‘i. With P. Mills, S. Lundblad, J. Field, A. Carpenter, and P. Rossi. *Journal of Archaeological Science* 37:3385–3393.

2009 "Archaeological Sites of Moloka‘i." With Steven Eminger. In *Archaeology in America An Encyclopedia*, edited by Francis P. McManamon, Linda Cordell, Kent Lightfoot, and George Milner. Preston, CT: Greenwood Publishing Group.

2005 "An Analysis of Coral, Basalt, and Sea Urchin Spine Abrading Tools from Nu‘alolo Kai, Kaua‘i." With Cyril Calugay. In *Na Mea Kahiko O Kaua‘i: Archaeological Studies in Kaua‘i,* edited by Mike Carson and Michael Graves, pp. 212-235. Society for Hawaiian Archaeology Special Publication 2. Honolulu: Society for Hawaiian Archaeology.

2003 Rethinking the Traditional Classification of Hawaiian Poi Pounders. *Rapa Nui Journal*. 17(2): 85-93.

Selected Technical Reports (authored/co-authored more than 200)

2021 *Archaeological Monitoring Report for Geotechnical Drilling for Causeway Repair at Smiling Cove and Outer Cove in the American Memorial Park, Saipan, Commonwealth of the Northern Mariana Islands*. Prepared for the National Park Service. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2020 *Archaeological Monitoring Plan for the Proposed Mokio-Anapuka Conservation Fence Project within the Mokio Preserve, Kaluakoʻi Ahupuaʻa, Kona District, Island of Molokaʻi*, Hawaiʻi. Prepared for the Molokaʻi Land Trust. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2019 *Archaeological Survey for Geotechnical Testing at Kuaokalā Ridge, Kaʻena and Keawaʻula Ahupuaʻa, Waialua and Waiʻanae District, Island of Oʻahu, Hawaiʻi*. Prepared for the Missile Defense Agency. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2018 *Archaeological Inventory Survey for Improvements to Girl Scout Camp Kilohana, Kaʻohe Mauka Ahupuaʻa, Hāmākua District, Island of Hawaiʻi*. Prepared for Girl Scouts of Hawaiʻi. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2017 *Archaeological Monitoring Report for Kamehameha Highway Resurfacing from Mālaekahana Stream Bridge to Kahawainui Stream, Mālaekahana and Lāʻiewai Ahupuaʻa, Koʻolauloa District, Island of Oʻahu*. Prepared for Road and Highway Builders. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2016 *Burial Site Component of an Archaeological Data Recovery Plan for Piers 12 and 15, Honolulu Ahupuaʻa, Kona District, Island of Oʻahu*. Prepared for Hawaiian Dredging Construction Company. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2015 *Archaeological Monitoring Report for Revegetation Efforts at the Hakioawa Watershed, Kahoʻolawe, Hawaiʻi*. Prepared for the Kahoʻolawe Island Reserve Commission. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2014 *Archaeological Assessment for 30 Puʻu in Hawaiʻi Volcanoes National Park, Kahuku, Kapāpala, Kaʻohe Mauka, and Humuʻula Ahupuaʻa, Kaʻū, Hāmākua, and Hilo Districts, Island of Hawaiʻi*. Prepared for The Carnegie Institution of Washington, D.C. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2013 *Archaeological Inventory Survey for a Proposed Solar Farm in Kalaeloa, Honouliuli Ahupuaʻa, ʻEwa District, Island of Oʻahu*. Prepared for Mana Elua. Kaneohe: Keala Pono Archaeological Consulting, LLC.

2012 *Archaeological Monitoring Report for Construction of an A-Side Remote Block Change Antenna at Kaena Point Satellite Tracking Station, Kaʻena Ahupuaʻa, Waialua District and Keawaʻula Ahupuaʻa, Waiʻanae District, Island of Oʻahu, Hawaiʻi*. Prepared for Honeywell Technology Solutions, Inc. Hauʻula: Keala Pono Archaeological Consulting, LLC.

2011 *Archaeological and Cultural Monitoring for Helemano Trail Construction Activities for the Stryker Brigade Combat Team, Waiʻanae Uka, Wahiawā, Kamananui, and Paʻalaʻa Uka Ahupuaʻa, Wahiawā and Waialua Districts, Oʻahu Island, Hawaiʻi*. Prepared for the U.S. Army Engineer District, Honolulu. Hauʻula: Keala Pono Archaeological Consulting, LLC.

2009 *Traditional Hawaiian Occupation and Lō Aliʻi Social Organization on Oʻahu's Central Plateau: An Ethno-Historical Study*. Prepared for the U.S. Army Engineer District, Honolulu. Kailua: Garcia and Associates.

2008 *Archaeological Monitoring Plan for the Northern Tipalao Housing Project, Tipalao, Municipality of Santa Rita, Territory of Guam*. Prepared for Watts Constructors. Kailua: Garcia and Associates.

2007 *Historic Architectural Building Survey and Phase I Cultural Resource Survey for Military Housing and Privatization Actions at Schofield Barracks, Island of Oʻahu, Hawaiʻi*. Prepared for Tetra Tech, Inc. Kailua: Garcia and Associates.

2006 *Archaeological Monitoring and Investigations During Installation of Leach Fields at Bellows Air Force Station and Hickam Air Force Base, Waimānalo, Koʻolaupoko, and Moanalua, Kona, Oʻahu.* Prepared for Shaw Environmental, Inc. Honolulu: T.S. Dye & Colleagues, Archaeologists, Inc.

2004 *Archaeological Monitoring Report for Soil and Groundwater Investigation at the Pier Dump Site, Marine Corps Training Area at Bellows (MCTAB), Oʻahu, Hawaiʻi*. Prepared for CH2M Hill Honolulu: T.S. Dye & Colleagues, Archaeologists, Inc.

2003 *Archaeological Monitoring for the Installment of Communication Lines at Hickam Air Force Station, Hawaiʻi*. Prepared for Henkels and McCoy. Honolulu: T.S. Dye & Colleagues, Archaeologists, Inc.

Selected Presentations at Professional Meetings

2012 *Lawa Pono ʻo Hālawa, (Hālawa is adequately supplied): The ahupuaʻa model demonstrated through stone tool economies of East Molokaʻi, Hawaiʻi.* With L. Brandt, P. Lima, P. Mills, and S. Lundblad. Presented at the 25th Annual Society for Hawaiian Archaeology Conference in Keauhou, Hawaiʻi, October 20, 2012.

2010 *Incorporating Student Training in the Cultural Resource Management Industry: An Example from Ahu a ʻUmi*. Presented at the 23rd Annual Society for Hawaiian Archaeology Conference in Kapaʻa, Hawaiʻi, October 15, 2010.

2009 Approaches *to Dating Wetland Agricultural Features: An Example from Wailau Valley, Molokaʻi Island, Hawaiʻi*. Presented at the 19th Congress of the Indo-Pacific Prehistory Association in Hanoi, Vietnam, December 5, 2009.

2008 *The Development of Wetland Agriculture in a Windward Hawaiian Valley: Evaluating Factors of Risk, Effort, and Production Output in Wailau, Molokaʻi*. Presented at the 73rd Annual Society for American Archaeology Meeting in Vancouver, BC, March 27, 2008.

2006 *Teaching Applied Archaeology in the Community: The Molokaʻi Archaeological Training Program*. With C. Calugay. Presented at the 19th Annual Society for Hawaiian Archaeology Conference in Kahului, Maui, October 8, 2006.

2005 *Making the Most of Museum Collections: Analyses of Kauaʻi Poi Pounders and Artifacts from Nuʻalolo Kai*. Presented at the Annual Meeting of the Kauaʻi Historical Society in Līhuʻe, Hawaiʻi, 19 May, 2005.

2004 *Advancing Archaeological Classification of Fish Hooks from Hawaiʻi: A Case Study from Nuʻalolo Kai, Kauaʻi*. With Michael Graves. Presented at the 17th Annual Society for Hawaiian Archaeology Conference in Kona, Hawaiʻi, 14 November, 2004.

Selected Community Presentations and Outreach

2010–2014 Society for Hawaiian Archaeology, Publications Chair/Journal Editor 2010–2014

2012 *Getting to the Top: Lessons Learned from the Himalayas and Kilimanjaro*. Presented at Windward Community College, March 15, 2012 for Women's History Month.

2008–2010 Society for Hawaiian Archaeology, Communications Secretary/Webmaster 2008–2010

2010 *Merging Archaeology with the Local Community: The Moloka'i Archaeological Training Program and Wailau Research Project, Molokaʻi Island, Hawaiʻi*. Presented at the University of Hawaiʻi at Mānoa Department of Anthropology Spring 2010 Colloquium Series, March 11, 2010.

2008 *Wailau, Molokaʻi*. Episode aired on the television series *Pacific Clues*. PBS Hawaiʻi, 25 November, 2008.

2007 *Loʻi Agriculture in a Remote Valley: Results of the Wailau Archaeological Research Project, Molokaʻi Island, Hawaiʻi*. Presented at the Bernice Pauahi Bishop Museum, Honolulu, April 5, 2007.

2004 *Archaeology of Bellows Air Force Station*. Presented at the Environmental Justice Workshop, sponsored by the 15th Airlift Wing, Hickam Air Force Base Environmental Restoration Program. Held at Bellows Air Force Station, Waimānalo, Hawaiʻi, 13 May 2004.

2003 *History of Bellows Site O-18*. Presented to the Waimānalo community and the University of Hawaiʻi West Oʻahu Anthropology Club at Bellows Air Force Station, Waimānalo, Hawaiʻi, 25 January 2003.

Training

Spring 2009 National Preservation Institute NEPA Compliance and Cultural Resources Seminar.

Spring 2006, Spring 2008, Spring 2010 Comprehensive Basic Life Support course. Certified in adult CPR, child and infant CPR, emergency basic first aid, and cognitive AED skills.

Spring 2004, Spring 2005, Spring 2006, Spring 2007, Spring 2008, Spring 2009, Spring 2010, Spring 2018 Hazardous Waste Operations and Emergency Response (HAZWOPER) 8-hour refresher course. A yearly review of material covered in the 40-hour course.

Spring 2003 Hazardous Waste Operations and Emergency Response (HAZWOPER) 40-hour training course. Focused on identifying and working safely around hazardous materials.

Summer 2000 University of Arizona Archaeological Field Training Program. Five weeks of excavation, survey, mapping, artifact processing, lectures, and field trips. Excavations were conducted in east-central Arizona at the Bryant Ranch Site, a pueblo occupied between ca. AD 1250 and 1300.

Summer 1999 University of Hawai‘i Archaeological Field School at Kaniakapupu in Nu‘uanu Valley. Six weeks of fieldwork included archival research, mapping, photography, profiling, survey, and excavation of the 19th century summer estate of King Kamehameha III.

Selected Experience (practicing archaeologist for more than 20 years)

Fall 2009-Present: *Principal*, Keala Pono Archaeological Consulting, LLC
Experienced in fieldwork, laboratory work, and report writing for cultural resource management projects for federal, state, and private contracts.

Spring 2013-Summer 2015: *Assistant Professor*, University of Hawai‘i at Mānoa
Responsible for leading an archaeological field training program every Saturday on the North Shore of O‘ahu. This program was unique in that it involved high levels of community engagement, with community members participating in many of the activities.

Spring 2006-2011: *Senior Archaeologist*, Garcia and Associates
Field supervisor, project manager, and principal investigator experienced in archaeological inventory survey, monitoring, data recovery, laboratory work, and report writing. Worked continuously on federal projects for approximately four of the six years with this firm.

Summer 2010: *Field School Director*, University of Hawai‘i at Hilo
Directed the first ever cultural resource management internship program, co-sponsored by the University of Hawai‘i at Hilo and Kamehameha Schools. Three weeks of fieldwork were conducted at the 5,200-ft. elevation ceremonial site of Ahu a ‘Umi on Hawai‘i Island. Trained Native Hawaiian interns in survey, mapping, and excavation, and mentored the interns with individual research projects.

Summer 2010: *Field Technician*, Uxbenká Archaeological Project
Three weeks of excavation at Uxbenká, a Maya polity dating from 1900-1200 BP in the tropical lowlands of Belize. Conducted excavations at a mountain shrine complex, Mayan tombs, and an elite residential group.

Spring 2003-Fall 2005: *Supervisory Archaeologist*, T.S. Dye & Colleagues, Archaeologists, Inc.
Directed archaeological inventory survey, data recovery, and burial relocation projects throughout the state of Hawai‘i. Worked on federal projects throughout my tenure.

Summer 2005: *Field School Director*, University of Hawai‘i Maui Community College
Ran an archaeological field training program in the remote valley of Wailau on Moloka‘i. Eight weeks of fieldwork consisted of survey, mapping, and excavation of wetland agricultural complexes and historic habitation sites. Trained 17 students and volunteers in archaeological field methods.

Spring 2005: *Lecturer*, University of Hawai‘i Maui Community College
Instructor for Anthropology 290 (Heritage Sites in Archaeology) taught on Moloka‘i Island. This 3-credit course consisted of classroom lectures that focus on issues germane to practicing archaeology in Hawai‘i and has a fieldwork component that includes survey and mapping in Kamalō Ahupua‘a.

Summer 2003: *Field Technician*, Huahine Project, French Polynesia
Three weeks of fieldwork included excavation and plane table and alidade mapping of *marae* on Mata‘ire‘a Hill, Huahine.

Spring 2002: *Field Technician*, Sigatoka, Fiji
Two weeks of fieldwork assisting Julie S. Field on her dissertation research on ring ditch fortifications in the Sigatoka Valley. Conducted survey, excavation, photography, and auto level mapping.

Summer 2001: *Field Technician*, Kohala, Hawai‘i
Assisted Dr. Michael Graves with a GPS survey of the extensive Kohala field system, an area in excess of 20 square miles which contains some of the best evidence of ancient dry land agriculture in Hawai‘i. Four weeks of fieldwork included survey, excavation, and GPS mapping.



MATTHEW JUN

VICE PRESIDENT

RESPONSIBILITIES AND EXPERIENCE

As Vice President, Matt provides high-level project oversight to construction projects in Moss' Hawai'i region. In his role, Matt is involved throughout all phases of a project, including preconstruction, construction, and project closeout. He assembles, mentors, and manages project teams to exceed client expectations. Througout his career, Matt has developed an abundant portfolio of multi-family experience, including market-rate apartments, and military communities.

EDUCATION AND AFFILIATIONS

University of Hawaii, Bachelor of Arts in Architecture

LICENSES AND REGISTRATIONS

LEED AP

Certified DBIA Professional

Associate AIA

YEARS EXPERIENCE

21 Years

PROJECT EXPERIENCE

University of Hawai'i - Atherton Hall
Honolulu, HI | 117,000 SF | $58 Million

Wailuku Apartments
Wailuku, HI | 264,000 SF | $98 Million

The Element Apartments
Oahu, HI | 356,391 SF | $85 Million

Hale Makana O Ma'ili
Waianae, HI | 39,899 SF | $14 Million

Hale Makana O Mo'ili'ili
Waianae, HI | 52,000 SF | $23 Million

801 South Street
Honolulu, HI | 350,000 SF | $115 Million

Kaiwahine Apartments
Kihei, HI | 140,789 SF | $49 Million

Kalakaua Gardens
Honolulu, HI | 162,000 SF | $48 Million

Hale Kewalo
Honolulu, HI | 151,000 SF | $35 Million


HALE MAKANA O MA'ILI



THE ELEMENT APARTMENTS



ANTHONY MUSIELAK

PROJECT EXECUTIVE

RESPONSIBILITIES AND EXPERIENCE

As Project Executive, Anthony is responsible for overseeing all items related to construction operations, including staffing assignments, project plan development, cost and schedule analysis, employee training, as well as owner negotiations. He is involved with all project phases from preconstruction to construction and project closeout.

Anthony has 15 years of construction industry experience. His diverse experience includes a myriad of projects including mixed-use, multi-family, hospitality, and education sectors.

EDUCATION AND AFFILIATIONS

Regis University, Bachelor of Science in Business Administration

LICENSES AND REGISTRATIONS

OSHA 30 Hour Certification

YEARS EXPERIENCE

15 Years

PROJECT EXPERIENCE

The Element Apartments
Oahu, HI | 356,391 SF | $85 Million

University of Hawai'i - Atherton Hall
Honolulu, HI | 117,000 SF | $58 Million

Kaiwahine Apartments
Kihei, HI | 140,789 SF | $49 Million

Hale Makana O Mo'ili'ili
Waianae, HI | 52,000 SF | $23 Million

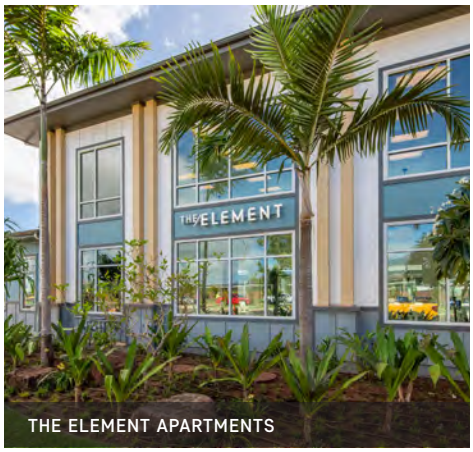
Harbourside Place
Jupiter, FL | 783,064 SF | $91 Million

Dadeland Overture
Miami, FL | 454,526 SF | $63 Million

Margaritaville Vacation Club by Wyndham
St. Thomas, VI | 246,983 SF | $99 Million



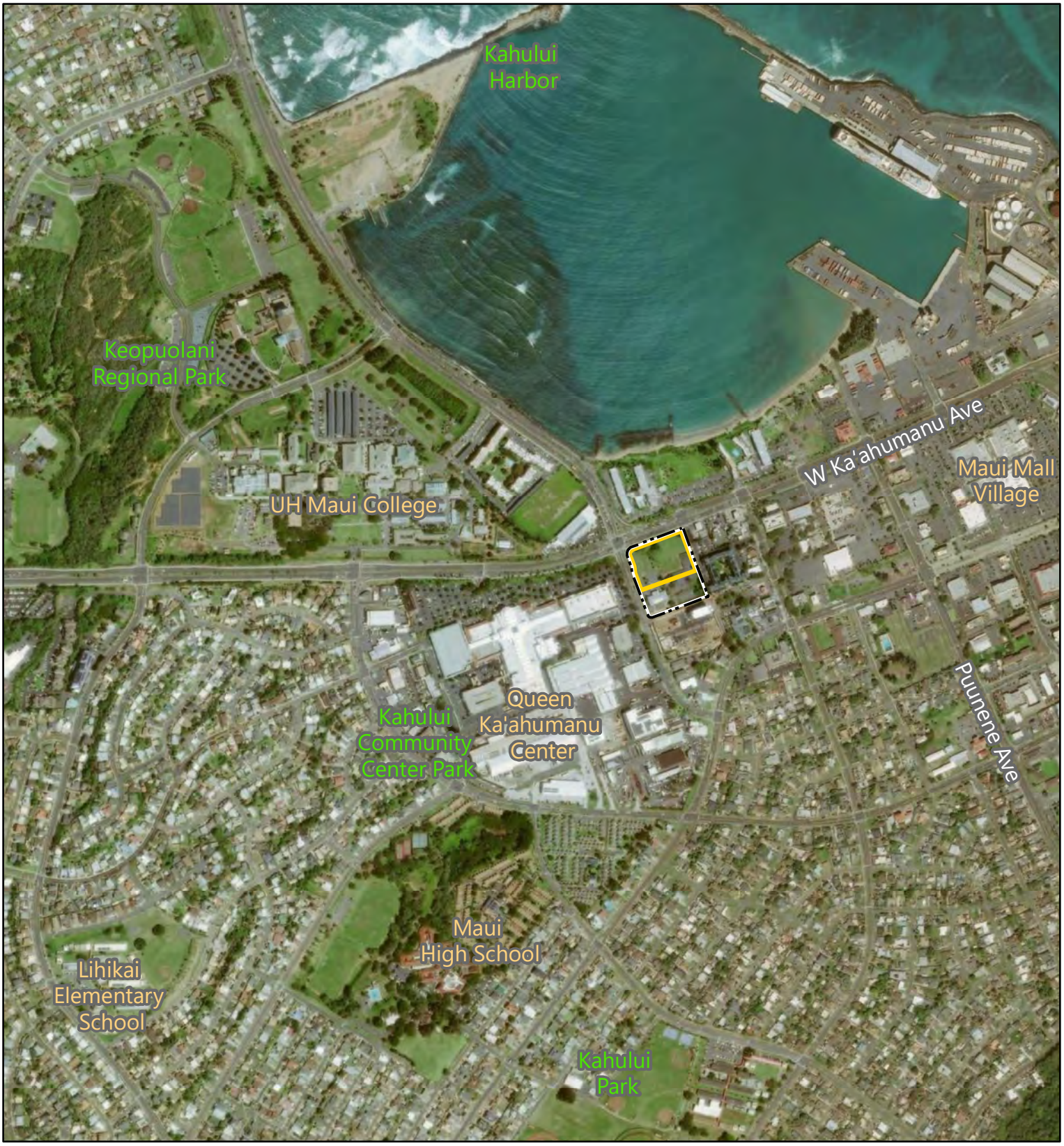
HALE MAKANA O MO'ILI'ILI



THE ELEMENT APARTMENTS

EXHIBIT 7

LOCATION MAP



LEGEND

TMK

Affordable Housing Component



Exhibit 7:
Location and Surrounding Uses

Kaiahale ‘o Kahiluhilu Affordable Housing

EAH Housing — Island of Maui

North

Linear Scale (Feet)
0 250 500 1,000

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2023, ESRI Basemap.
Disclaimer: This Graphic has been prepared for general planning purposes only.

EXHIBIT 8

PHOTOGRAPHS & RENDERINGS



1. View from parking lot looking north.



2. View from parking lot looking south toward the Administration Building.



3. View from northern boundary of Project site looking west along West Ka'ahumanu Avenue.



4. View from northern portion of Project site looking south.



5. View from southeast corner of the intersection of Ka'ahumanu Avenue and Kane Street looking southeast toward the Project site.



6. View from Project site interior next to Cafeteria Building looking north.



7. View from Project site interior next to Cafeteria Building looking south toward the north elevation of the Administration Building.

LEGEND

TMK

Affordable Housing Component



Exhibit 8:
Site Photographs

Kaiahale ‘o Kahiluhilu Affordable Housing

EAH Housing — Island of Maui

North

PBR HAWAII & ASSOCIATES, INC.



lowney arch

AERIAL PERSPECTIVE FROM W KAAHUMANU AVE TOWARDS MAUKA VIEWS
KAIAHALE 'O KAHILUHILU -12/13/2024

A3.1

Exhibit 8:
Project Renderings

Kaiahale 'o Kahiluhilu Affordable Housing

EAH Housing — Island of Maui

PBR HAWAII & ASSOCIATES, INC.



lowney arch

AERIAL PERSPECTIVE FROM VEVAU STREET TOWARDS MAKAI VIEWS
KAIAHALE 'O KAHILUHILU -12/13/2024

A3.2

Exhibit 8:
Project Renderings

Kaiahale 'o Kahiluhilu Affordable Housing

EAH Housing — Island of Maui

PBR HAWAII & ASSOCIATES, INC.



lowney arch

FRONT VIEW FRONT ACROSS WEST KAAHUMANU AVENUE
KAIAHALE 'O KAHILUHILU -12/13/2024

A3.3

Exhibit 8:
Project Renderings

Kaiahale 'o Kahiluhilu Affordable Housing

EAH Housing | Island of Maui

PBR HAWAII & ASSOCIATES, INC.



lowney arch

VIEW TO AMENITY DECK AND KAHULUI BAY
KAIAHALE 'O KAHILUHILU -12/13/2024

A3.4

Exhibit 8:
Project Renderings

Kaiahale 'o Kahiluhilu Affordable Housing

EAH Housing | Island of Maui

PBR HAWAII & ASSOCIATES, INC.

EXHIBIT 9

SURVEY

TMK: (2)3-7-002: 011

TMK: (2)3-7-002: 026

TMK: (2)3-7-002: 017

TMK: (2)3-7-002: 020

KA'AHUMANU AVENUE

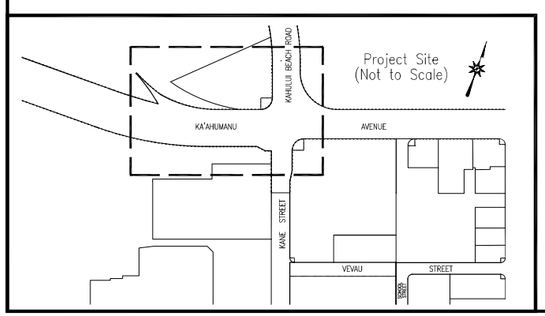
KAHULUI BEACH ROAD

KANE STREET

MATCHLINE SHEET 2

MATCHLINE SHEET 3

R=50.00



ABBREVIATIONS:

ac	Asphalt Concrete		
Acs.	Acres	pbx	Panel Box
ARV	Air Relief Valve	Por.	Portion
b	Bottom	PP	Power Pole
bc	Bottom Curb	pvr	Paver
bdc	Bottom Drop Curb	R	Radius
bw	Bottom Wall	s	Spread
CB	Catch Basin	sdmh	Storm Drain Manhole
cc	Concrete	smh	Sewer Manhole
CMU	Concrete Masonry Unit	Sta.	Station
CO	Cleanout	t	Top
CRM	Concrete Rubble Masonry	TBM	Temporary Benchmark
d	Diameter	tc	Top Curb
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Elev	Elevation	TMK	Tax Map Key
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FH	Fire Hydrant	TPSL	Traffic Pedestrian Signal Ligh
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gp	Guy Pole	TSL	Traffic Signal Light
gw	Guy Wire	TSLbx	Traffic Signal Light Box
h	Height	tw	Top Wall
hdr	Header	typ.	Typical
HTCO	Hawaiian Telcom	ubx	Utility Box
icbx	Irrigation Control Box	UP	Utility Pole
icv	Irrigation Control Valve	UPSL	Utility Pole w/ Street Light
inv	Invert	wmh	Water Manhole
MECO bx	Maui Electric Company Box	wv	Water Valve
OH/U	Overhead Utility	w/	With

—D 4"— 4" Drain Line
—D 6"— 6" Drain Line
—D 18"— 18" Drain Line
—D 24"— 24" Drain Line
—D 36"— 36" Drain Line
—S 6"— 6" Sewer Line
—S 8"— 8" Sewer Line
—S 15"— 15" Sewer Line
—W 6"— 6" Water Line
—W 8"— 8" Water Line

Denotes No Vehicle Access
Access Permitted For Ingress
Roadway Reflector
Raised Pavement Markings

NOTES:

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FIELD BOOK NO. 916: 1-78
NO. 917: 1-80
NO. 918: 1-27
DATE OF FIELD WORK: MAY 8th, 2024
DATE OF MAP: JUNE 5th, 2024

BENCHMARK:

Elevation referred to National Geodetic Survey Benchmark I'OLE (DL6069) (Disk Elevation=6.86)
Located on a corner catch basin on the makai side of Ka'ahumanu Avenue (Wailuku Bound), right before the Right Turn into Maui Beach Hotel, as shown on map.

KENN S. NISHIHIRA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 9043
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Kenn Nishi EXP.: 04/26

LICENSED PROFESSIONAL LAND SURVEYOR No. 9043

GRAPHIC SCALE 1"=20'

20 10 0 20 40 60

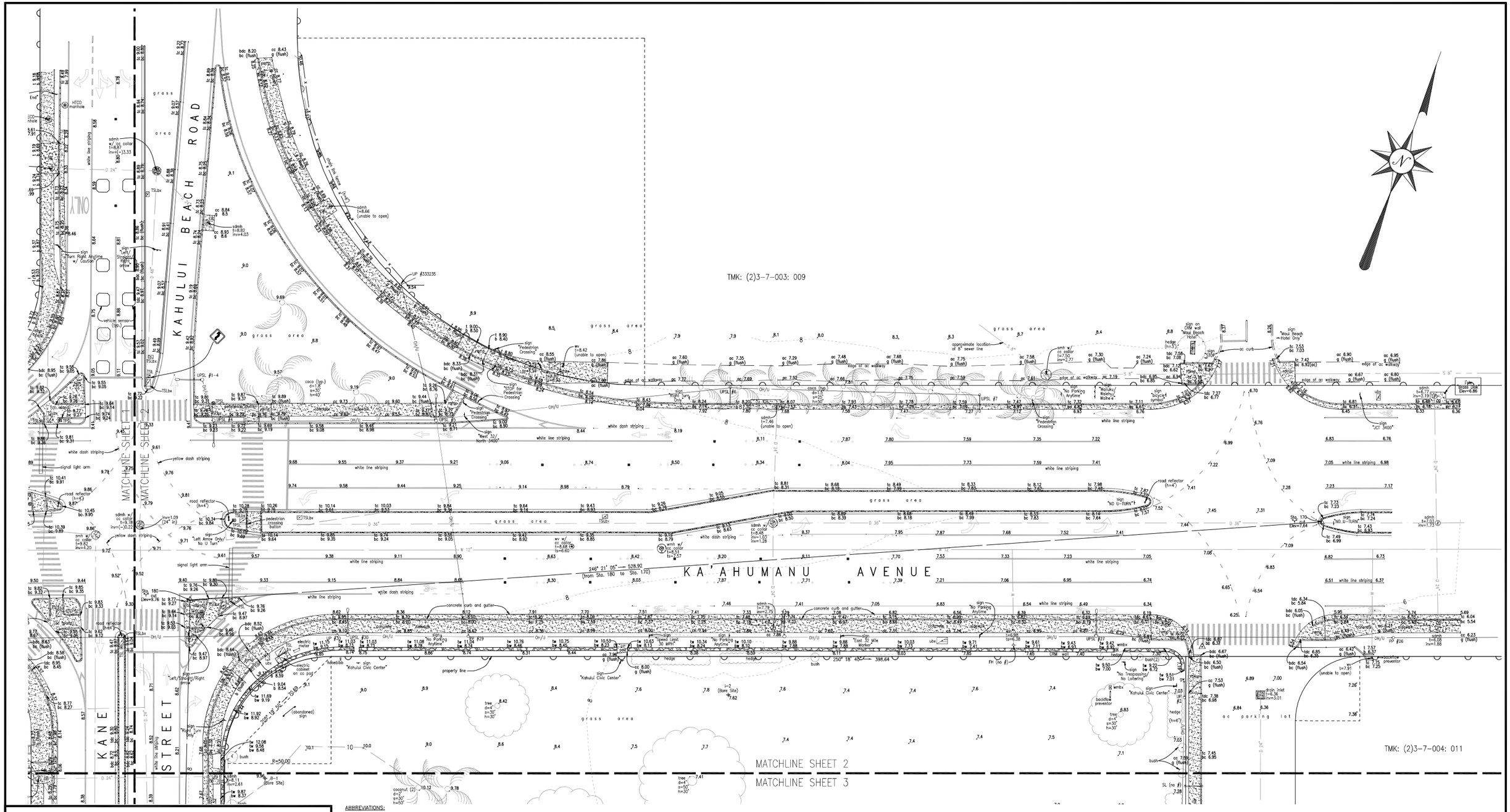
KN Surveying, LLC
1733 LILIHA STREET
HONOLULU, HAWAII 96817
PH. 524-7100

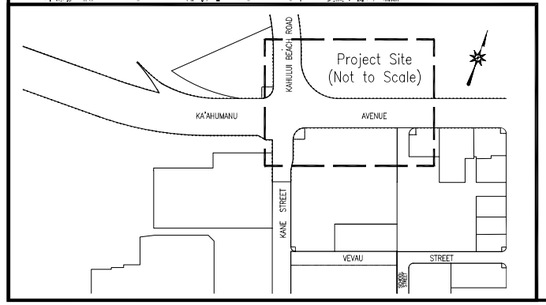
TOPOGRAPHIC SURVEY
KAHULUI CIVIC CENTER

KAHULUI, WAILUKU, MAUI, HAWAII
TMK: (2)3-7-004: 003 (Por.)
SCALE : 1 IN. = 20 FT.

SHEET 1 of 4

24" X 36"





ABBREVIATIONS:

ac	Asphalt Concrete	pbx	Panel Box
Acs.	Acres	Por.	Portion
ARV	Air Relief Valve	PP	Power Pole
b	Bottom	pvr	Paver
bc	Bottom Curb	R	Radius
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CMU	Concrete Masonry Unit	t	Top
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h	Height	typ.	Typical
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icbx	Irrigation Control Box	UPSL	Utility Pole w/ Street Light
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MECO bx	Maui Electric Company Box	w/	With
OH/U	Overhead Utility		

–D 4"–	4" Drain Line
–D 6"–	6" Drain Line
–D 18"–	18" Drain Line
–D 24"–	24" Drain Line
–D 36"–	36" Drain Line
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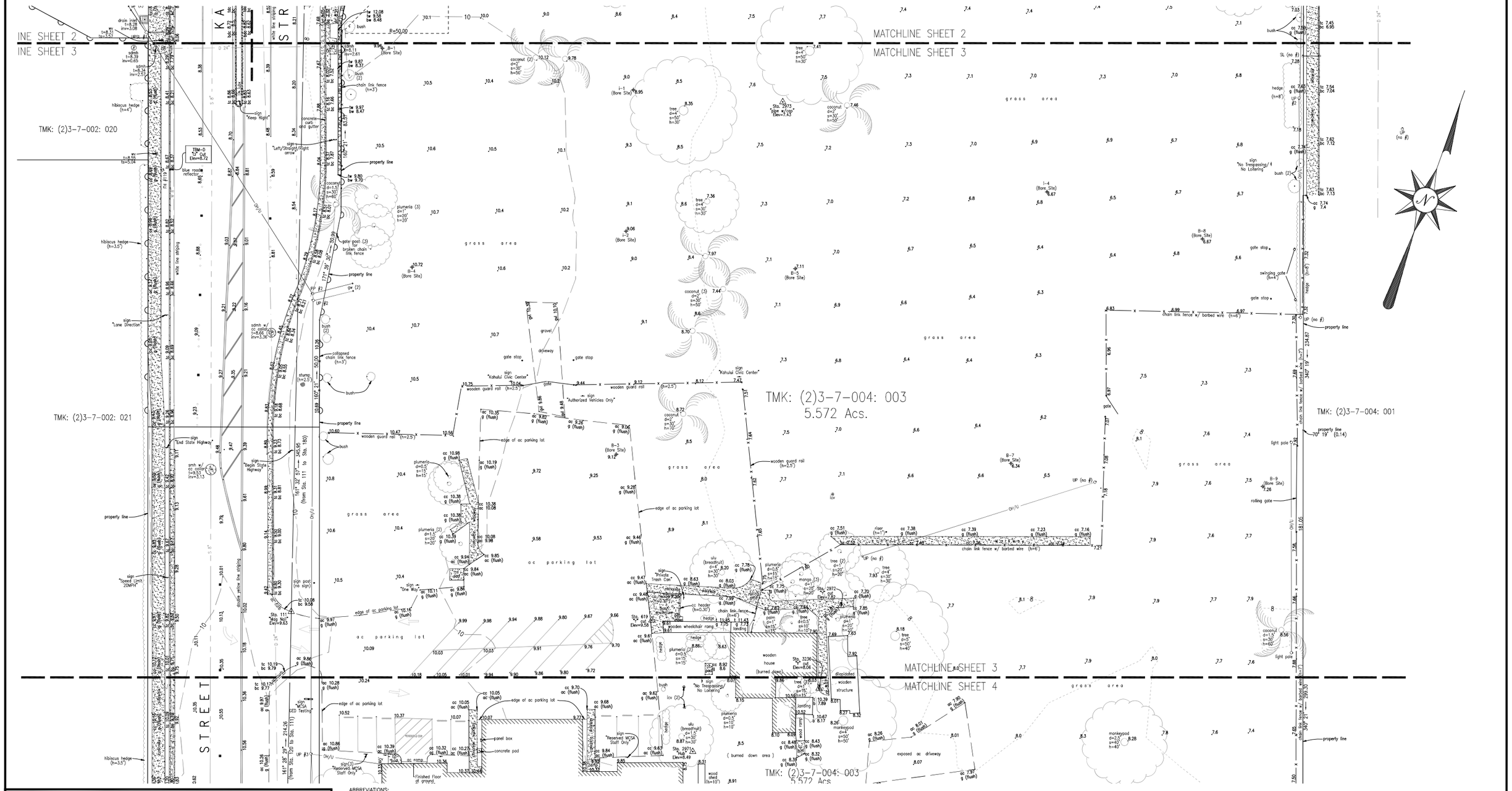
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Kenn Nishihira EXP.: 04/26
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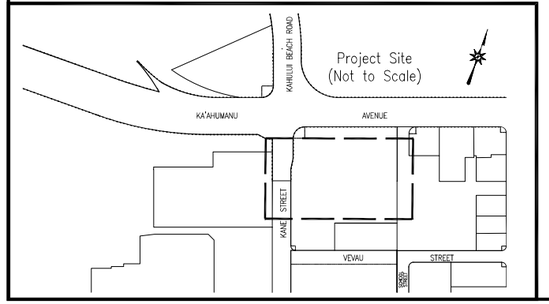
GRAPHIC SCALE 1"=20'
20 10 0 20 40 60

KN Surveying, LLC
1733 LILIHA STREET
HONOLULU, HAWAII 96817
PH. 524-7100

TOPOGRAPHIC SURVEY
KAHULUI CIVIC CENTER

KAHULUI, WAILUKU, MAUI, HAWAII
TMK: (2)3-7-004: 003 (Por.)
SCALE : 1 IN. = 20 FT.





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HAWAII, U.S.A.

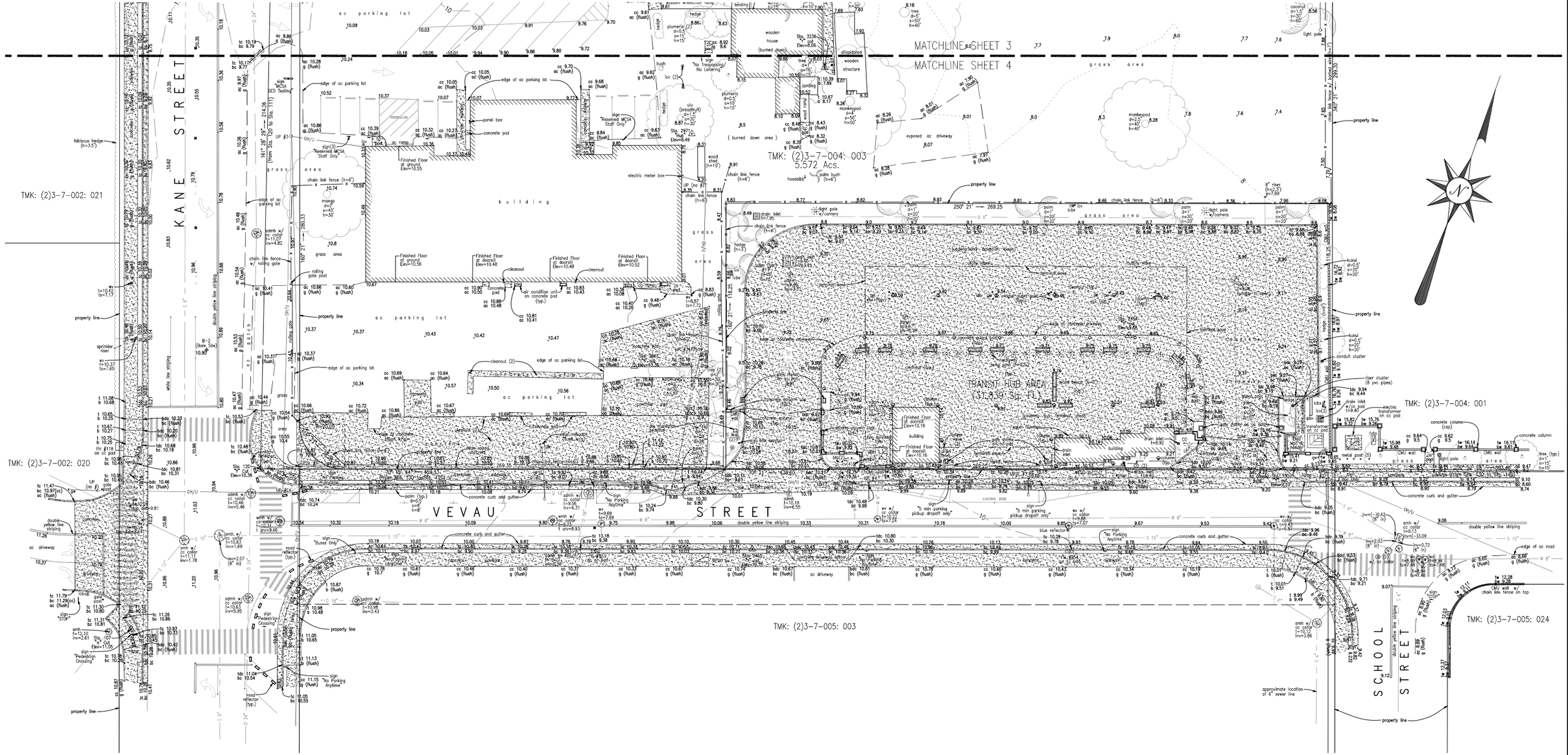
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Kevin Nishijima EXP.: 04/26
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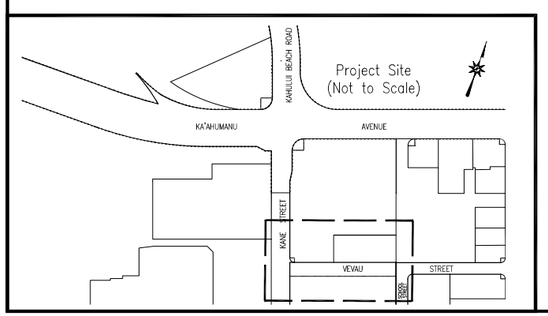
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SHEET 4 of 4
24" X 36"

EXHIBIT 10

SITE CONTROL

Exhibit 10:
Site Control

The Applicant and HHFDC executed a Development Agreement on January 10, 2025. The Development Agreement is on file with HHFDC.

EXHIBIT 11

SITE ENCUMBERMENT

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NL
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U

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
February 29, 2024 11:01 AM
Doc No(s) A - 88250602

Pkg 12335894 KEO

/s/ LESLIE T KOBATA
REGISTRAR

Conveyance Tax: $1.00

U

Return by Mail ( ) Pickup ( ) To: **Land Court ( ) Regular (X) Double ( )**

Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
Attention: Stanley S. Fujimoto, Project Manager

Total pages _____

TYPE OF DOCUMENT: **Ground Lease**
Maui Bus Hub, Kahului Civic Center Mixed-Use Complex

PARTIES TO DOCUMENT:

Lessor: **Hawaii Housing Finance and Development Corporation**, a public body and a body corporate and politic of the State of Hawaii
Lessee: **County of Maui**, a political subdivision of the State of Hawaii

PROPERTY DESCRIPTION	**DOCUMENT NO.** **DOCUMENT NO.** **TRANSFER CERTIFICATE OF TITLE NO:**

TAX MAP KEY NO. (2) 3-7-004: 003 (portion of)

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GROUND LEASE
MAUI BUS HUB
KAHULUI CIVIC CENTER MIXED-USE COMPLEX

THIS INDENTURE ("Lease"), made this _____ day of FEB 28 2024, 20___, ("Effective Date") by and between the **HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**, a public body and a body corporate and politic of the State of Hawaii, the principal place of business and mailing address of which is 677 Queen Street, Suite 300, Honolulu, Hawaii 96813, ("Lessor"), and **COUNTY OF MAUI**, a political subdivision of the State of Hawaii, whose principal place of business and mailing address is 200 South High Street, Wailuku, Hawaii, 96793 ("Lessee");

W I T N E S S E T H:

WHEREAS, the State of Hawaii is the owner in fee simple of the parcel of land at 153 West Kaahumanu Avenue, Kahului, Maui, Hawaii, totaling approximately 5.572 acres, Tax Map Key No. (2) 3-7-004: 003.

WHEREAS, Tax Map Key No. (2) 3-7-004: 003 was set aside to Lessor by Executive Order No. 4590 dated July 29, 2019, for development of a mixed-use project consisting of multi-family affordable rental housing, office space/civic center, parking, new Maui bus hub and other incidental uses purposes ("Kahului Civic Center Mixed-Use Complex"), and recorded at the State of Hawaii Bureau of Conveyances as Document No. _____.

WHEREAS, Lessee is desirous of leasing a portion of Tax Map Key No. (2) 3-7-004: 003 at Vevau Street for bus transit hub purposes.

NOW, THEREFORE, the Lessor for and in consideration of the rent to be paid and of the terms, covenants and conditions herein contained, all on the part of the Lessee to be kept, observed and performed, does lease unto the Lessee, and the Lessee does lease from the Lessor the premises at Kahului, District of Wailuku, Island and County of Maui, State of Hawaii, being a portion of the Kahului Civic Center Mixed-Use Complex, more particularly described in Exhibit "A" which are attached and incorporated by reference (the "premises" or the "Leased Land").

It being expressly understood and agreed by Lessee that, except as provided in Sections 9 and 43, and except for any electrical facilities installed by Hawaiian Electric, Lessor is the owner of all buildings and real property improvements and fixtures which are now or hereafter situated on such land described in Exhibit "A".

TO HAVE AND TO HOLD the leased premises unto the Lessee for the term of: Sixty-Five (65) years, commencing on the Effective Date, up to and including the 27th day of February, 2089, unless sooner terminated as hereinafter provided, for bus transit hub purposes, the Lessor reserving and the Lessee yielding and paying to the Lessor at the

Reviewed by SAC, 8/29/23

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office of the Lessor,

A base lease rent of $1.00 per year for the full term of the Lease shall be payable in advance in a lump sum payment of SIXTY-FIVE AND NO/100 DOLLARS ($65.00) upon the execution of this Lease.

RESERVING UNTO THE LESSOR THE FOLLOWING:

1. Minerals and Waters. (a) All minerals as hereinafter defined, in, on or under the premises and the right, on its own behalf or through persons authorized by it, to prospect for, mine and remove the minerals and to occupy and use so much of the surface of the ground as may be required for all purposes reasonably extending to the mining and removal of the minerals by any means whatsoever, including strip mining. "Minerals," as used herein, shall mean any or all oil, gas, coal, phosphate, sodium, sulphur, iron, titanium, gold, silver, bauxite, bauxite clay, diaspore, boehmite, laterite, gibbsite, alumina, all ores of aluminum and, without limitation thereon, all other mineral substances and ore deposits, whether solid, gaseous or liquid, including all geothermal resources, in, on, or under the land, fast or submerged; provided, that "minerals" shall not include sand, gravel, rock or other material suitable for use and used in general construction in furtherance of the Lessee's permitted activities on the premises and not for sale to others. (b) All surface and ground waters appurtenant to the premises and the right on its own behalf or through persons authorized by it, to capture, divert or impound the same and to occupy and use so much of the premises required in the exercise of this right reserved; provided, however, that as a condition precedent to the exercise by the Lessor of the rights reserved in this paragraph, just compensation shall be paid to the Lessee for any of Lessee's improvements taken.

2. Prehistoric and Historic Remains. All prehistoric and historic remains found on the premises.

3. Easements to Maui Electric Company, Limited ("MECO"). Easements to MECO, including, but not limited to, easements for Lessee's participation in MECO's Charge Up eBus Pilot project.

4. Subdivision of the Premises. Subdivision of the premises at any time. If the subdivision of the premises occurs after the creation of the condominium property regime of the premises as provided in Section 42, the condominium property regime of the premises will be concurrently cancelled with the execution of a new ground lease for the subdivided premises substantially consistent with the remaining term of the condominium lease.

THE LESSEE COVENANTS AND AGREES WITH THE LESSOR AS FOLLOWS:

1. Payment of Rent. The Lessee shall pay the rent to the Lessor at the times, in the manner and form provided in this Lease and at the place specified above, or at any other place the Lessor may from time to time designate, in legal tender of the United States of America.

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2. [Reserved]

3. Utility Services. The Lessee shall pay when due all charges, duties and rates of every description, including electricity, water, sewer, gas, refuse collection or any other charges, as to which the premises or any part, or any improvements, or the Lessor or Lessee may become liable for during the term, whether assessed to or payable by the Lessor or Lessee, excluding any utility charges contracted directly by the residential and retail commercial tenants.

4. Covenant against Discrimination. The use and enjoyment of the premises shall not be in support of any policy which discriminates against anyone based upon race, creed, sex, color, national origin, religion, marital status, familial status, ancestry, physical handicap, disability, or HIV (human immunodeficiency virus) infection.

5. Sanitation. The Lessee shall keep the premises and improvements in a strictly clean, sanitary and orderly condition as comparable residential developments in Hawaii, similar in age, desirability of location, level of housing affordability, kind and nature to the improvements.

6. Waste and Unlawful, Improper or Offensive Use of Premises. The Lessee shall be responsible for the maintenance of the premises during the term of this Lease and shall not commit, suffer or permit to be committed any waste, nuisance, strip or unlawful or improper use of the premises or any part thereof. Lessee shall be responsible for responding to any complaints against the leased premises and for resolving any issues arising from the complaints, including but not limited to, taking action to halt any waste, nuisance, or unlawful use of the premises.

7. Compliance with Laws. The Lessee shall comply with the applicable laws of all governmental authorities having jurisdiction over the Leased Land, construction of the improvements, and use and operation of the premises now in force or which may become effective subsequent to the commencement of this Lease.

8. Inspection of Premises. The Lessee shall permit the Lessor and its agents, at all reasonable times during the Lease term, to enter the premises and examine the state of its repair and condition with three (3) business days prior written notice to Lessee.

9. Improvements. Excepting any improvements installed and owned by Hawaiian Electric, the Lessor shall own any improvements until the execution of the condominium lease described in Section 42, at which time the ownership shall, become the property of the Lessee.

10. Repairs to Improvements. The Lessee shall, at its own expense, keep, repair, and maintain all buildings and improvements now existing or hereafter constructed or installed on the premises in good order, condition and repair, reasonable wear and tear excepted as to comparable developments in Hawaii, similar in age, desirability of location, level of housing affordability, kind and nature to the improvements. Lessee shall also, at its own expense, make any and all repairs and perform all work required to keep the premises, buildings, and improvements on the premises in compliance with all County, State, and Federal laws and regulations, including but not limited to environmental, Americans with Disabilities Act, and other requirements.

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11. Liens. Except for the liens permitted by Section 13, Section 19 and Section 20 of this Lease, the Lessee shall at all times keep the premises free and clear of all mechanics' and materialmen's liens and all other liens and encumbrances. Lessee shall promptly pay all contractors and materialmen in accordance with its contract(s) for construction of any improvements with respect to work performed by or for Lessee or materials purchased by or for Lessee so as to prevent any liens attaching to the premises. Notwithstanding the preceding sentence, Lessee may contest any and all invoices and payment requests from such contractors and materialmen, provided that Lessee, if the amount contested exceeds Twenty-Five Thousand Dollars ($25,000), shall first post with Lessor a bond (in an amount equal to 100% of the contested invoices) or other security, in form and amount reasonably acceptable to Lessor, to secure the payment of any contested amounts (plus any fees, interests and penalties) and the removal of any liens which may attach as a result of such nonpayment and contest if such lien remains outstanding for a period of more than twenty (20) calendar days. To the extent permitted by law, and as authorized by the Maui County Council Lessee shall defend, indemnify, and hold harmless the Lessor from and against any claims for such liens and encumbrances and all resulting expenses.

12. Character of Use. The Lessee shall use or cause the premises to be used for bus transit hub purposes ("Project"). Lessee shall ensure that the use and occupancy of the premises complies with all applicable County, State, and Federal laws and regulations.

13. Assignments of Lease, etc. Lessee shall not assign this Lease without the written approval or consent of Lessor. A permitted assignee shall have the same rights and obligations hereunder as the original Lessee; provided, however, that no such assignment shall be effective to transfer any interest in this Lease unless Lessor shall have approved or consented to the assignment and shall have received either a true executed copy of such assignment or written notice thereof, the written undertaking of the assignee to perform all obligations of Lessee hereunder, which undertaking may be incorporated in such assignment. No such assignment shall release the Lessee or assignor from further liability hereunder unless Lessor shall consent in writing to such assignment, and Lessor will not require payment of any money except a reasonable service charge for such consent nor withhold such consent unreasonably or because of the assignee's national origin, race, color or creed; provided, however, that any person acquiring the leasehold estate in consideration of the extinguishment of a debt secured by mortgage of this Lease or through foreclosure sale, judicial or otherwise, shall be liable to perform the obligations imposed on Lessee by this Lease only during the period such person has possession of ownership of the leasehold estate.

14. Subletting. Lessee shall not be allowed to sublet the whole or a portion of the premises for any lawful purpose without the prior approval of the lessor.

15. Indemnity. The Lessee shall, to the extent permitted by law, and as authorized by the Maui County Council, indemnify, defend and hold harmless the Lessor, the State of Hawaii, and their officers, employees, directors, agents, representatives, officials, successors and assigns from and against any and all liability, loss, damage, cost, and expense, including attorneys' fees, and all claims, suits, and demands therefore, relating to, arising out of or resulting from: (a) the acts or omissions of the Lessee or its employees, officers, agents, or subcontractors; (b) this

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Lease; (c) the design, construction, repair, renovation, or defects of the Project, premises, or improvements thereon and/or lease, use, occupation or operation of the Project, premises, or improvements thereon; and/or (d) the enforcement of this Lease (whether or not suit is brought therefore). This provision shall survive the expiration or earlier termination of this Lease, notwithstanding any other provision to the contrary.

16. Costs of Litigation. To the extent permitted by law, and as authorized by the Maui County Council, in case the Lessor shall be made a party to any litigation commenced by or against the Lessee (other than condemnation proceedings), the Lessee shall pay all costs, reasonable attorney's fees, and expenses incurred by or imposed on the Lessor.

17. Liability Insurance. Lessee shall maintain insurance acceptable to Lessor in full force and effect throughout the term of this Lease. The policy or policies of insurance maintained by the Lessee shall provide the following minimum policy limits and coverages:

Coverage	Minimum Policy Limits
Commercial General Liability and Automobile Insurance	Lessee's commercial general liability and automobile liability, including products and completed operations coverage, and automobile liability insurance shall be written on occurrence form and contain broad form property damage and bodily injury coverage of a combined single limit of not less than $3,000,000 per occurrence and $5,000,000 in the aggregate arising out of or in connection with operations performed under this Lease. Automobile insurance, and basic no-fault and personal injury protection as required by Hawaii laws, shall be no less than $1,000,000 per accident. If the Lessee does not own automobiles, it shall maintain Hired & Non-owned Automobile Liability coverage.
Pollution Liability	Lessee shall obtain at Lessee's expense, and shall keep in effect during the term of the Lease, Pollution Liability Insurance covering Lessee's liability for bodily injury, property damage and environmental damage resulting from sudden accidental and gradual pollution and related cleanup costs incurred by Lessee all arising out of Lessee's lease and use of the Leased Land. Combined single limit per occurrence may not be less than $3,000,000. Annual aggregate limit

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	may not be less than $3,000,000. The policy shall name the State of Hawaii, Department of Land and Natural Resources, the Department of Accounting and General Services, and the Lessor as additional insured parties.
Workers' Compensation	As required by Hawaii laws
Property	Including Windstorm written on a replacement cost basis in an amount not less than 100% of the replacement cost of the buildings and contents, including betterments and improvements, made by Lessee, located on the premises. Lessee shall be responsible for any deductible or self-insurance retention, and to provide these coverages on a primary basis. State of Hawaii, Department of Land and Natural Resources, Department of Accounting and General Services, and Lessor shall be loss payees under the Property Insurance. Coverage should be evidenced on form Acord 27 – Evidence of Property Insurance.

The Commercial General Liability Insurance and the Automobile Insurance shall contain the following four provisions:

a. It is agreed that any insurance maintained by the State of Hawaii shall apply in excess of and not contribute with insurance provided by this policy.

b. The State of Hawaii, Department of Land and Natural Resources, Department of Accounting and General Services, and Lessor are added as additional insured parties for operations performed on the property under this Lease.

c. (Deleted).

d. Insurance shall include a cross liability or severability of interest clause.

e. The Lessee shall immediately provide written notice to the Lessor should any of the insurance policies evidenced on its Certificate of Insurance form be cancelled, limited in scope, or not renewed upon expiration.

The above required insurance shall be primary and shall cover the insured for all operations to be performed under this Lease and on the leased premises, all operations performed incidentally, directly or indirectly connected with all operations to be performed under this Lease

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and on the premises, including operations performed outside the work area and all change order work.

Lessee agrees to a Waiver of Subrogation for each required policy described herein. When required by the insurer, or should a policy condition not permit the Lessee to enter into a pre-loss agreement to waive subrogation without an endorsement, the Lessee shall notify the insurer and request that the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which includes a condition specifically prohibiting such an endorsement, or voids coverage should the Lessee enter into such an agreement on a pre-loss basis.

Lessee agrees to deposit with Lessor, on or before the Effective Date of this Lease, certificates of insurance necessary to satisfy Lessor that the insurance provisions of this Lease have been complied with. Lessee further agrees to keep such insurance in effect and current certificates of insurance on deposit with Lessor during the entire term of this Lease. The certificates of insurance shall refer to this Lease. At any time required by Lessor, Lessee shall deposit with Lessor copies of insurance policy(s) that are or were in effect during the term of this Lease.

Lessor shall retain the right at any time to review and approve coverage, form, and amount of the insurance required by this Lease. If, in the reasonable opinion of Lessor, the insurance provisions in this Lease do not provide adequate protection for Lessor, Lessor may require the Lessee to obtain insurance sufficient in coverage, form, and amount to provide adequate protection. Lessor's requirements shall be reasonable but shall be designed with due regard to the then prevailing prudent business practice in the State of Hawaii to assure protection from and against the kind of and the extent of risks which exist at the time a change in insurance is required.

Lessor shall notify the Lessee in writing of any changes in the insurance requirements desired by Lessor. If the Lessee does not deposit copies of insurance policies with Lessor incorporating such changes requested by Lessor within sixty (60) days of receipt of such notice, this Lease shall be in default without further notice to the Lessee and Lessor shall be entitled to all legal remedies, including termination of this Lease, and the Lessee shall be liable for all damages, costs, and fees. If any such insurance changes shall not be available at commercially reasonable rates, Lessee shall have the right to contest Lessor's request.

The procuring of the required policy or policies of insurance shall not be construed to limit the Lessee's liability under this Lease nor to fulfill the indemnification provisions and requirements of this contract. Notwithstanding the policy or policies of insurance, the Lessee shall be obligated for the total amount of any damage, injury, or loss incurred under or related to this Lease to the extent the Lessee is liable therefor under Sections 11, 15 or 29 of this Lease.

All rights or claims or subrogation against the State of Hawaii and Lessor, their officers, employees, and agents are waived.

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Lessee shall procure from each of the insurers under all policies of insurance obtained pursuant to the provisions of this Lease, including but not limited to public liability and fire insurance, a waiver of all rights of subrogation which said insurer might otherwise have, as against the other party hereto, said waiver to be in writing and for the express benefit of the other.

17A. Contractor's Pollution Liability Insurance. Any general contractor contracted to build a building or undertake substantial rehabilitation of the Project on the premises shall be required to obtain and maintain Pollution Liability Insurance covering its liability for bodily injury, property damage and environmental damage resulting from sudden accidental and gradual pollution and related cleanup costs arising out of or caused by the operations and construction activities of said general contractor. Combined single limit per occurrence shall not be less than $3,000,000 and aggregate limit of not less than $5,000,000. Upon completion of construction, tail coverage extending 5 years beyond the completion of the work contemplated by the applicable construction contract shall be required. The policy shall name the State of Hawaii, Department of Land and Natural Resources, Department of Accounting and General Services, and the Lessor as additional insured parties.

18. [Reserved]

19. [Reserved]

20. Mortgage. The Lessee shall not mortgage, hypothecate, or pledge the premises, any portion, or any interest in this Lease without the prior written approval of the Lessor and any mortgage, hypothecation, or pledge without Lessor's approval shall be null and void.

21. Breach. Time is of the essence in this agreement, and if the Lessee shall fail to pay the rent, or any part, at the times and in the manner provided within thirty (30) days after delivery by the Lessor of a written notice of breach or default, or if the Lessee shall become bankrupt, or shall abandon the premises, or if this Lease and premises shall be attached or taken by operation of law, or if any assignment is made of the Lessee's property for the benefit of creditors, or if Lessee shall fail to observe and perform any of the covenants, terms, and conditions contained in this Lease and on its part to be observed and performed, and this failure shall continue for a period of more than sixty (60) days after delivery by the Lessor of a written notice of breach or default, by personal service, registered mail or certified mail to the Lessee at its last known address and to each mortgagee or holder of record having a security interest in the premises, the Lessor may bring an action for damages against the Lessee.

22. Condemnation. If at any time, during the term of this Lease, any portion of the premises should be condemned, or required for public purposes by any county or city and county, the rent shall be reduced in proportion to the value of the portion of the premises condemned. Subject to written consent of Lessor, the Lessee shall be entitled to receive from the condemning authority (a) the value of growing crops, if any, which Lessee is not permitted to harvest and (b) the proportionate value of the Lessee's permanent improvements so taken in the proportion that it bears to the unexpired term of the Lease; provided, that the Lessee may, in the alternative, remove and relocate its improvements to the remainder of the premises occupied by

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the Lessee. The Lessee shall not by reason of the condemnation be entitled to any claim against the Lessor for condemnation or indemnity for leasehold interest and all compensation payable or to be paid for or on account of the Lessor's interest by reason of the condemnation shall be payable to and be the sole property of the Lessor. The foregoing rights of the Lessee shall not be exclusive of any other to which Lessee may be entitled by law. Where the portion taken renders the remainder unsuitable for the use or uses for which the premises were leased, the Lessee shall have the option to surrender this Lease and be discharged and relieved from any further liability; provided, that Lessee may remove the permanent improvements constructed, erected and placed by it within any reasonable period allowed by the Lessor.

23. Right to Enter. The Lessor and their agents, representatives, successors or assigns shall have the right to enter and cross any portion of the premises for the purpose of performing any public or official duties; provided, however, (i) in the exercise of these rights, the Lessor, State or County shall not interfere unreasonably with Lessee's use and enjoyment of the premises and (ii) Lessor, or its assigns, shall provide at least three (3) business days prior written notice to Lessee.

24. Acceptance of Rent Not a Waiver. The acceptance of rent by the Lessor shall not be deemed a waiver of any breach by the Lessee of any term, covenant, or condition of this Lease, nor of the Lessor's right of re-entry for breach of covenant, nor of the Lessor's right to declare and enforce a forfeiture for any breach, and the failure of the Lessor to insist upon strict performance of any term, covenant, or condition, or to exercise any option conferred, in any one or more instances, shall not be construed as a waiver or relinquishment of any term, covenant, condition, or option.

25. Extension of Time. Notwithstanding any provision contained in this Lease, when applicable, the Lessor may for good cause shown, allow additional time beyond the time or times specified in this Lease for the Lessee to comply, observe, and perform any of the Lease terms, conditions, and covenants.

26. Quiet Enjoyment. The Lessor covenants and agrees with the Lessee that upon payment of the rent at the times and in the manner provided and the observance and performance of these covenants, terms, and conditions on the part of the Lessee to be observed and performed, the Lessee shall and may have, hold, possess, and enjoy the premises for the term of the Lease, without hindrance or interruption by the Lessor or any other person or persons lawfully claiming by, through, or under it.

27. Surrender. The Lessee shall, at the end of the term peaceably deliver unto Lessor possession of the premises, together with all improvements existing or constructed thereon, or Lessee shall remove such improvements, at the option of the Lessor, in either case, at no cost or expense of Lessor. Furthermore, upon the expiration, termination, and/or revocation of this Lease, should the Lessee fail to remove any and all of Lessee's personal property from the premises, after notice thereof, the Lessor may remove any and all personal property from the premises and either deem the property abandoned and dispose of the property or place the property in storage at the cost and expense of Lessee, and the Lessee does agree to pay all costs

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and expenses for disposal, removal, or storage of the personal property. This provision shall survive the expiration or earlier termination of this Lease, notwithstanding any other provision to the contrary.

28. Non-warranty. The Lessor does not warrant the conditions of the premises, as the same are being leased "AS IS."

29. Hazardous Materials. Lessee shall not cause or permit the escape, disposal or release of any hazardous materials except as permitted by law. Lessee shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials, nor allow to be brought onto the premises any such materials except to use in the ordinary course of Lessee's business, and then only after written notice is given to Lessor of the identity of such materials and upon Lessor's consent which consent may be withheld at Lessor's sole and absolute discretion. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by Lessee, then the Lessee shall be responsible for the reasonable costs thereof. In addition, Lessee shall execute affidavits, representations and the like from time to time at Lessor's request concerning Lessee's best knowledge and belief regarding the presence of hazardous materials on the premises placed or released by Lessee.

To the extent permitted by law, and as authorized by the Maui County Council, lessee agrees to defend, indemnify, and hold harmless Lessor from any damages and claims resulting from the release and/or presence of hazardous materials on the premises occurring while Lessee is in possession, or elsewhere if caused by Lessee or persons acting under Lessee. This covenant shall survive the expiration or earlier termination of the Lease.

For the purpose of this Lease "hazardous materials" shall mean any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, or oil as defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Federal Clean Water Act, or any other federal, state, or local environmental law, regulation, ordinance, rule, or by-law, whether existing as of the date hereof, previously enforced, or subsequently enacted.

If Lessee discovers any hazardous materials on the premises (other than groundwater contamination not directly caused, created or contributed to by Lessee), the presence of which violates any applicable laws, Lessee shall immediately undertake, at Lessee's expense, to remediate the presence of the hazardous materials in compliance with applicable laws to the extent necessary to permit the construction, operation, maintenance and use of the premises.

30. [Reserved]

31. Hawaii Law. This Lease shall be construed, interpreted, and governed by the laws of the State of Hawaii.

32. Exhibits - Incorporation in Lease. All exhibits referred to are attached to this Lease and hereby are deemed incorporated by reference.

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33. Headings. The article and paragraph headings herein are inserted only for convenience and reference and shall in no way define, describe or limit the scope or intent of any provision of this Lease.

34. Partial invalidity. If any term, provision, covenant, or condition of this Lease should be held to be invalid, void or unenforceable, the remainder of this Lease shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

35. Time Is of the Essence. Time is of the essence in all provisions of this Lease.

36. Archeological Sites. In the event any sites or remains such as shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings, or walls are found on the premises, the Lessee and the Lessee's agents, employees and representatives shall immediately stop all land utilization and/or work and contact the Historic Preservation Office at 587-0047 in compliance with Chapter 6E, Hawaii Revised Statutes ("HRS").

37. Set Aside. This Lease is subject to the terms and conditions contained in the set aside of the premises to Lessor, Governor's Executive Order No. 4590, dated July 29, 2019.

38. Counterparts. This Lease may be executed in counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument.

39. Brokers' Commissions. Each party represents to the other that it is not obligated to any broker, finder or other real estate or financing agent in connection with the subject matter of this Lease or any of the transactions contemplated hereby.

40. Notices. Wherever in this Lease one party to this Lease is required or permitted to give or serve a notice, request or demand to or on the other, such notice, request or demand shall be given or served upon the party to whom it is directed in writing and shall be delivered personally with a delivery receipt, delivered by facsimile or forwarded by registered or certified mail, postage prepaid, return receipt requested or by commercial delivery service with a delivery receipt. All notices delivered by personal delivery, certified mail or commercial delivery service shall be deemed received as of the date shown on the delivery receipt as the date of delivery, the date delivery was refused, or the date the item was returned as undeliverable. Either party may change its address for the purposes of this paragraph by giving prior written notice of the change to the other party in the manner provided in this section.

41. Authority. The parties represent that the undersigned individuals possess the legal authority to enter into this lease and that the signatures shall be sufficient to bind the parties to the terms of this lease. In addition to the signatures below, this lease shall be subject to approval by the Maui County Council.

42. Conversion to Condominium Lease. The parcel of land at 153 West Kaahumanu Avenue, Kahului, Maui, Hawaii, totaling approximately 5.572 acres, Tax Map Key No. (2) 3-7-004: 003, which includes the premises, is planned for development of a mixed-use project

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consisting of multi-family affordable rental housing, office space/civic center, parking, a transit bus hub, and other incidental uses, which will include the creation of a condominium property regime to legally separate the mixed-uses ("Kahului Civic Center Mixed-Use Complex"). Lessee hereby agrees to the creation of a condominium property regime of the premises and conversion of this Lease to a condominium lease when the condominium property regime is created for the development of the Kahului Civic Center Mixed-Use Complex. Lessee agrees to execute any and all documents necessary to accomplish the creation of the condominium property regime and/or conversion of this Lease to a condominium lease, provided that the terms of said condominium lease are substantially consistent with this Lease and acceptable to Lessor.

43. Lessor's Reservation to Make Modifications. Lessor reserves the right to make minor adjustments or modifications to the premises and improvements at its expense to conform the premises and improvements to the master plan for the Kahului Civic Center Mixed-Use Complex, including but not limited to modifications to the boundary of the premises, modifications to the permanent perimeter fence or barrier of the premises, or modifications to the Vevau Street driveway access to the property at 153 West Kaahumanu Avenue.

44. Lessor's Reservation to Subdivide the Premises. Lessor reserves the right to subdivide or to require a subdivision of the premises from the balance of the property.

45. Attorneys' Fees and Costs. Should any litigation be commenced between the parties hereto concerning this Lease, the subject matter of this transaction, or the rights and duties of either in relation thereto, each party shall pay their own attorneys' fees and costs of litigation.

--The remainder of this page is intentionally left blank; the signature page follows--

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IN WITNESS WHEREOF, the parties have executed this Lease on the date and year first above written.

Approved by the Board of Directors of Hawaii Housing Finance and Development Corporation at its meeting held on:

June 14, 2018

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

By _____
Dean Minakami
Executive Director

"Lessor"

APPROVED AS TO FORM:

_____
Deputy Attorney General
Feb 13, 2024

Reviewed by SAC, 8/29/23

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Ground Lease
Lessor: Hawaii Housing Finance and Development Corporation
Lessee: County of Maui
TMK: (2) 3-7-004: 003 (portion of)

APPROVAL RECOMMENDED:

Scott Teruya, Director
Department of Finance

COUNTY OF MAUI
a political subdivision of the State of Hawaii

By
Richard T. Bissen, Jr.
Its Mayor

"Lessee"

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel
County of Maui

Reviewed by SAC, 8/29/23

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

C. On this _____ day of FEB 28 2024, 20___, before me appeared DEAN MINAKAMI, personally known to me, who, being by me duly sworn, did say that he is the Executive Director of the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii, that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors, and the said officer acknowledged the instrument to be the free act and deed of the corporation. D.M.

Doc. Date FEB 28 2024
# of Pages 19
Doc. Description: Ground Lease, Maui Bus Hub, Kahului Civic Center Mixed-Use Complex

LOREEN KAWEWEHI NOTARY PUBLIC No. 90-732 STATE OF HAWAII

Name: Loreen Kawewehi
Notary Public, State of Hawaii
First Judicial Circuit

My commission expires: DEC - 4 2026

NOTARY PUBLIC CERTIFICATION
LOREEN KAWEWEHI First Judicial Circuit
Doc. Description: Ground Lease Maui Bus Hub, Kahului Civic Center Mixed-Use Complex
Doc. Date: 2/28/24 # Pages: 19
2/28/24
Notary Signature Date

LOREEN KAWEWEHI NOTARY PUBLIC No. 90-732 STATE OF HAWAII

Reviewed by SAC, 8/29/23

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STATE OF HAWAII)
) SS
COUNTY OF MAUI)

On this 5th day of February, 2024, before me personally appeared RICHARD T. BISSEN, JR., to me personally known, who, being by me duly sworn, did say that he is the Mayor of the County of Maui, a political subdivision of the State of Hawaii, and that the seal affixed to the foregoing instrument is the lawful seal of the said County of Maui, and that the said instrument was signed and sealed on behalf of said County of Maui pursuant to Section 7-5.11 and Section 9-18 of the Charter of the County of Maui; and the said RICHARD T. BISSEN, JR. acknowledged that said instrument to be the free act and deed of said County of Maui.

Michelle L. Santos

Name: **MICHELLE L. SANTOS**
Notary Public, State of Hawaii
2nd Judicial Circuit

My commission expires: 12-03-2025

MICHELLE L. SANTOS NOTARY PUBLIC No. 17-499 STATE OF HAWAII

Doc. Date: 02-05-2024 # Pages: 17
Notary Name: MICHELLE L. SANTOS 2nd Circuit
Doc. Description: Grant Deed (Stamp or Seal)

Michelle L. Santos 02-05-2024
Notary Signature Date

MICHELLE L. SANTOS NOTARY PUBLIC No. 17-499 STATE OF HAWAII

Reviewed by SAC, 8/29/23

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EXHIBIT "A"

Transit Hub Area

Affecting a portion of the Kahului Mixed Use Project Site, C.S.F. 25,731, as described in Executive Order No. 4590 dated August 9, 2019, the same being portions of Block E, Block L, and Third Street of Kahului Townsite, File Plan 21, being also a portion of Grant 3343 to Claus Spreckels, situated at Kahului, district of Wailuku, Island and County of Maui, State of Hawaii.

Beginning at the Southeasterly corner of the Kahului Mixed Use Project Site along the Northerly side of the intersection of Vevau (Fourth) Street and School Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

2,868.42	feet North	
8,648.11	feet East	

and running by azimuths measured clockwise from True South:

1.	70°	21'	269.25	feet along the Northwesterly side of Vevau (Fourth) Street;
2.	160°	21'	118.25	feet along the remainder of Kahului Mixed Use Project Site, C.S.F. 25,731, being also the remainder of Grant 3343 to Claus Spreckels;
3.	250°	21'	269.25	feet along same;
4.	340°	21'	118.25	feet along Lot 2 of School Street Subdivision (Subdivision File Number 3.1380), being also the remainder of Grant 3343 to Claus Spreckels to the point of beginning and containing an area of 31,839 Square Feet.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.

2. The terms and provisions contained in the following:

INSTRUMENT	:	GOVERNOR'S EXECUTIVE ORDER NO. 4590.
DATED	:	July 29, 2019

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The foregoing includes, but is not limited to, matters relating to the public land described therein is set aside for the development of a mixed-use project consisting of multi-family affordable rental housing, office space/civic center, parking, new Maui bus hub and other incidental uses purposes, to be under the control and management of the Hawaii Housing Finance and Development Corporation, a public body and a body corporate and politic, and restoration condition upon cancellation of this Executive Order.

3. Restriction of rights of vehicle access into and from Main Street (now Kaahumanu Avenue) and Kane Street over and across Courses 1 to 5, inclusive, of PARCEL 30 described therein, pursuant to the rights (of access) acquired by the STATE OF HAWAII, by QUITCLAIM DEED dated April 5, 1963, recorded in Liber 4543 at Page 140.

End of Exhibit "A"

LAND COURT SYSTEM) REGULAR SYSTEM

Return by Mail ( ) Pickup ( ) To:

Total Number of Pages:

Tax Map Key No. (2) 3-7-004:003

FROM: STATE OF HAWAII
BOARD OF LAND AND NATURAL RESOURCES

TO: HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION,
a public body and a body corporate and politic
677 Queen Street
Honolulu, Hawaii 96813

EXECUTIVE ORDER NO. 4590

SETTING ASIDE LAND FOR PUBLIC PURPOSES

BY THIS EXECUTIVE ORDER, I, the undersigned, Governor of the State of Hawaii, by virtue of the authority in me vested by Section 171-11, Hawaii Revised Statutes, as amended, and every other authority me hereunto enabling, do hereby order that the public land and improvements hereinafter described be, and the same is, hereby set aside for the following public purposes:

FOR DEVELOPMENT OF A MIXED-USE PROJECT CONSISTING OF MULTI-FAMILY AFFORDABLE RENTAL HOUSING, OFFICE SPACE/CIVIC CENTER, PARKING, NEW MAUI BUS HUB AND OTHER INCIDENTAL USES PURPOSES, to be under the control and management of the Hawaii Housing Finance and Development Corporation, a public body and a body corporate and politic, being that parcel of land situate at

PRELIM. APPR'D.
Department of the
Attorney General

Kahului, Wailuku, Maui, Hawaii, and identified as "Kahului Mixed Use Project Site," containing an area of 5.572 acres, more particularly described in Exhibit "A" and delineated on Exhibit "B," both of which are attached hereto and made parts hereof, said exhibits being respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, both being designated C.S.F. No. 25,731 and dated June 28, 2019.

SUBJECT, HOWEVER, to the condition that upon cancellation of this executive order or in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one (1) year, or for any reason whatsoever, the Hawaii Housing Finance and Development Corporation, a public body and a body corporate and politic, shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land and Natural Resources, State of Hawaii.

SUBJECT, FURTHER, to disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

This executive order does not authorize the recipient of the set aside to sell or exchange or otherwise relinquish the State of Hawaii's title to the subject public land.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed. Done at the Capitol at Honolulu this 29th day of July, 2019.

DAVID Y. IGE
Governor of the State of Hawaii

APPROVED AS TO FORM:

COLIN S. LAU
Deputy Attorney General

Dated: 7/10/19

PRELIM. APPR'D.
Department of the Attorney General

STATE OF HAWAII

Office of the Lieutenant Governor

THIS IS TO CERTIFY That the within is a true copy of Executive Order No. 4590 setting aside land for public purposes, the original of which is on file in this office.

IN TESTIMONY WHEREOF, the Lieutenant Governor of the State of Hawaii, has hereunto subscribed his name and caused the Great Seal of the State to be affixed.

JOSH GREEN
Lieutenant Governor of the State of Hawaii

DONE in Honolulu, this 29th day of July, A.D. 2019

PRELIM. APPR'D.
Department of the Attorney General

STATE OF HAWAI'I
SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HONOLULU

C.S.F. No. 25,731

June 28, 2019

KAHULUI MIXED USE PROJECT SITE

Kahului, Wailuku, Maui, Hawaii

Being a portion of Grant 3343 to Claus Spreckels conveyed by the following:

A. Hawaiian Commercial and Sugar Company to Department of Public Instruction by deed dated September 17, 1908 and recorded in Liber 311, Pages 7-10 (Land Office Deed 1381) and a release of reversionary interest and quitclaim to this parcel of land by A&B – HAWAII, INC. to State of Hawaii dated February 17, 1993 and recorded as Document No. 93-030149 (Land Office Deed S-27959).

B. Hawaiian Commercial and Sugar Company to Territory of Hawaii by deed dated December 21, 1925 and recorded in Liber 911, Pages 417-419 (Land Office Deed 3051).

Being also portions of Block E, L and Third Street of Kahului Townsite, File Plan 21.

Beginning at the northeast corner of this parcel of land and on the south side of Kaahumanu Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3371.48 feet North and 8468.49 feet East, thence running by azimuths measured clockwise from True South:-

PREELIM. APPR'D.
Department of the Attorney General

EXHIBIT "A"

1. 340° 19' 234.87 feet along the remainder of Grant 3343 to Claus Spreckels;

2. 70° 19' 0.14 of a foot along the remainder of Grant 3343 to Claus Spreckels;

3. 340° 21' 299.30 feet along the remainder of Grant 3343 to Claus Spreckels;

4. 70° 21' 438.60 feet along the remainder of Grant 3343 to Claus Spreckels;

5. Thence along the east side of Kane Street on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: 115° 21' 28.28 feet;

6. 160° 21' 280.33 feet along the east side of Kane Street;

7. 160° 21' 50.00 feet along the east side of Kane Street;

8. 171° 39' 30" 50.99 feet along the east side of Kane Street;

9. 160° 21' 83.57 feet along the east side of Kane Street;

10. Thence along the southeast corner of the intersection of Kane Street and Kaahumanu Avenue on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being: 205° 19' 50" 70.69 feet;

11. 250° 18' 40" 398.64 feet along the south side of Kaahumanu Avenue to the point of beginning and containing an AREA OF 5.572 ACRES.

PREL'M. APPR'D.
Department of the Attorney General

Vehicle access into and from Kane Street and Kaahumanu Avenue shall not be permitted over and across Courses 7 to 11, inclusive of the above-described parcel of land.

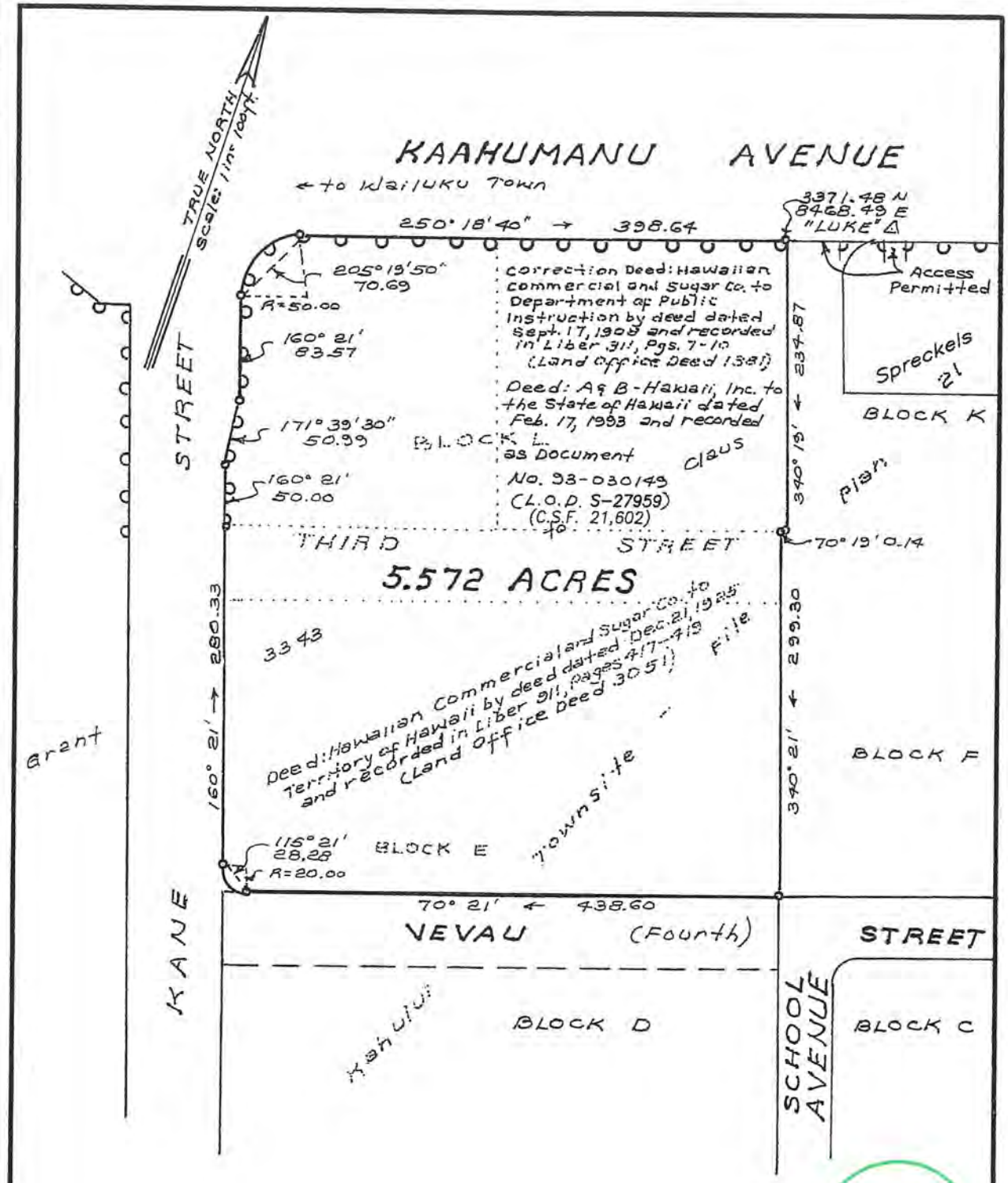
SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: _____
Gerald Z. Yonashiro
Land Surveyor

rk

Compiled from CSF 21,863
and other Govt. Survey Records.

FREUM. APPR'D.
Department of the
Attorney General



PREUM. APPR'D.
Department of the Attorney General

KAHULUI MIXED USE PROJECT SITE

Kahului, Wailuku, Maui, Hawaii

Scale: 1 inch = 100 feet

o o o denotes no vehicle access permitted

EXHIBIT "B"

REDUCED NOT TO SCALE

JOB M2-023(19)

C. BK.

TAX MAP : 3-7-04:3

C.S.F. NO. 25,731

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

GZY June 28, 2019

EXHIBIT 12

PRELIMINARY TITLE REPORT

Order No.
6707013648

Ref No.

Guarantee No.
A50001-CTGH-179677

CONDITION OF TITLE GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GUARANTEES

the Assured named in Schedule A of this Guarantee against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A:

Dated: April 10th, 2024 at 8:01:00 AM

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Countersigned:

By _____
Validating Officer

By C Monroe President

Attest David Wold Secretary

Schedule A

Order No.		6707013648
Ref. No.		
Guarantee No.		A50001-CTGH-179677
Liability	**$**	3,500.00
Date of Guarantee		April 10th, 2024 at 8:01:00 AM
Fee	**$**	400.00

1. Name of Assured:

EAH INC.

2. The estate or interest in the Land which is covered by this Guarantee is:

Fee Simple

3. The Land referred to in this Guarantee is situated in the County of Maui, City of Kahului, State of Hawaii, and is described as follows:

KAHULUI MIXED USE PROJECT SITE
Kahului, Wailuku, Maui, Hawaii
Being a portion of Grant 3343 to Claus Spreckels conveyed by
the following:

A. Hawaiian Commercial and Sugar Company to Department of Public Instruction by deed dated September 17, 1908 and recorded in Liber 311, Pages 7-10 (Land Office Deed 1381) and a release of reversionary interest and quitclaim to this parcel of land by A&B - HAWAII, INC. to State of Hawaii dated February 17, 1993 and recorded as Document No. 93-030149 (Land Office Deed S-27959).

B. Hawaiian Commercial and Sugar Company to Territory of Hawaii by deed dated December 21, 1925 and recorded in Liber 911, Pages 417-419 (Land Office Deed 3051).

Being also portions of Block E, L and Third Street of Kahului Townsite, File Plan 21.

Beginning at the Northeast corner of this parcel of land and on the South side of Kaahumanu Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3,371.48 feet North and 8,468.49 feet East, thence running by azimuths measured clockwise from True South:-

1.	340°	19'	234.87	feet along the remainder of Grant 3343 to Claus Spreckels;
2.	70°	19'	0.14	of a foot along the remainder of Grant 3343 to Claus Spreckels;
3.	340°	21'	299.30	feet along the remainder of Grant 3343 to Claus Spreckels;
4.	70°	21'	438.60	feet along the remainder of Grant 3343 to Claus Spreckels;

5.	Thence along the East side of Kane Street on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: 115° 21' 28 .28 feet;				
6.	160°	21'		280.33	feet along the East side of Kane Street;
7.	160°	21'		50.00	feet along the East side of Kane Street;
8.	171°	39'	30"	50.99	feet along the East side of Kane Street;
9.	160°	21'		83.57	feet along the East side of Kane Street;
10.	Thence along the Southeast comer of the intersection of Kane Street and Kaahumanu Avenue on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being: 205° 19' 50" 70.69 feet;				
11.	250°	18'	40"	398.64	feet along the South side of Kaahumanu Avenue to the point of beginning and containing an area of 5.572 acres.

Being the premises acquired by:

1. DEED

Recorded	:	in the Bureau of Conveyances, State of Hawaii, in Book 311 Page 7
Grantor	:	HAWAIIAN COMMERCIAL AND SUGAR COMPANY
Grantee	:	DEPARTMENT OF PUBLIC INSTRUCTION

NOTE:

RELEASE OF REVERSIONARY INTEREST AND QUITCLAIM dated February 17, 1993, recorded February 24, 1993 in the Bureau of Conveyances, State of Hawaii, as Document No. 93-030149, made by and between A&B HAWAII, a Hawaii corporation, to STATE OF HAWAII, by its Board and Land and Natural Resources.

2. DEED

Recorded	:	in the Bureau of Conveyances, State of Hawaii, In Book 911 Page 417
Grantor	:	HAWAIIAN COMMERCIAL AND SUGAR COMPANY
Grantee	:	TERRITORY OF HAWAII, now STATE OF HAWAII

For Development of a Mixed-Use Project Consisting of Multi-Family Affordable Rental Housing, Office Space/Civic Center, Parking, New Maui Bus Hub and other Incidental Uses Purposes, to be under the control and management of the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic, by:

EXECUTIVE ORDER NO. 4590
Dated : July 29, 2019
From : STATE OF HAWAII, BOARD OF LAND AND NATURAL RESOURCES
To : HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic

4. Assurances:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

STATE OF HAWAII, BOARD OF LAND AND NATURAL RESOURCES

For Development of a Mixed-Use Project Consisting of Multi-Family Affordable Rental Housing, Office Space/Civic Center, Parking, New Maui Bus Hub and other Incidental Uses Purposes, to be under the control and management of the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic, as set forth by Executive Order No. 4590 dated July 29, 2019

b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

Schedule B

Order No.		6707013648
Ref. No.		
Guarantee No.		A50001-CTGH-179677
Liability	**$**	3,500.00
Date of Guarantee		April 10th, 2024 at 8:01:00 AM
Fee	**$**	400.00

1. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2023 - 2024:

   Tax Map Key : 2-3-7-004-003

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

3. Vehicle access into and from Kane Street and Kaahumanu Avenue shall not be permitted over and across Courses 7 to 11, inclusive of the described parcel, as set forth and shown on the map attached to Executive Order No. 4590 dated July 29, 2019.

4. Terms and provisions as contained in an instrument,

   Entitled : EXECUTIVE ORDER NO. 4590
   Dated : July 29, 2019

5. Terms and provisions as contained in an instrument,

   Entitled : GROUND LEASE, MAUI BUS HUB, KAHULUI CIVIC CENTER MIXED-USE COMPLEX
   Executed By : HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii ("Lessor") and COUNTY OF MAUI, a political subdivison of the State of Hawaii ("Lessee")
   Dated : February 26, 2024
   Recorded : February 29, 2024 in the Bureau of Conveyances, State of Hawaii, as Document No. A-88250602

   Leasing and demising the Transit Hub Area more partticularly described therein, for a term of 65 years commencing February 28, 2024, up to and including February 27, 2089.

6. Rights of tenants in possession as tenants only under unrecorded leases.

7. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

8. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

9. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

10. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

11. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

12. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

13. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

EXCLUSIONS FROM COVERAGE (Revised 06-05-14)

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records
(1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or
(2) that result in no loss to the Assured.
(c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
(d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
(e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
(f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or,
(2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
(g) (1) Unpatented mining claims;
(2) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
(3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in the Guarantee mean:

(a) "the Assured": the party or parties named as the Assured in this Schedule A, or on a supplemental writing executed by the Company.
(b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "Public Records": those records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
(f) "Amount of Liability": the Amount as stated in Schedule A.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

An Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4(b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. PROOF OF LOSS OR DAMAGE

(a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
(b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
(b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
(c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. LIMITATION OF LIABILITY

(a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
(b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien or, encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
(c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
(d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. PAYMENT OF LOSS

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. ARBITRATION

Provided that this does not supersede Hawaii's Uniform Arbitration Act, Hawaii Revised Statutes, Chapter 658A, either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Subject to the provisions of Hawaii Revised Statutes, Chapter 658A, arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. SEVERABILITY

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. CHOICE OF LAW; FORUM

(a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
(b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at the office which issued this Guarantee or to its Home Office at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499, (612) 371-1111.

EXHIBIT 13

SPECIAL SITE CLASSIFICATIONS



LEGEND

- TMK
- Affordable Housing Component
- Special Management Area

Exhibit 13:
Special Management Area

Kaiahale ‘o Kahiluhilu Affordable Housing

EAH Housing — Island of Maui

North

Linear Scale (Feet)
0 250 500

PBR HAWAII & ASSOCIATES, INC.

Source: County of Maui, 2023 & 2022.
Disclaimer: This Graphic has been prepared for general planning purposes only.



LEGEND

- TMK
- Affordable Housing Component
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone

Source: County of Maui, 2023,County of Maui, 2016.
Disclaimer: This Graphic has been prepared for general planning purposes only.

Exhibit 13:
Tsunami Evacuation Zones

Kaiahale ‘o Kahiluhilu Affordable Housing

EAH Housing — Island of Maui

North

Linear Scale (Feet)
0 250 500

PBR HAWAII & ASSOCIATES, INC.

EXHIBIT 14

PLACEHOLDER (NOT APPLICABLE)

Exhibit 14:
Placeholder

Not applicable.

EXHIBIT 15

RECORD OF CONSULTATION

Exhibit 15 Consultation Log

Date	Project Representative	Contacts	Community Role	Consultation Type	Notes
2/16/24	Karen Seddon (EAH) Questor Lau (EAH)	Mary Alice Evans, Office of Planning and Sustainable Development Gordon Wood, DAGS Russell Tsuji, DLNR Joe Earing, DAGS Dean Minakami, HHFDC Pam Eaton, County of Maui	TOD Presentation	Hawaii Interagency Council for Transit-Oriented Development	On Zoom -Presented building plan to HHFDC for approval -Discussed levels of affordability within the project -Discussed timing & schedule of project
5/16/24	Karey Kapoi (Karey Kapoi LLC) Haloa Dudoit (Karey Kapoi LLC) Questor Lau (EAH) Karen Seddon (EAH)	Grant Nakama, Mahi Pono LLC Kauwela Bisquera, Queen Ka'ahumanu Center Lisa Paulson, The Maui Hotel & Lodging Association Traci Nunokawa, Hale Makua Lori Yatushiro, former Principal, Waihee Elementary DOE Mona-Lisa Castada, SOH DOT Airport Desiree Sides, Superintendant, Baldwin-Kekaulikie-Kulanihakoi-Maui Complex DOE	Owners of neighboring properties, Maui Community Members	Kaiahle 'o Kahiluhilu Community Outreach Community Outreach Stakeholder Mapping (1 of 2)	Held in Laulima Room 225 University of Hawai'i Maui College and on Zoom. -Emphasis on soliciting local feedback and explaining project obejctives to community members. -Discussed concerns from local farming operations, adding trees, the building height, and avoiding box construction. -Local employers were in favor of project speaking on their desire to live close to where they work. -DOE spoke on overcrowding of schools after the Lahiana Fire.
5/17/24	Karey Kapoi (Karey Kapoi LLC) Questor Lau (EAH) Karen Seddon (EAH) Janice Yi (Lowney Architecture)	Andione Selestine, Roots Maui Darnell Akima, Boys and Girls Club Santiago Joab, Micronesia Conservation Trust Friday Eleniki, Hui No Ke Ola Pono	Community Stakeholder Meeting	Kaiahle 'o Kahiluhilu Community Outreach Community Outreach Stakeholder Mapping (2 of 2)	On Zoom -Discussed EAH's mission and project history -Described the project and provided details -Focus on development of community commons, outdoor space development, & on site amenities (Laundry, Multipurpose room, gathering spaces etc)
5/24/24	Questor Lau (EAH) Karen Seddon (EAH)	Tasha Kama (Maui County)	Maui County Council Briefing	Elected official project briefing	On zoom -meeting with Maui County Council chair of housing and land use -Discussed EAH's mission and this project's objectives -provided an overview of project history and timeline
5/29/24	Questor Lau (EAH) Karen Seddon (EAH)	Queen Kaahumanu Center Lemore Czeisler John Pele Kauwela Bisquera	Owners of neighboring property (Queen Kaahumanu Center)	Meeting	On zoom -meeting with adjacent property representatives to discuss utility permitting and building height
6/4/24	Karen Seddon (EAH) Haloa Dudoit (Karey Kapoi LLC)	Maui Community	Community Stakeholder Meeting	Kaiahle 'o Kahiluhilu Housing Project Public Informational Meeting	On zoom -Provided Overview of project -Discussed EAH History and Mission -Discussed levels of affordability and project scheduling
9/20/2024	Karen Seddon (EAH) Marian Guskiken (EAH)	Richard Mitchell, County of Maui Department of Housing	Community Stakeholder Meeting	Meeting	At EAH's Honolulu Office -Discussed Project objectives and timeline

Summary:

The Kaiahale 'O Kahiluhilu project working groups were very informative, and overall, the project received a positive reaction from attendees. A key highlight is the potential for creating a walkable live, work, play area in Kahului, which the community currently lacks. The project offers housing options that are affordable, targeting the 30-60%AMI individuals and contributes to the local economy, enhancing the surrounding area.

Key Themes and Questions:

- Design Elements:
    - The importance of a hangout common area.
    - Material for the outdoor area in the U-shaped building: turf or concrete?
    - Access for invited guests who do not reside in the buildings.
    - The significance of an enclosed community gathering area and its design.
    - Usage of the community gathering area: multipurpose room, services, amenities, control over usage.
    - Laundry facilities: the number of washers and dryers in each laundry room.
    - ADA accessibility: the percentage of units that will be accessible.
    - Traffic impact and mitigation strategies.

- Project Details
    - The name and meaning of the project.
    - Explanation of AMI (Area Median Income) and how the project serves those in the 30-60% range.
    - Calculation of AMI based on individual or household income.
    - Coordination with the Department of Education to address school capacity concerns for incoming families.
    - Process for residents who exceed the 60% AMI threshold while living in the project?

- Timeline and Impact:
    - Start of construction and current process stage.
    - Application availability and project completion projection.
    - Revitalization of public transportation.

Many of these questions were answered during the sessions. However, as the project progresses, these common questions are expected to recur.

EAH Public Zoom Meeting RSVP's	
Janessa Keahi	janessakeahi@gmail.com
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Working Group Attendees	
Traci Nunokawa (Hale Makua)	traci.nunokawa@ohanapacific.com
Kauwela Bisquera (QKC)	kbisquera@qkcmanagement.com
Lisa Paulson (Maui Hotel and Lodging)	lisapaulson@mauihla.org
Grant Nakama- Mahi Pono	grant.nakama@mahipono.com

Desiree Sides - DOE	808-269-0032		
Lori Yatsushiro- DOE	808-793-9098		
Moren Castela- DOT (airports)	808-872-3419		
Hui No Ke Ola Pono- Friday	Mpurdy@hnkop.org		
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Dee- Roots Reborn	dee-ann@rootsreborn.org		
Genesis Gil- Roots Reborn	genesis@rootsreborn.org		
JR-	sjoab@aloha-house.org		
Serlinda Soukon	ssoukon@aloha-house.org		
Council Member Tasha Kama	tasha.kama@mauicounty.us		

EXHIBIT 16

DETERMINATION OF NO ADDITIONAL ENVIRONMENTAL REVIEW TO SATISFY CHAPTER 343, HAWAII REVISED STATUTES

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
FAX: (808) 587-0600

IN REPLY REFER TO:
24:PECB/126

December 2, 2024

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

Dear Ms. Evans:

Subject: Determination of No Additional Environmental Review to Satisfy Chapter 343, Hawaii Revised Statutes for the Kahului Civic Center Mixed-Use Complex Project (Project)
153 West Kaahumanu Avenue; Kahului, Maui
Tax Map Key (2) 3-7-004:003 (portion)

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

In 2022, HHFDC approved the *Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact* (Final EA). The Final EA assessed potential environmental impacts and provided mitigation measures for the full build-out of the Project. The developer and the Department of Accounting and General Services are working together to fine-tune the Project and have proposed changes. This determination documents the proposed changes in the Project.

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

Sincerely,

Dean Minakami
Executive Director

Attachment

KAHULUI CIVIC CENTER MIXED-USE COMPLEX PROJECT DETERMINATION OF NO ADDITIONAL ENVIRONMENTAL REVIEW NOTICE

The State of Hawaii owns the parcel located at 153 West Kaahumanu Avenue; Kahului, Maui. It is a 4.841-acre[1] site bounded by Kaahumanu Avenue to the north, Kane Street to the west, and Vevau Street to the south (Project Site). Executive Order No. 4590 (dated July 29, 2019) designated the Project Site to Hawaii Housing Finance and Development Corporation (HHFDC) for affordable rental housing, civic center, transit center, parking, and incidental uses. HHFDC is the lead agency involved and is responsible for providing a long-term lease of the Project Site to separate operators for the housing, civic center, transit center, and commercial components, respectively. For the affordable housing component, HHFDC will convey the Project Site via a ground lease of up to 99 years.

On May 2, 2022, HHFDC approved the *Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact* (Final EA). The Final EA was published in the May 8, 2022, edition of the Environmental Review Program's *The Environmental Notice.*[2] The Final EA addressed potential impacts and mitigation measures for the full build-out of the Kahului Civic Center Mixed-Use Complex Project (Project).

The Final EA envisioned the Project as a public-private partnership, with HHFDC expected to issue a Request for Proposals (RFP) for the development, design, entitlement, construction, leasehold ownership, and operation of a multi-family housing complex on the Project Site. The site plan in the Final EA (See Exhibit 3) was intended to be conceptual in nature with the Final EA noting that the "site layout, building massing and heights, parking count, and open space and circulation plan may change as the Project evolves" and the developer responds to public feedback and conditions of approval.

On March 28, 2023, HHFDC issued RFP No. DEV-RFP-23-001. The RFP requested proposals from persons or firms "to enter into a real estate development agreement for the master planning of the project site, subdividing or creating a condominium property regime for the different leasehold ownership uses, and the leasehold development sale and/or ownership and operation of the affordable housing component as the first phase of a mixed-use project." The RFP also stated that the Hawaii Department of Accounting and General Services (DAGS) "will develop the civic center component in the future when funding is available" and that the selected developer "shall consider any recommendations of the library study during the master planning of the Project Site."

The RFP further stated that the selected developer should comply with the recommendations, best practices, mitigation measures, and code requirements of the Final EA. However, if the selected developer proposes a project that differs from the version described in the Final EA, the developer will be responsible for completing the necessary documents to satisfy Chapter 343, Hawaii Revised Statutes (HRS).

On September 14, 2023, HHFDC selected EAH Housing (EAH) to:

1. Prepare a Project Site master plan;

---

[1] Total size of the parcel is 5.572 acres.

[2] https://files.hawaii.gov/dbedt/erp/Doc_Library/2022-05-08-MA-FEA-Kahului-Civic-Center-Mixed-Use-Complex.pdf

2. Subdivide or create a condominium property regime (CPR) for a mixed-use project; and

3. Be the leaseholder and develop and operate the affordable housing component of the Project.

ORIGINAL PROJECT IN FINAL EA (2022)

As originally presented in the Final EA, the Project was proposed to include the following elements:

Multi-Family Housing Component:

1. Mixture of affordable and market-rate rental units.

2. Approximately 300 residential units (ranging between 1-, 2-, and 3-bedroom units) with approximately 414 parking spaces.

3. More than 50% of units are affordable to households earning 140% or below the Area Median Family Income (AMI)

Kahului Civic Center Component:

1. Approximately 66,000 square feet to comprised of State office space; classroom and support space for the Hawaii Department of Education, McKinley Community School for Adults (MCSA) – Maui Campus; and space for a new Kahului Public Library.

2. Approximately 182 parking spaces.

Overall Project:

1. Potentially approximately 5,000 square feet of community-oriented commercial space (in either the multi-family housing buildings or the Civic Center).

2. New landscaping, site improvements, and off-site vehicular and pedestrian facilities improvements.

3. Other actions include demolition and removal of existing buildings and structures, and the partial removal of a stone wall.

The Final EA analyzed the potential impacts of the Project, proposed mitigation measures, and included the following technical reports:

1. Natural Resources Assessment.

2. Air Quality Technical Report.

3. Acoustic Study.

4. Preliminary Engineering Report.

5. Phase 1 Environmental Site Assessment Report.

6. Hazardous Materials Survey.

7. Limited Asbestos, Toxicity Characteristic Leaching Procedure, and Lead-Based Paint Sampling and Analysis Report.

8. Traffic Mobility Analysis Report.

9. Historical Resource Evaluation Report.

10. Archaeological Inventory Survey.

11. Cultural Impact Assessment.

These technical reports were completed circa 2020-2022, and therefore, are still applicable and relevant to the proposed Project. In addition, EAH will seek additional archaeological and historic architecture technical assistance to comply with the State Historic Preservation Division's (SHPD) requests as stated in their acceptance letter dated March 18, 2024.

COMPARISON OF ORIGINAL PROJECT V. CURRENT PROJECT (2024)

The table below compares the original Project analyzed in the Final EA to the Project proposed by EAH and DAGS.

Category	Original Plan Final EA (2022)	Current Plan (2024)	Difference
Project Site Size	4.722 acres	4.841 acres	+0.119 acres[3]
Affordable Housing Component			
Residential Units	300	303	+3
Residential Units/Acre	63	63	0
Parking Stalls	596	298	-298
Vehicle Access	Kane Street: left- and right-in, right-out	Kane Street: left- and right-in, right-out	No Change
Number of Buildings	2	2	0
Number of Stories	6	6	0
Affordability Ratio	At least 50%	100%	+50%
AMI Target	140% or below	30% to 60%	-80 to 110%
Civic Center Component			
Civic Center Space (square feet)	66,000	72,600	+6,600
Office Space (square feet)	43,000	50,832	+7,832
Classroom Space (square feet)	7,000	9,113	+2,113
Public Library Space (square feet)	16,000	12,655	-3,345
Number of Buildings	1	1	0
Number of Stories	4	5	+1
Parking Stalls	182	190	+8
Vehicle Access	Vevau Street: full access	Vevau Street: full access	No change
Community-Oriented Commercial Space (square feet)	5,000	To be determined by DAGS (if any)	No change

[3] The increase in the area is the result of a recalculation of Project boundaries and not the acquisition of additional Project area.

For the affordable housing component, the current Project proposes roughly the same number of residential units and residential density. However, compared to the original plan, the current Project proposes significantly more affordable units that will be oriented to a lower AMI demographic. The layout, height, number of buildings, and vehicle access points remain substantially the same. The number of onsite parking spaces will be reduced considerably.

For the civic center component, the current Project proposes slightly more floor area (6,600 square feet, or an increase of 10%) to accommodate additional office and classroom space. A corresponding increase in the number of parking stalls is proposed. However, compared to the original Project, the layout, height, number of buildings, and vehicle access points remain substantially the same.

Because of the slight proposed increase in floor area and more detailed analysis and design regarding the civic center component, EAH and DAGS are coordinating with each other, their respective traffic engineers, and the Maui County, Department of Transportation (Maui DOT) to analyze any change anticipated for access and transportation-related impacts and appropriate mitigation measures. The projected impacts and corresponding mitigation measures are not expected to differ substantially from those presented in the Final EA.

EAH's traffic engineer is also working with the Hawaii Department of Transportation (HDOT) and Maui DOT to see if:

1. The left turn lane on Kane Street can be lengthened to allow for more vehicle stacking; and

2. Kane Street driveway for ingress/egress can be used as a full access driveway, accommodating both right and left turns into and out of the driveway, instead of the left or right in, right-out driveway analyzed in the Final EA.

If HDOT and Maui DOT do not allow these changes, the left turn lane on Kane Street will not be lengthened and the Project will use the Kane Street driveway as a left- and right-in, right-out driveway as analyzed in the Final EA.

EAH and DAGS are in discussions with the Maui County, Department of Fire and Public Safety (FD) regarding an emergency access route for fire apparatus from the affordable housing component to Vevau Street. If a preferred access through the civic center parking structure is not acceptable to DAGS and FD, an alternate emergency access route at the eastern end of the civic center parking structure through the transit center is being considered.

DETERMINATION OF NO ADDITIONAL REVIEW

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

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

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

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

The Project meets the above criteria in the following ways:

1. It is substantially similar to the original concept of developing affordable housing, residential amenities, civic center uses, and associated parking on the Project Site as originally proposed and analyzed in the Final EA.

2. It is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in the Final EA as the current Project plans are similar to what is described in the Final EA and depicted in the conceptual plan provided in the Final EA. As noted above:

    a. EAH's traffic engineer is consulting with state and county transportation departments about two potential changes:

        i. Extending the Kane Street left turn lane, and

        ii. Making the Kane Street driveway fully accessible for all turns.

        If these changes are not allowed, access as analyzed the Final EA, will be the same.

    b. EAH will seek additional archaeological and historic architecture technical assistance to comply with the State Historic Preservation Division's (SHPD) requests as stated in their acceptance letter dated March 19, 2024.

3. It is consistent with the range of alternatives discussed in the Final EA, which included:

    a. No Action.

    b. Delayed Action.

    c. Different Location.

    Different Design:

    a. Two 17-story towers; 400 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.

    b. Two 4-story buildings; 230 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.

    c. Alternate building and open space layout; 300 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.

Preservation of Historic Structures:

a. Preserve and adaptively reuse historic structures.

b. Preserve and relocate historic structures.

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

	December 2, 2024
Signature of Director or Delegate	Date

List of Exhibits:

Exhibit 1 – Location Map and Surrounding Land Uses
Exhibit 2 – TMK Map
Exhibit 3 – Kahului Civic Center Conceptual Site Plan from the Final EA
Exhibit 4 – Conceptual Site Plan



LEGEND

- Project Area
- Project TMK

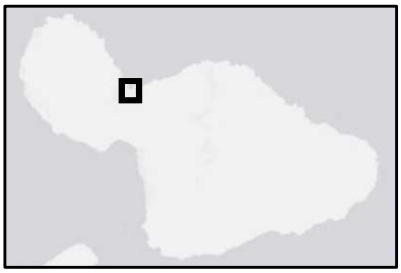


Exhibit 1:
Location and Surrounding Uses

Kahului Civic Center 201H

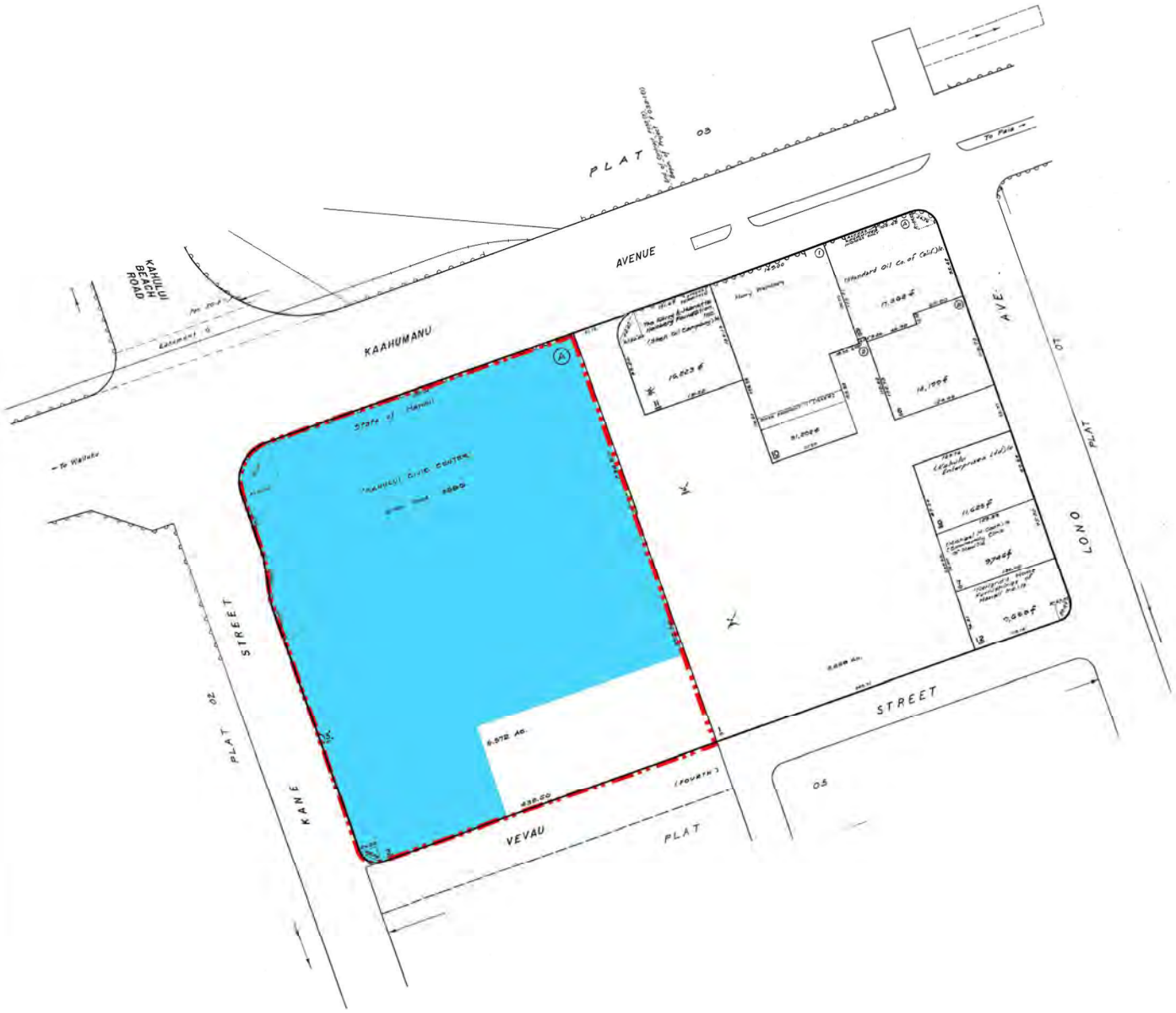
EAH Housing — Island of Maui

North

Linear Scale (Feet)
0 375 750 1,500

Source: County of Maui, 2023, ESRI Basemap.
Disclaimer: This Graphic has been prepared for general planning purposes only.

PBR HAWAII & ASSOCIATES, INC.



LEGEND

Project Area

Project TMK (2) 3-7-004: 003

Exhibit 2:
Tax Map Key

Kahului Civic Center 201H

EAH Housing — Island of Maui

North

Linear Scale (Feet)
0 100 200

PBR HAWAII

Source: County of Maui.
Disclaimer: This Graphic has been prepared for general planning purposes only.

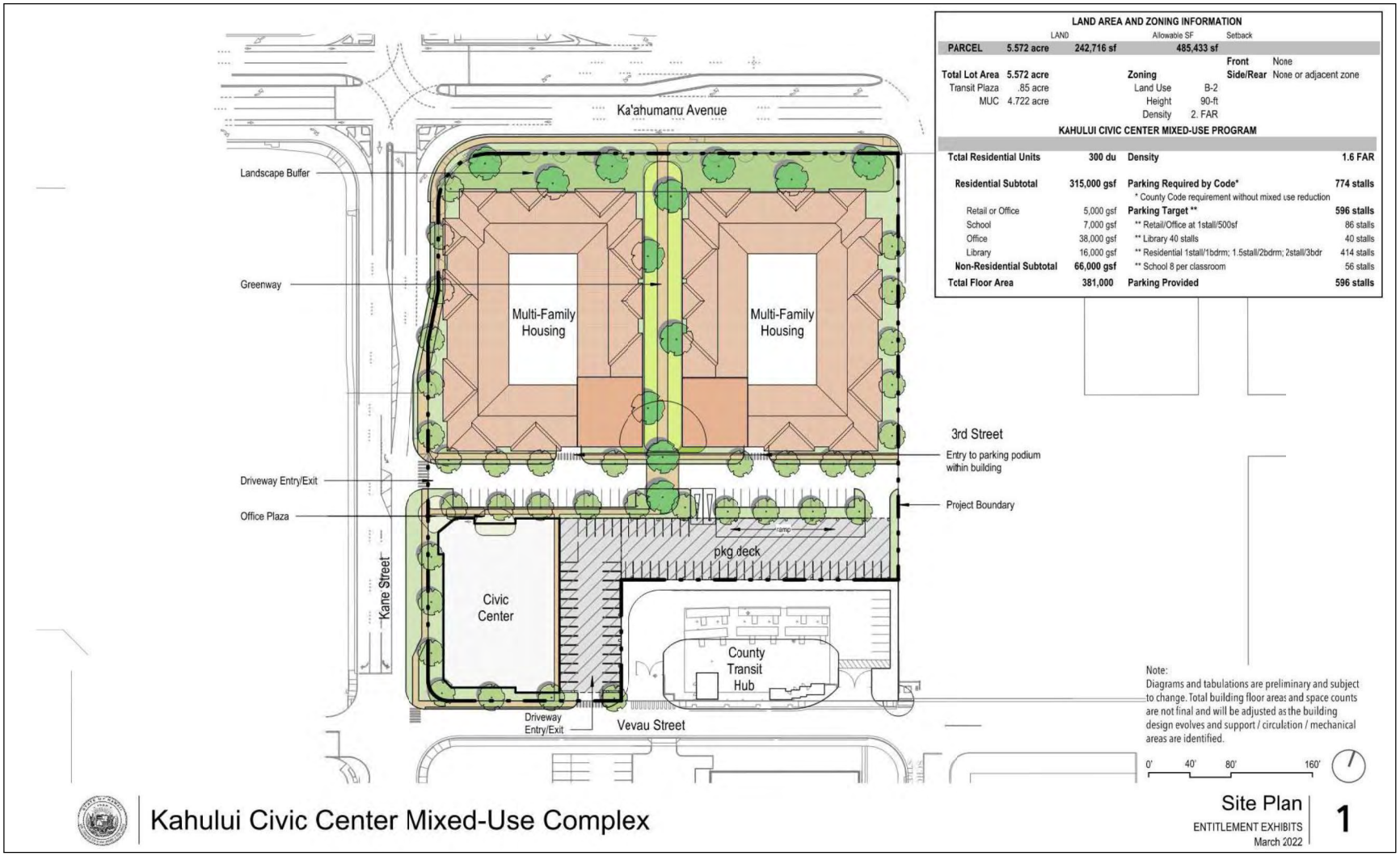


Exhibit 3: Kahului Civic Center Complex Conceptual Site Plan from the 2022 FEA/FONSI



RESIDENTIAL/CIVIC CENTER BUILDING
GREEN AREA
DRIVEWAY
DIVISION LINE
PHASING BOUNDARY / TRANSIT HUB LIMIT OF CONSTRUCTION
PROPERTY LINES
TEMPORARY SECONDARY FIRE DEPARTMENT ACCESS

Exhibit 4: Conceptual Site Plan

lowney arch

SCALE 1/32" = 1'
0 32' 64'

OVERALL SITE PLAN A0.4A
KAHULUI CIVIC CENTER RESIDENTIAL - 11/18/2024

The Environmental Notice

December 23, 2024

Josh Green, M.D., Governor
Mary Alice Evans, Director

The Environmental Notice provides public notice for projects undergoing environmental review in Hawai'i as mandated under Section 343-3, Hawai'i Revised Statutes, the Environmental Impact Statement Law. Along with publishing Environmental Assessments and Environmental Impact Statements for projects in Hawai'i, The Environmental Notice also includes other items related to the shoreline, coastal zone, and federal activities.



A Hawaiian voyaging canoe travels through Papahānaumokuākea. photo from the project's FEIS

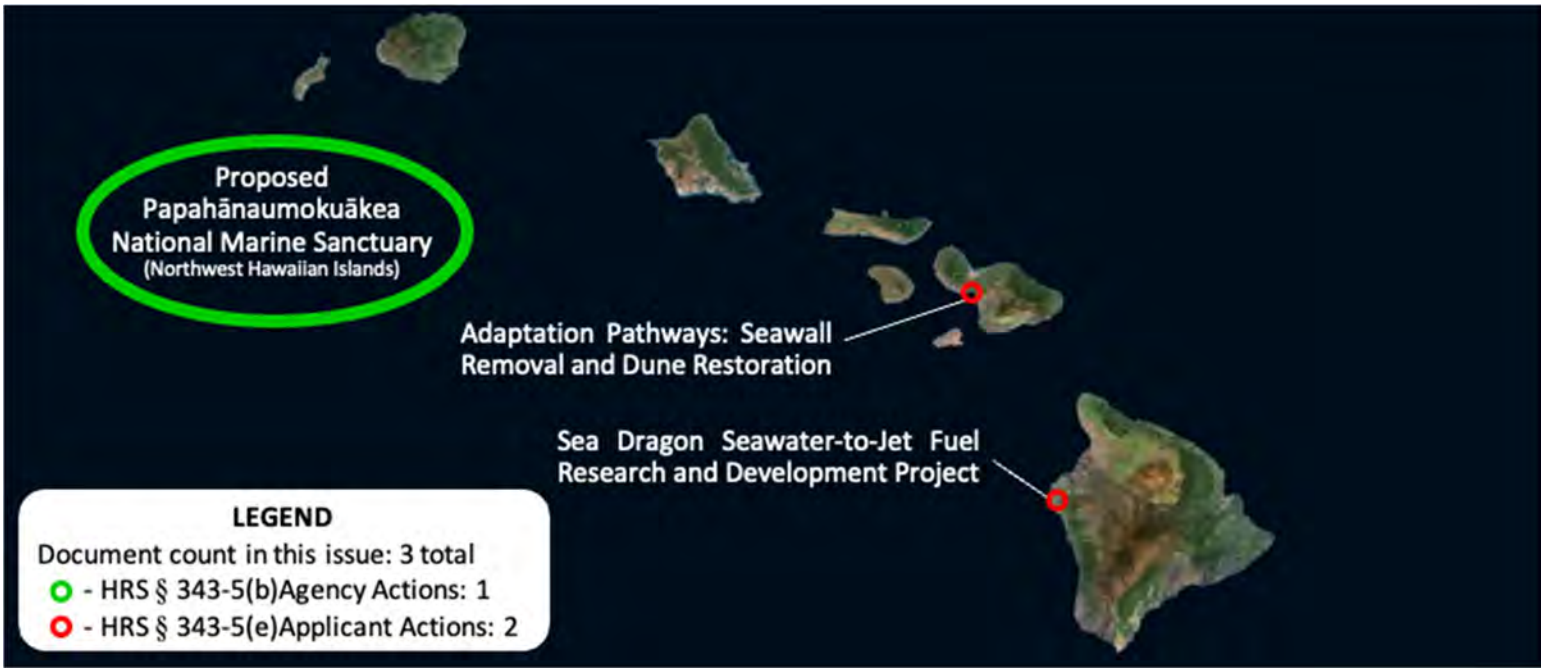
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Announcements

- The Environmental Advisory Council (EAC) is still seeking new members. To learn more about the work of the EAC, visit their webpage. To apply to be on the EAC, submit this online application under Department of Business, Economic Development & Tourism - Environmental Advisory Council.
- Please find the 2025 ERP Publication Calendar attached to the end of this issue and online here.

Statewide Map of EA/EIS Documents and Determinations



NORTHWEST HAWAIIAN ISLANDS EAS/EISS

Proposed Papahānaumokuākea National Marine Sanctuary – Final EIS

HRS §343-5(a) Trigger	(1) Propose the use of state or county lands or the use of state or county funds (2) Propose any use within any land classified as a conservation district (3) Propose any use within a shoreline area (4) Propose any use within any historic site as designated in the National Register or Hawai'i Register
District(s)	Honolulu
TMK(s)	N/A
Permit(s)	CZM, NHPA, HRS 6E
Proposing/ Determining Agency	State of Hawai'i, Department of Land and Natural Resources Edward (Luna) Kekoa, (808) 587-0100, edward.l.kekoa@hawaii.gov 1151 Punchbowl Street #330, Honolulu, Hawaii 96813
Accepting Authority	Office of the Governor, State of Hawai'i Josh Green, (808) 586-0034, https://governor.hawaii.gov/contact-us/contact-the-governor/ 415 South Beretania Street, Honolulu, Hawaii 96813
Consultant	N/A
Status	Final EIS has been submitted and is pending acceptance by the accepting authority

NOAA proposes to designate marine portions of Papahānaumokuākea Marine National Monument (Monument) as Papahānaumokuākea National Marine Sanctuary to protect nationally significant biological, cultural, and historical resources. The State of Hawai'i (the State) through the Department of Land and Natural Resources Division of Aquatic Resources proposes to include all State waters. The purpose of this action is to provide comprehensive and coordinated management of the marine areas of Papahānaumokuākea to protect nationally significant biological, cultural, and historical resources. The proposed action would supplement the existing provisions for management of the Monument and further protect resources in the Northwest Hawaiian Islands. The preferred alternative boundary includes the marine environment from the shoreline of the islands and atolls seaward to 200 nautical miles, including all State waters, approximately 582,570 square miles (439,910 square nautical miles).

MAUI EAS/EISS

Adaptation Pathways: Seawall Removal and Dune Restoration – Draft EA (AFNSI)

HRS §343-5(a) Trigger	(3) Propose any use within a shoreline area
District(s)	Maui - multiple districts
TMK(s)	(2) 3:8:014:004 (2) 3:8:014:005
Permit(s)	Special Management Area Approval, Shoreline Setback Variance, Flood Development Permit, Grading Permit
Approving Agency	County of Maui, Planning Department James Buika, (808) 270-7735, James.Buika@co.maui.hi.us 2200 Main Street, One Main Plaza, Suite 315, Wailuku, HI 96793
Applicant	Kanai A Nalu Condominium AOAO; Kanai A Nalu AOAO, 250 Hauoli Street, Wailuku, Hawaii 96793 Kevin Robinson, (509) 290-1130, robbys4@aol.com
Consultant	Kapalaea Consultants LLC; 449 Kealaloa Ave, Makawao, Hawaii 96768-9055 Anders Lyons, (808) 463-4192, anders@kapalaeaconsultants.com
Status	Statutory 30-day public review and comment period starts. Comments are due by January 22, 2025. Please click on title link above to read the document, then send comments to James.Buika@co.maui.hi.us.

Kanai A Nalu and the County of Maui have agreed to a series of actions to adapt to sea level rise, to restore more natural movement of the shoreline, and to re-establish native plants on the shoreline. As a first step in establishing an adaptation pathway for Kanai A Nalu, the condominium is proposing installation of a geotextile, sand-filled burrito moved back from the shoreline toward the condominium buildings. This soft structure will allow the condominium to negotiate a permit with the State of Hawaii Office of Conservation and Coastal Lands for the removal of the existing seawalls, restoring an unarmored shoreline. Kanai A Nalu also proposes a wooden ramp to allow for safe passage by the public to the beach. And lastly, restoration of native plants along the unarmored shoreline.

HAWAIʻI EAS/EISS

Sea Dragon Seawater-to-Jet Fuel Research and Development Project – Final EA (FONSI)

HRS §343-5(a) Trigger	(1) Propose the use of state or county lands or the use of state or county funds
District(s)	North Kona
TMK(s)	(3) 7-3-043:081
Permit(s)	None
Approving Agency	State of Hawai'i, Natural Energy Laboratory of Hawai'i Authority Alex Leonard, (808) 327-9545, alexander.leonard@hawaii.gov 73-4460 Queen Ka'ahumanu Highway, #101, Kailua-Kona, Hawaii 96740
Applicant	Sea Dragon Energy, Inc.; 401 Strada Luca, Florence, Texas 76527 Tracy Kriewald, (713) 483-4192, tracy.kriewald@seadragon.energy
Consultant	Planning Solutions, Inc.; 711 Kapiolani Boulevard, Suite 950, Honolulu, Hawaii 96813 Makena White, AICP, (808) 550-4539, makena@psi-hi.com
Status	Finding of No Significant Impact (FONSI) determination

Sea Dragon Energy, Inc. (SDEI) is proposing to use a site formerly occupied by a seawater bottler at NELHA's HOST Park to conduct research and development (R&D) on a seawater-to-jet fuel (SJF) process. The project site at HOST park is a portion of TMK No. 7-3-043:081 that includes a warehouse, parking area, and other infrastructure. The R&D unit, if successful, would inform the possible development of a larger mobile SJF unit. The R&D unit would produce roughly 10 gallons of jet fuel per month. No new buildings, substantial land disturbances, or substantial new outdoor equipment are proposed. SDEI would be responsible for decommissioning its equipment at the completion of the R&D period, which may range in duration from 2 to 5 years.

SAFE HARBOR AGREEMENTS

In the **November 23rd, 2024 edition of *TEN***, the comment period for the below Safe Harbor Agreement was published as ending on January 7th, 2025. The 60-day comment period will instead end on January 22nd, 2025:

Conservation Agreement for Introduction of Endangered Orangeblack Hawaiian Damselfly (Megalagrion xanthomelas) to a Conservation Area on the Island of Lānaʻi

Applicable Law	Hawai'i Revised Statutes 195D-22(a)
Type of Document	Safe Harbor Agreement (SHA)
Island	Lānaʻi
District(s)	Central Lānaʻi
TMK(s)	Portion of 2-4-9-002-061
Permits Required	Pūlama Lānaʻi intends to apply for a federal Permit pursuant to section 10(a)(1)(A) of the ESA, and a state License pursuant to HRS §§ 195D-4(f) and 195D-22(b)
Applicant or Proposing Agency	Lānaʻi Resorts, LLC dba Pūlama Lānaʻi; 1311 Fraser Avenue | PO Box 630310, Lānaʻi City, Hawai'i 96763 Rachel Sprague, Ph.D., Director of Conservation, (808) 565-3702, rsprague@pulamalanai.com
Approving Agency	Department of Land and Natural Resources, Division of Forestry and Wildlife Kelli Yamaguchi, kelli.yamaguhi.researcher@hawaii.gov 1151 Punchbowl Street #325, Honolulu, HI 96813
Status	Comments are due by January 22, 2025. Please send comments to the Approving Agency and copy the Applicant

This Conservation Agreement is a joint U.S. Fish and Wildlife Service (USFWS) Conservation Benefit Agreement and State of Hawai'i Department of Land and Natural Resources (DLNR) Safe Harbor Agreement.

The purpose of this agreement between Lānaʻi Resorts, LLC dba Pūlama Lānaʻi, USFWS, and DLNR ("parties") is to implement conservation actions which will contribute to the recovery of the endangered orangeblack Hawaiian damselfly, aeʻo (Hawaiian stilt), ʻalae keʻokeʻo (Hawaiian coot), and assimulans yellow-faced bee (collectively the "covered species"), on a portion of property owned by Pūlama Lānaʻi on the island of Lānaʻi, Hawaiʻi.

This agreement furthers conservation of the covered species by: (1) introducing the damselfly to a conservation area on Lānaʻi; (2) memorializing conservation measures that will be taken to provide and maintain a net conservation benefit that furthers the recovery of each of the covered species; (3) describing how the parties will work together to implement shared goals to benefit the covered species and create habitat; and (4) affirming that Pūlama Lānaʻi receives assurances and limited authority to cause purposeful and incidental take of covered species associated with conservation measures and activities in accordance with the terms of this Agreement and applicable law.

CHAPTER 25, REVISED ORDINANCES OF HONOLULU

Use of the Special Management Area (SMA) is not a trigger under HRS Chapter 343, but major developments in O'ahu's SMA must go through an environmental review process that mirrors the procedural requirements of HRS Chapter 343, pursuant to Revised Ordinances of Honolulu, Chapter 25. Developments being reviewed under Chapter 25 but not Chapter 343 appear here.

Bank of Hawai'i - Hawai'i Kai – Draft EA (AFNSI)

District(s)	Honolulu
TMK(s)	(1) 3-9-017:040
Permit(s)	Special Management Area Major Permit; Dust Control Plan; Noise Permit (if necessary); Americans with Disabilities Act (ADA) Compliance; Section 6E, HRS Review; Grading, Grubbing, and Stockpiling Permits; Building Permit (electrical, plumbing, civil); Occupancy Permit; Site Development Master Application for Sewer Connection; Storm Drain Connection License (if necessary); Storm Water Quality Strategic Plan; Rules Relating to Water Quality and Storm Drainage Standards Compliance; and Industrial Wastewater Discharge Permit (application submitted)
Approving Agency	City and County of Honolulu, Department of Planning and Permitting Michael Kat, (808) 768-8013, michael.kat@honolulu.gov 650 South King Street, Honolulu, Hawaii 96813
Applicant	Bank of Hawai'i; 130 Merchant Street, #1010, Honolulu, Hawaii 96813 Scott Yoshihara, (808) 521-5631, gnakai@pbrhawaii.com
Consultant	PBR Hawai'i & Associates, Inc.; 1001 Bishop Street, Suite 650, Honolulu, Hawaii 96813 Greg Nakai, (808) 521-5631, gnakai@pbrhawaii.com
Status	Statutory 30-day public review and comment period starts. Comments are due by January 22, 2025. Please click on title link above to read the document, then send comments to michael.kat@honolulu.gov.

Bank of Hawai'i proposes to build a new bank on the location of the existing Scratch Hawai'i Kai Restaurant in Hawai'i Kai, O'ahu. Bank of Hawai'i's objective is to construct a new branch bank facility that approximates the existing building's footprint and massing, incorporates sustainable design features, accommodates future sea level rise and flood elevation levels, promotes brand visibility, and improves customer service and experience.

Kahena Wai Estates – Final EA (FONSI) & Figures and Appendices

District(s)	Ko'olauloa
TMK(s)	(1) 5-3-005:070
Permit(s)	Special Management Area Major Permit, IWS Permit, Building Permits, etc. [see document]
Approving Agency	City and County of Honolulu, Department of Planning and Permitting Michael Kat, (808) 768-8013, michael.kat@honolulu.gov 650 South King Street, Honolulu, Hawaii 96813
Applicant	Kahena Wai Estates; 53-452 Unit 2 Kamehameha Highway, Hauula, Hawaii 96717 Charles Hew-Lew, (808) 533-2092, roy@hawaiiengineering.net
Consultant	Hawaii Engineering Group, Inc.; 1088 Bishop Street, Suite 2506, Honolulu, Hawaii 96813 Roy Irei, (808) 533-2092, roy@hawaiiengineering.net
Status	Finding of No Significant Impact (FONSI) determination

The Applicant seeks a Special Management Area (SMA) Major Permit to allow a programmatic 10-year development plan that includes the construction of new single-family dwellings for the 11 condominium property regime units, which comprise the subject site, that are located within the SMA in Hau'ula, O'ahu. The site is split zoned between the R-5 Residential District(R-5) and AG-2 General Agricultural (AG-2). The Proposed Action can be divided into three general programmatic efforts: (1) construction of new single-family dwellings and their respective individual wastewater systems on vacant R-5 lots; (2) permitting of existing dwellings for cesspool conversion, additions, AG-2 waiver, and future minor improvements; and (3) the potential options for development and permitted use of the units associated with the AG-2 and wetland setback areas.

Coastal Zone Management Notices

Special Management Area (SMA) Minor Permits

The SMA Minor permits below have been approved (HRS § 205A-30). For more information, contact the relevant county/state planning agency: Honolulu [(808) 768-8015]; Hawai'i [East (808) 961-8288], [West (808) 323-4770]; Kaua'i [(808) 241-4050]; Maui [(808) 270-7735]; Kaka'ako or Kalaeloa Community Development District [(808) 587-2846]

Location (TMK)	Description (File No.)	Applicant/Agent
Maui: Pā'ia (2-5-005: 045)	Baldwin Beach Park Pavilion Removal due to eroding shoreline. Necessary for public health and safety (SM22024-00055)	County of Maui Department of Parks and Recreation
Maui: Kīhei (2-1-008: 074)	Pint & Cork Lanai Renovations at the Shops at Wailea. Removal of trellis and addition of screen wall and planter boxes (SM22024-00057)	Anthony Riecke-Gonzales
Maui: Wailuku (3-8-007: 001)	Fitness Court Improvements at Keopuolani Regional Park. Installation of fitness court pad and accessible route (SM22024-00058)	Bo Montalvo, Kirk Tanaka

Shoreline Notices

Applications for Shoreline Certification

The shoreline certification applications below are available for review and comment at the Department of Land and Natural Resources offices on Kaua'i, Hawai'i, Maui, and Honolulu, 1151 Punchbowl Street, Room 220 (HRS § 205A-42 and HAR § 13- 222-12). **Maps and photos of each application file can be viewed here**. All comments shall be submitted in writing to the State Land Surveyor, 1151 Punchbowl Street, Room 210, Honolulu, HI 96813 and postmarked no later than 15 calendar days from the date of this public notice of the application. For more information, contact Rebecca Anderson at rebecca.l.anderson@hawaii.gov.

File No.	Location	ZIP Code	TMK	Applicant	Owner
OA-2128	240 Paiko Drive	96821	(1) 3-8-001:007	Ailana Surveying & Geomatics	Kurt Ing
OA-2129	45-31 Lilipuna Place	96744	(1) 4-5-057:009	Walter P. Thompson, Inc.	World of Fun LLC
HA-658	15-1075 Ala Heiau Road	96749	(3) 1-5-031:072	Daniel Berg	Robert E. Drew & Merris Leann Gold-Drew
KA-489	5-7534 B Kuhio Highway	96714	(4) 5-9-002:021	Honua Engineering, Inc.	Happy House Trust/ Anthony Kiedis
KA-488*	3243 Kalapaki Circle	96766	(4) 3-5-002:031	Honua Engineering, Inc.	Hudani Trust

* Please note, KA-488 was reported on 12/08/2024 with an incorrect file number

Proposed Shoreline Certifications and Rejections

The shoreline notices below have been proposed for certification or rejection by the Department of Land and Natural Resources (HRS § 205A-42 and HAR § 13-222-26). Any person or agency who wants to appeal shall file a notice of appeal in writing with DLNR no later than 20 calendar days from the date of this public notice. Send the appeal to the Board of Land and Natural Resources, 1151 Punchbowl Street, Room 220, Honolulu, Hawai'i 96813.

File No.	Status	Location	Zip Code	TMK	Applicant	Owner
MA-822	Proposed	3993 Maalea Place	96793	(2) 3-6-001:028	Bo Kim	Mana Trust
MA-840	Proposed	3082 S. Kihei Road	96753	(2) 2-1-010:020	Akamai Land Surveying, Inc.	SK 3082 LLC/ Chris Malachowsky
KA-484	Rejected	5096-C Kukuna Road	96703	(4) 4-9-004:018	Roger M. Caires	Mary Jasper

Prior Determination

In 2022, HHFDC approved the Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact (Final EA). The Final EA assessed potential environmental impacts and provided mitigation measures for the full build-out of the Project. The developer and the Department of Accounting and General Services are working together to fine-tune the Project and have proposed changes. This determination documents the proposed changes in the Project.

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

Exemption Notices

The County of Kaua'i, Department of Water has declared certain actions exempt from the requirement to prepare an EA pursuant to HAR § 11-200.1-16, and have voluntarily submitted the Exemption Notices for publication:

County of Kaua'i, Department of Water

USGS Joint Funding Agreement for Water Resource Investigations

The County of Kaua'i, Department of Water is continuing with its ongoing water resource monitoring and investigation work with the USGS for Kaua'i's wells, aquifer systems, and river and stream levels. The work in non-invasive and does not create a negative impact to the environment with its monitoring activities through existing monitoring wells and river and stream gage systems.

National Historic Preservation Act, Section 106 Consultation

Resubmitted Lihue Aerated Solids Contact Tank Improvement

Island	Kauai
District(s)	Kalapaki Ahupua'a, Puna District
TMK(s)	(4) 3-5-001:030
Proposing Agency	State of Hawaii, Department of Health, Environmental Management Division, Wastewater Branch 2827 Waimano Home Road, Rm. 207, Pearl City, HI 96782 Chane Hayashida, (808) 586-4294, Chane.Hayashida@doh.hawaii.gov
Status	Comments due no later than January 22, 2025 to: chane.hayashida@doh.hawaii.gov Attn: Chane Hayashida Department of Health, Wastewater Branch, 2827 Waimano Home Road, Rm. 207, Pearl City, HI 9678

The Department of Health (DOH) reinitiated Section 106 of the NHPA consultation with the State Historic Preservation Division (SHPD) in accordance with 36 CFR Part 800. In 1990, the U.S. Environmental Protection Agency (EPA) designated the DOH to act on EPA's behalf, pursuant to 36 CFR §800.2 (c) (4), when initiating Section 106 of the NHPA process in connection with projects funded under the Hawai'i Clean Water State Revolving Fund (CWSRF). The DOH is providing funding under the CWSRF to the County of Kauai for the Lihue Aerated Solids Contact Tank Improvement. The proposed project will utilize federal funding and is considered an undertaking, as defined by Section 106 of the NHPA, 54 U.S.C. §306101 et seq., and 36 CFR Part 800.

The undertaking consists of upgrading the headworks and the aerated solids contact tank at the Līhu'e Wastewater Treatment Plant (WWTP) to improve service reliability within the Līhu'e area. The modification to the headworks will include removing a portion of a concrete wall and reinforcing the remaining wall. The modifications to the aerated solids contact tank will include replacing the existing diffusers, air piping, and effluent baffles with new equipment. The improvements will also include the installation of new instrumentation and control valves. All equipment will be replaced or installed in a similar footprint to the existing equipment. All construction activities will be within the 5.0 acre Līhu'e WWTP parcel (TMK (4) 3-5-001:030).

The DOH has engaged SHPD to determine the presence of potential sites of historic importance within the vicinity of the project area as well as the potential impact of the project on such sites, if present.

FEDERAL NOTICES

As a courtesy, listed below are some relevant entries from the Federal Register published since the last issue of *The Environmental Notice*. For more information, click on the title link, also available at www.federalregister.gov.

Notice: Marine Mammals; File No. 27539 (published by the National Oceanic and Atmospheric Administration on 12/19/2024)

Notice is hereby given that the Waikiki Aquarium, 2777 Kalakaua Avenue, Honolulu, HI 96815 (Responsible Party: Andrew Rossiter, Ph.D.), has applied in due form for an enhancement permit for captive Hawaiian monk seals (*Neomonachus schauinslandi*). Written comments must be received on or before February 3, 2025. To submit comments and for more information, please click on the title link above.

Rule: Corps of Engineers Agency Specific Procedures To Implement the Principles, Requirements, and Guidelines for Federal Investments in Water Resources (published by the Engineers Corps on 12/19/2024)

This rule establishes Agency Specific Procedures (ASPs) for the U.S. Army Corps of Engineers (Corps) to implement the Principles, Requirements, and Guidelines (PR&G) for Federal water resources investments. It provides a framework to govern how the Corps would evaluate proposed water resources investments, subject to the PR&G. The rule incorporates recommendations from interested parties. The Army is issuing this rule in response to congressional direction in the Water Resources Development Act of 2020. This rule is effective on January 17, 2025. For more information, please click on the title link above.

Notice: Takes of Marine Mammals Incidental to Specified Activities; Taking Marine Mammals Incidental to a Marine Geophysical Survey in the Nauru Basin of Greater Micronesia in the Northwest Pacific Ocean (published by the National Oceanic and Atmospheric Administration on 12/16/2024)

In accordance with the regulations implementing the Marine Mammal Protection Act (MMPA) as amended, notification is hereby given that NMFS has issued an incidental harassment authorization (IHA) to the Scripps Institution of Oceanography (SIO) to incidentally harass marine mammals during survey activities associated with a marine geophysical survey in the Nauru Basin of greater Micronesia in the northwest (NW) Pacific Ocean. This authorization is effective from December 11, 2024 through December 10, 2025. For more information, please click on the title link above.

Notice: Taking and Importing Marine Mammals; Taking Marine Mammals Incidental to Military Readiness Activities in the Hawaii-California Training and Testing Study Area (published by the National Oceanic and Atmospheric Administration on 12/13/2024)

NMFS has received a request from the U.S. Department of the Navy (including the U.S. Navy and the U.S. Marine Corps (Navy)) and on behalf of the U.S. Coast Guard (Coast Guard) and U.S. Army (Army; hereafter, Navy, Coast Guard, and Army are collectively referred to as Action Proponents) for authorization to take marine mammals incidental to training, testing, and modernization and sustainment of ranges conducted in the Hawaii-California Training and Testing (HCTT) Study Area over the course of 7 years from December 2025 through December 2032. Pursuant to regulations implementing the Marine Mammal Protection Act (MMPA), NMFS is announcing receipt of the Action Proponents' request for the development and implementation of regulations governing the incidental taking of marine mammals and issuance of four 7-year Letters of Authorization (LOAs). NMFS invites the public to provide information, suggestions, and comments on the Action Proponents' application and request. Comments and information must be received no later than January 13, 2025. To submit comments and for more information, please click on the title link above.

Notice: Notice of Public Meetings for Hawaii-California Training and Testing Environmental Impact Statement/Overseas environmental Impact Statement (ID# EISX-007-17-USN-1724283453) (published by the Navy Department on 12/13/2024)

Pursuant to the National Environmental Policy Act (NEPA), Council on Environmental Quality implementing regulations, and Presidential Executive Order 12114, the DoN (including both the United States [U.S.] Navy and the U.S. Marine Corps [USMC]), as the lead agency, jointly with the U.S. Coast Guard, U.S. Army, and U.S. Air Force, has prepared and filed with the U.S. Environmental Protection Agency a Draft Environmental Impact Statement/Overseas Environmental Impact Statement (EIS/OEIS) for Hawaii-California Training and Testing (HCTT) activities. Public comments on the Draft EIS/OEIS must be postmarked or received online by 11:59 p.m. Hawaii standard time (HST) Tuesday, February 11, 2025, for consideration in the Final EIS/OEIS. Three in-person public meetings and one virtual meeting will be held starting in January 2025. Please click on the title link above for more information about the meetings.

Glossary of Terms and Definitions

Agency Actions

Projects or programs proposed by any department, office, board, or commission of the state or county government which is part of the executive branch of that government per HRS 343-2.

Applicant Actions

Projects or programs proposed by any person who, pursuant to statute, ordinance, or rule, requests approval for a proposed action per HRS 343-2.

Draft Environmental Assessment

When an Agency or Applicant proposes an action that triggers HRS 343, an Environmental Assessment shall be prepared at the earliest practicable time to determine whether the action's environmental impact will be significant, and thus whether an environmental impact statement shall be required per HRS 343-5(b), for Agency actions and HRS 343-5(e), for Applicant actions. For actions for which the proposing or approving agency anticipates a Finding of No Significant Impact (AFNSI), a Draft EA (DEA) shall be made available for public review and comment for 30 days and public notice is published in this periodic bulletin.

Final Environmental Assessment and Finding of No Significant Impact

The action's proponent shall respond in writing to comments on a DEA received during the 30-day review period and prepare a Final EA (FEA) that includes those responses to determine whether an environmental impact statement shall be required. If there are no significant impacts, then the Agency will issue a Finding of No Significant Impact (FONSI). An Environmental Impact Statement (EIS) will not be required and the project has cleared HRS 343 requirements. The public has 30 days from the notice of a FONSI in this bulletin to challenge the FONSI in the Environmental Court and seek a ruling to require the preparation of an EIS.

Final Environmental Assessment and Environmental Impact Statement Preparation Notice

An EIS shall be required if the Agency finds that the proposed action may have a significant effect on the environment. The Agency shall file notice of such determination with OPSD called an EIS Preparation Notice (EISPN) along with the supporting Final EA. After the notice of the FEA-EISPN is published in this bulletin, the public has 30 days to request to become a consulted party and to make written comments. The public (including the Applicant) has 60 days from the notice of the EISPN in this bulletin to ask a court to not require the preparation of an EIS.

Act 172-2012, Direct-to-EIS, Environmental Impact Statement Preparation Notice (with no EA)

Act 172 in 2012 amended HRS 343 by providing for an agency to bypass the preparation of an environmental assessment for various actions that in the experience of the agency would clearly require the preparation of an EIS. The agency must submit its determination that an EIS is required for an action (Act 172-2012, EISPN) with a completed publication form detailing the specifics of the action. This starts a 30-day scoping period in which the agency or applicant must hold a public scoping meeting for the preparation of the Draft EIS. Written comments and responses on the EISPN must be incorporated into the subsequent Draft EIS and oral comments from the public scoping meeting must be recorded and submitted to OPSD with the Draft EIS.

HEPA

While technically there is no "Hawai'i Environmental Policy Act," HRS 343 is often referred to by this term.

Act 312-2012, Secondary Actions in the Highway or Public Right Of Way

Act 312-2012, amended HRS 343, by adding a new section (HRS 343-5.5, entitled "Exception to applicability of chapter"). HEPA allows for a statutory exception for "secondary actions" (those that involve infrastructure in the highway or public right-of-way) provided that the permit or approval of the related "primary action" (those outside of the highway or public-right-of-way and on private property) is not subject to discretionary consent and further provided that the applicant for the primary action submits documentation from the appropriate agency confirming that no further discretional approvals are required. An aid to understanding this is to visualize residential driveway improvements in the public right- of-way, versus, retail outlet driveway improvements in the public right-of-way.

Draft Environmental Impact Statement

After receiving the comments on the EISPN, the Agency or Applicant must prepare a Draft Environmental Impact Statement (DEIS). The content requirements of the DEIS shall contain an explanation of the environmental consequences of the proposed action including the direct, indirect and cumulative impacts and their mitigation measures. The public has 45 days from the first publication date in this bulletin to comment on a DEIS.

Final Environmental Impact Statement

After considering all public comments filed during the DEIS stage, the Agency or Applicant must prepare a Final EIS (FEIS). The FEIS must respond in a point-by-point manner to all comments from the draft and must be included in the FEIS. For Applicant projects, the Approving Agency is the Accepting Authority and must make a determination within 30 days or the FEIS is deemed accepted as a matter of law. For an Agency project, the Governor or the Mayor (or their designated representative) is the Accepting Authority, and unlike applicant actions, there is no time limit on the accepting authority reviewing the FEIS. Only after the FEIS is accepted may the project be implemented.

Acceptability

The Accepting Authority must be satisfied that the FEIS meets three criteria (process, content, response to comments) to accept it. Whether the FEIS is accepted or not accepted, notice of the Acceptance Determination is published in this bulletin. The public has 60 days from publication to legally challenge the acceptance of a FEIS. For both Applicant and Agency actions, the Applicant or the proposing Agency can prepare a Revised DEIS after a non-acceptance determination.



Maui Sunset Photo by Thomas Hawk

National Environmental Policy Act

The National Environmental Policy Act (NEPA) requires federal projects to prepare a Federal EA or EIS. In many ways it is similar to Hawai'i's law. Some projects require both a State and Federal EIS and the public comment procedure should be coordinated. Upon request by a federal agency, OPSD publishes NEPA notices in this bulletin to help keep the public informed of important federal actions.

Conservation District

Proposed uses of land in the State Conservation District require a Conservation District Use Application (CDUA). These applications are reviewed and approved/denied by the Department or Board of Land and Natural Resources. Members of the public may intervene in the permit process. This bulletin will include EAs & EISs for actions proposed within the Conservation District.

Special Management Area and Shoreline Setback Area

The Special Management Area (SMA) is along the coastline of all islands; development in this area is generally regulated by HRS 205A, and county ordinance. A portion of the SMA that is addressed by HRS 343 is the Shoreline Area, which includes land between the State-certified shoreline and the county-determined shoreline setback line. This bulletin will include EAs & EISs for actions proposed within the Shoreline Setback Area. Some projects going through the SMA permit process on O'ahu are also required to go through an environmental review process that mirrors HRS 343; these "ROH Chapter 25" EAs/EISs are included in this bulletin.

Shoreline Certifications

State law requires that Hawai'i shorelines be surveyed and certified when necessary to clearly establish the shoreline setback from the certified shoreline. The public may participate in the process to help assure accurate regulatory boundaries. Private land owners often petition to have their shoreline certified by the State surveyor prior to construction. This bulletin publishes notice from the Department of Land and Natural Resources of shore- line certification applicants and final certifications or rejections.

Environmental Advisory Council

The Environmental Advisory Council is a 15-member citizen board appointed by the Governor. They serve as a liaison between the Director of OPSD and the general public concerning ecology and environmental quality. Agendas of their regular meetings are posted on the Internet and the public is invited to attend.

Agency Exemption Lists

Government agencies may keep a list describing the minor activities they regularly perform that are exempt from the environmental review process. These lists and any amendments shall be submitted to the Council for review and concurrence (HAR 11-200.1-16). This bulletin will publish an agency's draft exemption list for public comment prior to Council decision making, as well as notice of the Council's decision on the list.

Endangered Species

This bulletin is required by HRS 343-3(c), to publish notice of public comment periods or public hearings for Habitat Conservation Plans (HCP), Safe Harbor Agreements (SHA), or Incidental Take Licenses (ITL) under the federal Endangered Species Act, as well as availability for public inspection of a proposed HCP or SHA, or a proposed ITL (as a part of an HCP or SHA).

Publication Calendar of the Environmental Review Program Periodic Bulletin, HAR Chapter 11-200.1 2025

Pursuant to Chapter 11-200.1, Hawai'i Administrative Rules (HAR), all items to be published in the periodic bulletin must be electronically submitted (see https://planning.hawaii.gov/erp/submittal-form/) to the Environmental Review Program (ERP) five working days prior to the publication date.

Submittal Deadline		Publication Date		EA or EISPN Comment 30-Day Deadline		EIS Comment 45-Day Deadline	
Dec 16	Mon	**Dec 23, 2024**	Mon	**Jan 22**	Wed	**Feb 06**	Thu
Dec 31	Tue	**Jan 08, 2025**	Wed	**Feb 07**	Fri	**Feb 24**	Mon
Jan 15	Wed	**Jan 23**	Thu	**Feb 24**	Mon	**Mar 10**	Mon
Feb 03	Mon	**Feb 08**	Sat	**Mar 10**	Mon	**Mar 25**	Tue
Feb 14	Fri	**Feb 23**	Sun	**Mar 25**	Tue	**Apr 09**	Wed
Mar 03	Mon	**Mar 08**	Sat	**Apr 07**	Mon	**Apr 22**	Tue
Mar 17	Mon	**Mar 23**	Sun	**Apr 22**	Tue	**May 07**	Wed
Apr 01	Tue	**Apr 08**	Tue	**May 08**	Thu	**May 23**	Fri
Apr 15	Tue	**Apr 23**	Wed	**May 23**	Fri	**Jun 09**	Mon
May 01	Thu	**May 08**	Thu	**Jun 09**	Mon	**Jun 23**	Mon
May 16	Fri	**May 23**	Fri	**Jun 23**	Mon	**Jul 07**	Mon
Jun 02	Mon	**Jun 08**	Sun	**Jul 08**	Tue	**Jul 23**	Wed
Jun 16	Mon	**Jun 23**	Mon	**Jul 23**	Wed	**Aug 07**	Thu
Jun 30	Mon	**Jul 08**	Tue	**Aug 07**	Thu	**Aug 22**	Fri
Jul 16	Wed	**Jul 23**	Wed	**Aug 22**	Fri	**Sep 08**	Mon
Aug 01	Fri	**Aug 08**	Fri	**Sep 08**	Mon	**Sep 22**	Mon
Aug 18	Mon	**Aug 23**	Sat	**Sep 22**	Mon	**Oct 07**	Tue
Aug 29	Fri	**Sep 08**	Mon	**Oct 08**	Wed	**Oct 23**	Thu
Sep 16	Tue	**Sep 23**	Tue	**Oct 23**	Thu	**Nov 07**	Fri
Oct 01	Wed	**Oct 08**	Wed	**Nov 07**	Fri	**Nov 24**	Mon
Oct 16	Thu	**Oct 23**	Thu	**Nov 24**	Mon	**Dec 08**	Mon
Nov 03	Mon	**Nov 08**	Sat	**Dec 08**	Mon	**Dec 23**	Tue
Nov 17	Mon	**Nov 23**	Sun	**Dec 23**	Tue	**Jan 07**	Wed
Dec 01	Mon	**Dec 08**	Mon	**Jan 07**	Wed	**Jan 22**	Thu
Dec 16	Tue	**Dec 23, 2025**	Tue	**Jan 22**	Thu	**Feb 06**	Fri
Dec 31	Wed	**Jan 08, 2026**	Thu	**Feb 09**	Mon	**Feb 23**	Mon

- Section 11-200.1-4(a), HAR, establishes the publication schedule of the periodic bulletin to be on the eighth and twenty-third of each month. Publication shall occur on weekends and holidays, when appropriate.
- Section 11-200.1-5(a), HAR, establishes the submittal deadline to be five working days before the publication date. The schedule does not count holidays and non-working days. Items must be submitted before the close of business on the submittal deadline. Comment periods for EAs are 30 days and for EISs are 45 days from the publication date.
- Section 11-200.1-3 sets forth how to count the days from publication. The publication date is day zero. Holidays and weekends are counted. When the deadline falls on a state holiday or non-working day, the deadline is the next working day.

EXHIBIT 17

UTILITY LETTERS

Permit Number: WSRQT2024-00088

- A hold currently exists on this permit.

(.multi-collapse)

Type:	DWS Request	**Status:**	In Review
Project Name:			
Applied Date:	07/09/2024	**Issue Date:**	
District:	Kahului-Wailuku	**Assigned To:**	Kongsil, Piyalerg
Expire Date:			
		Finalized Date:	
Description:			

Summary Locations Fees Attachments Contacts Sub-Records Holds More Info

More Info

DWS Request Info

Top () | Main Menu ()

Permit Type Requested	☐ Discretionary Permit Review
	☑ Water Service Requests
	☐ Temp Construction Meter

If you are applying for a Water Service Request, please make a selection

New

GENERAL INFORMATION

Name of Project	Kahului Civic Center Mixed-Use Complex
Physical Address of Project	153 W Kaahumanu Ave, Kahului, HI 96732
Name of Land Owner	State of HI, Hawaii Housing Finance and Dev Corp.

WATER SERVICE REQUEST - NEW METER, METER SIZE CHANGE, OR TEMPORARY CONSTRUCTION METER

New Meter Size	4 inch
How Many Meters Are Needed for this Project?	2
New Meter to be used for what purpose?	Other (provide info in detail description)
Detail description of use	4" Compound Meter - Potable Water Service (Residential Units/Facilities and Proposed Civic Center/Parking) Detector Check (DC) Meter - Fire Water Service Facilities Breakdown: 303 multi-family units (1, 2, and 3 bedroom) - Two (2) Six-Story Buildings Residential Buildings Include: Parking lot, fitness centers, laundry facilities, admin. office, bicycle storage, recreation decks and community spaces Civic Center Includes: Parking Structure and Future Five-Story Civic Center consisting of DAGS Office/Adult School-45,000 sf, Library-16,000 sf and Retail-5,000 sf
Are There Existing Meters Serving the Property?	Yes

If there are existing meters and backflow devices, provide information at the bottom of this page.

Are there Extg Structures within the Property?	Yes
Number of Ext'g Dwellings	0
Number of Ext'g Non-Dwellings	2
Active Building Permit Numbers for New Structures	NA

DISCRETIONARY PERMITS

Proposed Use	NA
Applicant	NA
Are There Existing Meters Serving the Property?	

If there are existing meters and backflow devices, provide information at the bottom of this page.

Total Number of Units (single family)	
Total Number of Unts (multi family)	
Commercial Building Area (square feet)	
Number of Students	
Buildout Estimate	

Existing Meter(s) & Backflow(s) Information

Type	Size	Account #	Transponder #	Meter #	Next Test Due ...	Is MH Cove...	Is it a DCD
Meter	2"						

From: Toby Hanzawa
To: Questor Lau
Cc: Guy Fukushima; Sheryl Nojima
Subject: Department of Water Supply (DWS) Request
Date: Thursday, March 6, 2025 1:18:16 PM

ADVISORY: This email is from an external sender. Thank you.

Questor,

Per our discussion, I have been following up with the County's Department of Water Supply (DWS) regarding the DWS Request submitted in July of last year and have not received a response to date. We will continue to follow up with them until a response is received.

Thank you,

Toby Hanzawa, PE, LEED AP
Gray•Hong•Nojima & Associates, Inc.
201 Merchant St, Suite 1900 -- Honolulu HI 96813
(808) 521-0306 ext 108 | (808) 531-8018 fax
thanzawa@grayhongnojima.com
www.grayhongnojima.com

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Toby Hanzawa

From: Scott Rollins <Scott.Rollins@co.maui.hi.us>
Sent: Thursday, July 25, 2024 5:38 PM
To: Toby Hanzawa
Subject: Re: Kahului Civic Center Mixed-Use Complex

TMK (2) 3-7-004:003 Kahului Civic Center Mixed-Use Complex WWMR2024-00122

Aloha Toby,
Per your request we have examined the existing wastewater collection and treatment systems in the Kahului area and their ability to adequately convey and treat projected flows from the subject project. We offer the following preliminary review of your project as related to our infrastructure:
1. The estimated wastewater flows for the project included in your submittal appear reasonable for the described project (90,450 gpd average daily flow). We did not receive a project construction time line so the comments below reflect the current situation only.

2. Analysis of the area showed that treatment capacity currently exists at the Wailuku/Kahului Wastewater Reclamation Facility (Plant capacity 7.90 mgd, normal average daily flow is 5.6 mgd. We have allocated about 7.1 mgd of the total capacity to other projects/properties.)

3. Given the estimated project discharge volume, it appears that the current gravity collection system (15," 18", and 24" trunk lines within Vevau Street, Kahului and Maui Mall areas have adequate capacity for this single project.

4. The flows also affect the Kahului Wastewater Pump Station. This facility currently has adequate capacity to serve this project without any system modifications.

5. The proposed connection through the transit hub is acceptable. If the properties have a separate ownership we will require you to provide a letter agreeing to your using this lateral and to also obtain an easement for the private line across this adjacent project. The Transit Hub property service manhole will service your property.

6. Assessment fees are not required in the area at this time but that could change if the County constructs capacity upgrades to accommodate future projects.

7. Note that non-contact, cooling water, and condensate cannot drain to the wastewater system.

8. The civic center or housing within the project may be required to install pretreatment devices (e.g. grease interceptor, lint trap etc.) if a community type kitchen or laundry is proposed.

9. Note that capacity cannot be guaranteed until building permits are issued. There is always a possibility that adequate capacity may not be available if construction is delayed, a significant number of other projects are developed, or regulatory conditions change.

Please contact our office ((808) 270-7417) should you have any additional questions.

Scott

Scott R. Rollins, CE-VI
County of Maui
Wastewater Reclamation Division

2200 Main Street, Suite 610, Wailuku, HI 96793
Phone: (808) 270-7417 Fax: (808) 270-7425

>>> Toby Hanzawa <thanzawa@grayhongnojima.com> Tuesday, July 09, 2024 11:47 AM >>>
Scott,

I spoke with you previously regarding an affordable housing development project that we are working on. The project is comprised of approximately 300 units located at TMK: (2) 3-7-004: 003. The project site is owned by the State, Hawaii Housing Finance & Development Corporation (HHFDC) and is being developed by EAH Housing. The site is also adjacent to a Department of Accounting and General Services (DAGS) project which will include the development of a civic center and parking. Sewer service will also be required for the DAGS project as well.

A preliminary engineering report (G70, dated May 2021) and an EA/FONSI (G70, dated May 2022) was completed for the site and stated that capacity should not be an issue. We are currently in the preliminary stages of the project and want to confirm that the county's wastewater system can adequately convey project flows. We would also like to confirm the project's connection to an existing lateral provided under the neighboring Kahului Transit Hub project. Please find attached a project figure and additional information below regarding the unit counts and facility breakdown.

OVERALL PROJECTED DEVELOPMENT (including the future Civic Center Complex):

Average Daily Flow: 90,450 gpd
Design Peak Flow: 498,478 gpd

Facilities Breakdown:

Summary of Wastewater Flows for the Residential Development

Type of Use	# Units or Footprint	Conversion to Capita	Capita	Wastewater Flow Contribution	Avg Wastewater Flow (GPD)
Residential (Apartment)	303 units	2.5 persons/unit	758 persons	255 GPD/unit	77,265
Residential Office	1,800 SF	1 employee/200 SF	9 employees	20 GPD/employee	180
Laundry Facilities	26 machines	-	-	300 GPD/machine	7,800
			Total Average Daily Flow:		**85,245**

Residential Unit Breakdown:

1 Bedroom = 106

2 Bedroom = 177

3 Bedroom = 20

Total = 303

Summary of Anticipated Wastewater Flows for the Future Civic Center Complex

Type of Use	# Units or Footprint	Conversion to Capita	Capita	Wastewater Flow Contribution	Avg Wastewater Flow (GPD)

DAGS Office / Adult School	45,000 SF	1 employee/200 SF	225 employees	20 GPD/employee	4,500
Library	16,000 SF	1 employee/500 SF	32 employees	15 GPD/employee	480
Retail	5,000 SF	1 employee/350 SF	15 employees	15 GPD/employee	225
			Total Average Daily Flow:		**5,205**

We would like confirmation asap as we would like to include the confirmation in a Preliminary Engineering Report we are preparing for the project which will be submitted in the next few weeks. We appreciate in advance your assistance with this project. If you have any questions or require any additional information please feel free to email or call.

Thank you,

Toby Hanzawa, PE, LEED AP
Gray•Hong•Nojima & Associates, Inc.
201 Merchant St, Suite 1900 -- Honolulu HI 96813
(808) 521-0306 ext 108 | (808) 531-8018 fax
thanzawa@grayhongnojima.com
www.grayhongnojima.com

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Albino Prieto

From: Ivan Akamine <Ivan.Akamine@hawaiiantel.com>
Sent: Friday, March 7, 2025 10:18 AM
To: Jason Chung
Cc: Albino Prieto
Subject: RE: Kahului Civic Center - will serve commitments

Hi Albino/Jason,

HT will be able to provide service for this project.

Mahalo,

Ivan Akamine
Network OSP Engineer – Maui
Hawaiian Telcom



From: Jason Chung <jason@inatsukaeng.com>
Sent: Friday, March 7, 2025 9:49 AM
To: Ivan Akamine <Ivan.Akamine@hawaiiantel.com>
Cc: albino <albino@inatsukaeng.com>
Subject: RE: Kahului Civic Center - will serve commitments

Hi Ivan,

Following up on the below from Albino. Can you confirm that HT will be able to service this Kahului Civic Center Residental project?

Thanks,
Jason

INATSUKA ENGINEERING LLC
1003 Bishop Street, Suite 1960
Honolulu, HI 96813
O 808 469 3200
M 808 462 0717
jason@inatsukaeng.com

From: Albino Prieto <albino@inatsukaeng.com>
Sent: Thursday, March 6, 2025 11:20 AM
To: alex.idica@hawaiianelectric.com; Yonamine, Connie E <Connie.Yonamine@charter.com>; Braycen Lorenzo <braycen.lorenzo@hawaiiantel.com>; Ivan Akamine <ivan.akamine@hawaiiantel.com>; donna.apana@hawaiianelectric.com
Cc: Jason Chung <jason@inatsukaeng.com>; Yasui, Kellee A <Kellee.Yasui@charter.com>; fred.romero@hawaiiantel.com; Questor Lau <Questor.Lau@eahhousing.org>
Subject: Kahului Civic Center - will serve commitments
Importance: High

Team
Appreciate the effort you have put in on the project as we move closer to submitting for permit.
Confirming MECo, HT, and Charter will have no issues providing MECo, HT, and Charter electrical services for the project in its entirety. Request confirmation if otherwise no later than tomorrow morning (Friday 7 Mar 25) as we need to advise developer by noon tomorrow.

Once you've had a chance to review and consider, please contact us should you have any questions/comments to discuss.
Best Regards. Albino

INATSUKA ENGINEERING LLC
1003 Bishop Street, Suite 1960
Honolulu, HI 96813
P 808 469 3200
M 808 351 9555
albino@inatsukaeng.com

Albino Prieto

From: Albino Prieto
Sent: Wednesday, July 31, 2024 3:31 PM
To: HT-Plan Reviews
Cc: Janice Y.K. Li
Subject: Kahului Civic Center Residential - request for engineering services
Attachments: red3640-23-047.E.D.O.240731 KCCR utilco dwgs.pdf

Importance: High

Madame/Sir
We are in the schematic design process for a new multi-family affordable housing complex at 153 West Kaahumanu Avenue, Kahului, Maui (TMK (2) 3-7-004: 003 (portion).

The project will consist of two six story buildings (phase 1 and phase 2)

1. Building will be standalone.
2. Each building will have:
    - Ground floor amenities/common spaces.
    - Floors 2 thru 6 will be residential units.
    - Two elevators
3. Phase one will have 197 units with a mix of 1-, 2- and 3-bedroom units.
4. Phase 2 will have 106 units.

Our client will be submitting a preliminary engineering report to the developer 9 Aug 24. Report will summarize:

- Existing infrastructure.
- Proposed improvements required to service the project.

Attached are schematic drawings for the subject project. Transmitting these preliminary drawings to request a Hawaiian Tel point of contact to discuss project requirements, point of connection for Hawaiian Tel services to progress the design, and more immediate to develop a brief for the preliminary engineering report.

Apologize for the push. If additional information is required to effect this request, most immediate again is the brief for the preliminary engineering report by say 8 Aug 24, please let me know.

Once you've had a chance to review and consider, please contact me should you have any questions/comments to discuss.
Best Regards. Albino

INATSUKA ENGINEERING LLC

1003 Bishop Street, Suite 1960
Honolulu, HI 96813
P 808 469 3200
M 808 351 9555
albino@inatsukaeng.com

Albino Prieto

From: Yonamine, Connie E <Connie.Yonamine@charter.com>
Sent: Thursday, March 6, 2025 11:32 AM
To: Albino Prieto; alex.idica@hawaiianelectric.com; Braycen Lorenzo; Ivan Akamine; donna.apana@hawaiianelectric.com
Cc: Jason Chung; Yasui, Kellee A; fred.romero@hawaiiantel.com; Questor Lau
Subject: RE: [EXTERNAL] Kahului Civic Center - will serve commitments

Hello Albino,
This is our confirmation for your upcoming project.

Respectfully,

Spectrum

Connie Yonamine | Construction Coordinator III | O-808.442.4831
158 Ma'a St | Kahului HI 96732

From: Albino Prieto <albino@inatsukaeng.com>
Sent: Thursday, March 6, 2025 11:20 AM
To: alex.idica@hawaiianelectric.com; Yonamine, Connie E <Connie.Yonamine@charter.com>; Braycen Lorenzo <braycen.lorenzo@hawaiiantel.com>; Ivan Akamine <ivan.akamine@hawaiiantel.com>; donna.apana@hawaiianelectric.com
Cc: Jason Chung <jason@inatsukaeng.com>; Yasui, Kellee A <Kellee.Yasui@charter.com>; fred.romero@hawaiiantel.com; Questor Lau <Questor.Lau@eahhousing.org>
Subject: [EXTERNAL] Kahului Civic Center - will serve commitments
Importance: High

> CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Team
Appreciate the effort you have put in on the project as we move closer to submitting for permit.
Confirming MECo, HT, and Charter will have no issues providing MECo, HT, and Charter electrical services for the project in its entirety. Request confirmation if otherwise no later than tomorrow morning (Friday 7 Mar 25) as we need to advise developer by noon tomorrow.

Once you've had a chance to review and consider, please contact us should you have any questions/comments to discuss.
Best Regards. Albino

INATSUKA ENGINEERING LLC
1003 Bishop Street, Suite 1960
Honolulu, HI 96813
P 808 469 3200
M 808 351 9555
albino@inatsukaeng.com

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Albino Prieto

From: Idica, Alex <alex.idica@hawaiianelectric.com>
Sent: Friday, March 7, 2025 9:48 AM
To: Albino Prieto; Yonamine, Connie E; Braycen Lorenzo; Ivan Akamine
Cc: Jason Chung; Yasui, Kellee A; fred.romero@hawaiiantel.com; Questor Lau
Subject: RE: Kahului Civic Center - will serve commitments

Hi Albino,

Confirming there are electrical facilities available to provide service to this project. I can't confirm at this time that there won't be any issues.

Mahalo,

ALEX IDICA
Designer III, T&D Engineering
O: 808.872.3203
alex.idica@hawaiianelectric.com

Hawaiian Electric
PO Box 398, Kahului, HI 96733

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Albino Prieto

From: Apana, Donna M. <donna.apana@hawaiianelectric.com>
Sent: Monday, August 12, 2024 4:05 PM
To: Albino Prieto
Cc: Okazaki, Ray
Subject: RE: Kahului Civic Center Residential

Albino,

- *I don't have any comments on the report.*
- *I ran a very rough estimate based on the information you provided with no additional in-house reviews and arrived at $[redacted]. Please note this is a very loose number and should not be stated anywhere until we respond with a formal letter.*

DONNA 'ĀPANA
Design Planner, T&D Engineering

O: 808.872.3278
donna.apana@hawaiianelectric.com

Hawaiian Electric
PO Box 398, Kahului, HI 96733

From: Albino Prieto <albino@inatsukaeng.com>
Sent: Sunday, August 11, 2024 6:00 PM
To: Apana, Donna M. <donna.apana@hawaiianelectric.com>; Braycen Lorenzo <braycen.lorenzo@hawaiiantel.com>; Yonamine, Connie E <Connie.Yonamine@charter.com>
Cc: Okazaki, Ray <ray.okazaki@hawaiianelectric.com>
Subject: Kahului Civic Center Residential
Importance: High

[This email is coming from an EXTERNAL source. Please use caution when opening attachments or links in suspicious email.]

Donna, Braycen, Connie
Appreciate your efforts on assisting me to develop a draft preliminary engineering report – thank you! Attached is the report based on my understanding of our conversations.

Requesting your assistance once again. Sorry to keep asking, but.....

- Please review the attached report and advise or mark up and return marked up copy with any corrections, omissions, etc,.
- Also, although not requested formally by the client, may I have an **opinion of range of cost** so developer may include in their budget.

Requesting report comments and costs no later than Tuesday 13 August to effect a final report Wednesday 14 August to submit to client.

Once you've had a chance to review and consider, please contact me should you have any questions/comments to discuss. Much appreciative of your help.
Best Regards. Albino

INATSUKA ENGINEERING LLC

1003 Bishop Street, Suite 1960
Honolulu, HI 96813
P 808 469 3200
M 808 351 9555
albino@inatsukaeng.com

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Albino Prieto

From: Albino Prieto
Sent: Sunday, August 11, 2024 6:00 PM
To: donna.apana@hawaiianelectric.com; Braycen Lorenzo; Yonamine, Connie E
Cc: Okazaki, Ray
Subject: Kahului Civic Center Residential
Attachments: 4130-24-001.E.D.O.240811 RES sketches.pdf; 4130-24-001.E.D,O.240811 PER - KCCR elec util review.pdf

Importance: High

Donna, Braycen, Connie
Appreciate your efforts on assisting me to develop a draft preliminary engineering report – thank you! Attached is the report based on my understanding of our conversations.

Requesting your assistance once again. Sorry to keep asking, but.....

- Please review the attached report and advise or mark up and return marked up copy with any corrections, omissions, etc,.
- Also, although not requested formally by the client, may I have an **opinion of range of cost** so developer may include in their budget.

Requesting report comments and costs no later than Tuesday 13 August to effect a final report Wednesday 14 August to submit to client.

Once you've had a chance to review and consider, please contact me should you have any questions/comments to discuss. Much appreciative of your help.
Best Regards. Albino

INATSUKA ENGINEERING LLC

1003 Bishop Street, Suite 1960
Honolulu, HI 96813
P 808 469 3200
M 808 351 9555
albino@inatsukaeng.com

Hawaiian Electric

BASIC PROJECT INFORMATION

Requestor Type	CONSULTANT [ARCHITECT, ENGINEER] (1)

PROJECT ADDRESS

Street Number	153
Street Name	WEST KAAHUMANU AVENUE
Project Unit	
Project City	KAHULUI
Project State	HI
ZIP Code	96732
Tax Map Key	237004003

PROPERTY AND EQUIPMENT ACCESSIBILITY

Project Validation Property Accessible	YES
Project Validation Pets	NO
Property Accessible Locked Gate	NO
Property Accessible Contact Person	QUESTOR LAU
Property Accessible Contact Phone	8087915500
Property Accessible Special Instructions	SERVICE REQUEST BEING SUBMITTED TO BEGIN DIALOGUE WITH MECO RE MECO EXISTING INFRASTRUCTURE AND REQUIREMENTS TO SERVE PROJECT TO COMPLETE A PRELIMINARY ENGINEERING REPORT. PROJECT IS IN THE DESIGN PHASE.

CUSTOMER INFORMATION

Customer Name	QUESTOR LAU
Phone Number	8087915500
Email Address	QUESTOR.LAU@EAHHOUSING.ORG
Customer Company	EAH HOUSING

OTHER STAKEHOLDERS

PROJECT DETAILS

Project Name	KAHULUI CIVIC CENTER RESIDENTIAL - PHASE 1 AND 2
Commercial/Multi-Family or Single Family	COMMERCIAL/MULTI-FAMILY
Overhead or Underground	UNDERGROUND
Project Description	AN AFFORDABLE HOUSING PROJECT CONSISTING OF TWO (PHASE 1 AND PHASE 2) 6-STORY BUILDINGS WITH 1-, 2- AND 3-BEDROOM APARTMENTS ON FLOORS 2 - 6 WITH GROUND FLOOR COMMON AREAS, GROUND LEVEL PARKING. PHASE 1 197 UNITS (PHASE 2 106 UNITS). ALL ELECTRIC WITH ELEVATOR AND STANDBY POWER ENGINE GENERATOR AND FIRE PUMP.
Project Type	ADD NEW (PERMANENT) SERVICE

METER NUMBERS

No Meter	NO EXISTING METER

NEW SERVICE

Number of Meters	5
Has Renewables	NO

MONTHLY BILLING

Monthly Bill Payer	QUESTOR LAU
Monthly Bill Payer	QUESTOR LAU

PER METER LOAD INFORMATION

Monthly Bill Payer	QUESTOR LAU
Load Type	APARTMENT
Building Permit Number	TO BE DETERMINED
Amps	CT METER
Voltage	3PH, 120/208V, 4W (F)
Total Connected kVA	7775
Total Demand kVA	2052
Total Generation kVA	225
Total sq. ft.	286635
AC sq. ft.	10280
Number of Floors	6
Number of Units	302
Common Area sq. ft.	63870
Parking Area sq. ft.	113780
Uses Master Meter	YES
Is there large equipment being served other than normal building loads (receptacles, lights, and AC)?	YES
Equipment Type	ELEVATORS
Rating (HP/KW)	25HP
Number of Units	4
Total Load (Rating x # of Units)	100HP
Equipment Type	FIRE PUMPS
Rating (HP/KW)	20HP
Number of Units	2
Total Load (Rating x # of Units)	40HP
Equipment Type	AIR CONDITIONING COMMON AREAS
Rating (HP/KW)	62KW
Number of Units	1
Total Load (Rating x # of Units)	62KW

SUBMITTALS

Site Plans	VIEW
Meter Elevation	VIEW
Single-Line Diagram	VIEW
Other Submittals	VIEW
Comments	

EXHIBIT 18

ENVIRONMENTAL QUESTIONNAIRE AND PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
ENVIRONMENTAL QUESTIONNAIRE
(TO BE COMPLETED BY APPLICANT)

The purpose of this questionnaire is to identify environmental issues to the Hawaii Housing Finance and Development Corporation (HHFDC), related to the real estate or related to the operations onsite, either past or present. This information will be considered as part of the application. Please answer all questions. If the site has operations or improvements which are not residential, retail or office uses, additional reports or attachment forms may be required. This questionnaire is a transmittal and informational document and is to be signed by the applicant.

Applicant: HKI Kahului Kaiahale LLC

Project: Kaiahale ʻo Kahiluhilu

Project Address: 153 West Kaʻahumanu Avenue

Kahului, HI 96732

LAND USE/OWNERSHIP

1. Current property owner, if different from the applicant:
State of Hawaiʻi — HHFDC controls the property pursuant to Executive Order No. 4590

2. Current and past site use(s): (Please check appropriate box)

☐ Multi-family residential ☐ Office ☐ Retail
☐ Warehouse ☐ Restaurant ☐ Vacant
☐ Manufacturing
☒ Other

If manufacturing or other, describe specific business activity:
Department of Education, McKinley Community School for Adults

3. Current zoning of property: B-2 – Business-Community
Are any land use changes intended? Yes ☒ No ☐

If yes, to what use? Residential

4. Is site contiguous to any lakes, rivers or a coastal zone, or located on either a former or current wetland area or endangered species habitat? Yes ☐ No ☒

If yes, describe: _____

5. If the site is residential, provide a copy of any standard tenant environmental notification/disclosure. Check box if attached ☐

6. If the site is not residential and is not entirely owner-occupied, or has tenants, please attach a current tenant list, including a description of the services or operations performed by each. Check box, if attached ☐

UNDERGROUND STORAGE TANKS

1. Has there ever been or is there currently a gas station or underground storage tanks (USTs) of any sort located on the site?
Yes ☐ No ☐
Don't know.

If Yes, when and for how long? _____

2. If yes, describe ownership and identify the operator of the gas station or USTs:
_____

3. If yes, attach any environmental investigation reports that reflect conditions of the current of former USTs. Check box if attached ☐

DRY CLEANERS

1. Has any dry cleaner operation been or is one currently located onsite?
Yes ☐ No ☐
Don't know.

If yes, when and for how long? _____

2. If yes, what type of dry-cleaning unit is current in use?
Transfer ☐ Dry to Dry ☐

Other (please specify): _____

How old is current equipment? _____Years.

Primary cleaning solvent and quantity used? _____gallons/mo.

How is the solvent disposed? (Describe the waste handling and disposal procedures):
_____

BUILDING IMPROVEMENTS

1. Were any improvements constructed prior to 1981? Yes ☒ No ☐

   If yes, describe type of building, square footage, and construction date(s):

   Three educational-use structures were constructed at an unknown date prior to 1927. In 1927, a two-story building, with 15-classrooms, totaling 12,500 square feet was constructed. In 1953, a new, four-room kindergarten building was constructed totaling approximately 384 feet. Most structures were demolished in 1996.

2. For any of the buildings constructed prior to 1981, has there been any major internal renovation work performed since 1981?
   Yes ☐ No ☐ Do Not Know ☒

   If yes, describe:

   In 1961, renovations were done on the cafeteria, kitchen, and interior (painting and lighting) of the classrooms.

3. Are any improvements on the property known to contain asbestos?
   Yes ☒ No ☐ Do Not Know ☐

   If yes, attach any available survey or the test result documentation; check box, if attached ¨

   See Hazard Materials Survey (Exhibit 25) and Limited Asbestos, Toxicity Characteristic Leaching Procedure, and Lead-Based Paint Sampling and Analysis Report (Exhibit 26).

4. Are any electrical transformers, capacitors, or other equipment, not owned by a utility, but which may contain PCBs, present on the site?
   Yes ☐ No ☒

   If yes, attach any survey or test result; check box, if attached ☐

5. Do any improvements onsite include hydraulic hoists or elevator?
   Yes ☐ No ☒

   If yes, describe: _____

6. What is the source of water supply for the site?
   Public ☒ On-site drinking well ☐ On-site irrigation well ☐
   Other (describe) _____

7. What are the destinations of wastewater and surface drainage discharge?
   Storm sewer ☒ Dry well ☐ Sanitary sewer ☒ Septic ☐
   Leach Field ☐ Above-ground tank ☐ Underground tank ☐ Vats ☐
   Ditches or Bodies of Water ☐ Sumps ☐ Clarifiers ☐
   Trenches ☐ Ponds ☐ Wetlands ☐
   Treatment Systems (describe): None
   Other (describe):

Wastewater service is provided by existing 15-inch and 8-inch sewer lines within Vevau Street and Kāne Street, respectively.

Stormwater runoff generated within the Project site sheet flows towards Kāne Street and three openings in the rock wall along Kaʻahumanu Avenue with portions of the runoff retained in low spots within the center of the Project site boundary. Runoff conveyed off the Project site towards Kāne Street travels via surface flow to a catch basin near the intersection of Kaʻahumanu Avenue and Kāne Street, while runoff conveyed towards the openings in the rock wall travels via surface and gutter flow into two catch basins along Kaʻahumanu Avenue.

8. Attach copies of any wastewater treatment and/or wastewater or storm water (non-point source) discharge permits pertaining to the property. Check box, if attached ¨

N/A.

REGULATORY ACTIONS

1. Have there been any spills, leaks, or other reportable releases of chemicals on the property or migration of chemicals onto the property from an off-site source?
   Yes ☐ No ☐
   Don't know.

   If yes, describe the chemicals and quantities released, any cleanup measures taken and the results of any related air, soil, or groundwater investigations:

   _____

2. Is the site adjacent to or within 2,000 feet of a governmental agency listed toxic waste treatment or disposal site, landfill, or contaminated drinking water well?
   Yes ☐ No ☐
   Don't know.
   If yes, explain:

   _____

3. Has any public agency ever investigated or cited the property for violation or possible violation of any environmental law, or any third party including a public agency, commenced enforcement or cleanup action under environmental law with respect to the property?
   Yes ☐ No ☐
   D**on't know.**

   If yes, describe:

   _____

4. Has any public agency ever listed the property as a waste disposal site or a site potentially qualifying for cleanup under any environmental law?
   Yes ☐ No ☐
   D**on't know.**

   If yes, describe:

   _____

5. Has the applicant or any of its partners, joint venture(s), corporate officers, or guarantors ever been named in any governmental or private injunctive, preventive or other administrative proceedings, actions, or litigations involving hazardous waste, toxic substances, hazardous materials, or any other environmental issues?
   Yes ☐ No ☒

   If yes, attach an explanation. Check box, if attached ☐.

INSURANCE/INDEMNIFICATION ARRANGEMENTS

1. Does the property owner have any form of either environmental or pollution insurance or other coverage under an indemnification agreement? Yes ☐ No ☐

   Don't know

   If yes, describe or attach the indemnification. Check box, if attached ☐.

2. Does the insurance or indemnification agreement cover environmental damages to the property caused by tenants?
   Yes ☐ No ☐ Not applicable ☐. **Don't know**

3. Do tenants have insurance to cover environmental impairment?
   Yes ☐ No ☐ Not applicable ☐. **Don't know**

   If yes, attach a copy of the relevant lease clause and/or binder and describe the conditions and limits of the coverage. Check box, if attached ¨.

4. If petroleum USTs are onsite, is the owner eligible for reimbursement of cleanup costs from a state cleanup fund?
   Yes ☐ No ☐ **Not Applicable**

   If not eligible, describe the form of financial assurance (cash, bonds, insurance) that is provided to comply with federal regulations

   _____

   _____

EXISTING ENVIRONMENTAL INVESTIGATION REPORTS

Attach any environmental site assessment(s), audits, investigations, or asbestos/lead surveys, or disclosures that are available to you. Check box, if attached ¨.☒

See Exhibit 18 (Phase 1 ESA) and Exhibit 25 (Hazardous Materials Survey)

If applicant is an individual:

I, _____, state to the best of my knowledge, information (print name)
and belief that all of the facts stated in response to the questions and requests for information contained in the foregoing Environmental Questionnaire are true.

Signature: _____ Date: _____

If applicant is a corporation, partnership, or limited liability company:

I, Karen Seddon, state that I am the Authorized Agent, of HKI Kahului Kaiahale LLC (Applicant) and that I am authorized to execute this document on behalf of Applicant. I further state based in part upon my personal knowledge and in part on the business records of the Applicant, that to the best of my knowledge, information and belief that all of the facts stated in response to the questions and requests for information contained in the foregoing Environmental Questionnaire are true.

Signature: _____ Date: February 19, 2025

Corporate Title: Regional Vice President - Hawaii

Prepared for:

Group 70 Design
111 Sought King Street, Suite 1700
Honolulu, Hawaii 96813

Phase I Environmental Site Assessment



153 West Kaahumanu Avenue
Kahului, Hawaii

Prepared by:

ENPRO Environmental
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ENPRO Project Number:	1902-00081-PH1
Date of Report:	May 8, 2019
On-Site Investigation:	April 17, 2019

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PROJECT AT A GLANCE™

Assessment Component	Not Requested	Acceptable (†)	Routine Solution	Phase II ESA	Estimated Cost (‡)	Report Reference Section	
						Project Site	Adjoining Property
Historical Review		X					
Regulatory Review		X					
Operations		X					
Hazardous Materials		X					
Underground Storage Tanks		X					
Aboveground Storage Tanks		X					
Solid Waste		X					
Surface Areas		X					
Wells		(N/A)					
PCBs		X					
Asbestos	X						
Lead Based Paint	X						
Lead in Drinking Water	X						
Radon	X						
Mold	X						
Significant Data Gaps						9.2	

(†) = Based on this preliminary study, it appears that further investigation in this area is not a priority concern for this site at the present time.

(‡) = Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of investigation/program development activities

Conditions noted in the Project at a Glance™ table represent the overall conditions of the property. More specific details on assessment components may be included in the text of this report; therefore the Project at a Glance™ should not be used as a stand-alone document.

ACTION ITEMS

Based on our investigations, ENPRO has concluded that the risk of contamination at the site is so minimal that no further investigation is required.

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1.0 EXECUTIVE SUMMARY

Group 70 International, Inc. (G70) retained ENPRO Environmental (ENPRO) to conduct a Phase I Environmental Site Assessment of the commercial property located at 153 West Ka'ahumanu Avenue, Kahului (the "project site"). The objective of this assessment was to provide an independent, professional opinion regarding *recognized environmental conditions* (RECs), as defined by the American Society for Testing and Materials (ASTM), associated with the project site.

This assessment was performed under the conditions of, and in accordance with ENPRO's Proposal Number 18E-0254-OGG dated May 10, 2018, the *ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,* and *All Appropriate Inquiries* (AAI) which includes 40 CFR Part 312, §312.21 and §312.31. Any exceptions, additions to, or deletions from the ASTM or AAI practice, details of the work performed, sources of information, and findings are presented in the report. Limitations of the assessment are described in Sections 2.5 and 2.6.

The project site, currently owned by the State of Hawaii, is 5.572 acres.

The historical research presented in this report has established the use of the property since 1927, when the property was depicted as a public school that contained five individual structures. According to the available historical sources of information, the project site continued to be used as a school until the present date. Several structures had been constructed and demolished, except for two structures that currently remain on site.

The project site is currently occupied by McKinley Community School for Adults (MCSA) and utilized as a lawnmower baseyard. The planned short-term use of the property is to be redeveloped as part of a mixed-use project that includes affordable housing and a school facility.

1.1 FINDINGS AND CONCLUSIONS

ASTM E-1527-13 defines three categories of *recognized environmental conditions (RECs)* which may impact the project site.

- A REC is defined as the presence or likely presence of any hazardous substance or petroleum product in, on, or at the property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment

- Historical RECs (H-RECs) are defined as a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authorities or meeting *unrestricted* use criteria established by a regulatory authority, without subjecting the property to any required controls

- Controlled RECs (C-RECs) are defined as a REC resulting from a past release that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place, subject to the implementation of required controls, such as property use restrictions, activity and use limitations (AULs), institutional controls, or engineering controls

Additionally, ASTM E-1527-13 allows for the identification of *de minimis conditions*. A *de minimis condition* is defined as a condition that generally does not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-13 of 153 West Kaahumanu Avenue, Kahului, Hawaii, the *property*. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this *report*.

This assessment has revealed no evidence of *recognized environmental conditions (RECs)* in connection with the *property*.

The following *de minimis conditions* were identified at the project site:

- *De minimis* petroleum staining on the pavement in the lawnmower baseyard beneath and adjacent to the lawnmowers.

Recommendations for additional actions regarding the above *de minimis conditions* are listed in Section 9.1.

The following environmental conditions, which are not considered *recognized environmental conditions,* as defined by ASTM, were observed during the assessment:

- Suspect asbestos containing building materials

- Suspect lead containing paint

- Termiticide application

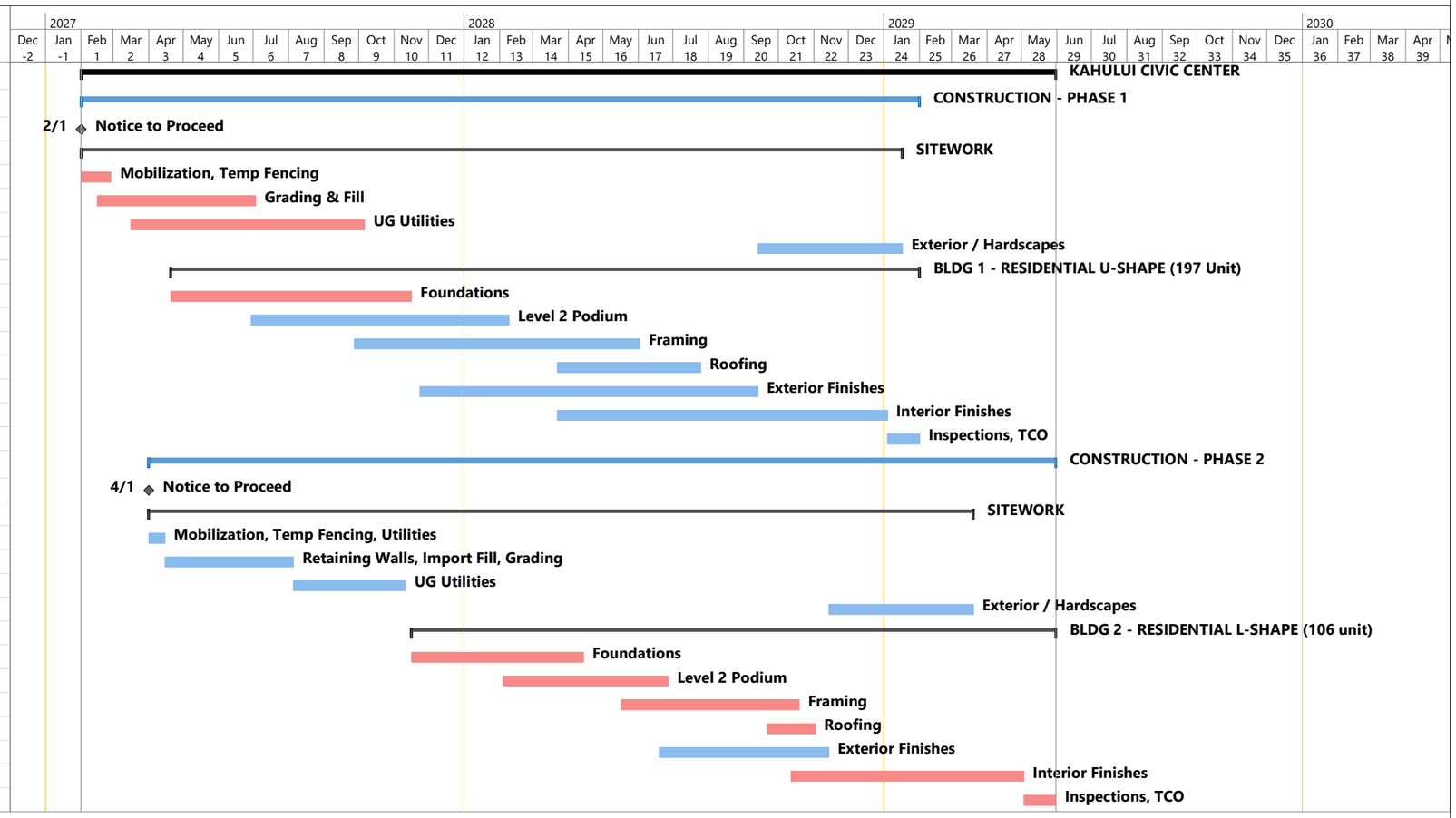
EXHIBIT 19

PROPOSED CONSTRUCTION TIMELINE

MOSS

KAHULUI CIVIC CENTER

ID	Task Name	Duration	Start	Finish
1	**KAHULUI CIVIC CENTER**	**608 days**	**Mon 2/1/27**	**Wed 5/30/29**
2	**CONSTRUCTION - PHASE 1**	**523 days**	**Mon 2/1/27**	**Wed 1/31/29**
3	Notice to Proceed	0 days	Mon 2/1/27	Mon 2/1/27
4	**SITEWORK**	**512 days**	**Mon 2/1/27**	**Tue 1/16/29**
5	Mobilization, Temp Fencing	20 days	Mon 2/1/27	Fri 2/26/27
6	Grading & Fill	100 days	Mon 2/15/27	Fri 7/2/27
7	UG Utilities	146 days	Tue 3/16/27	Tue 10/5/27
8	Exterior / Hardscapes	90 days	Wed 9/13/28	Tue 1/16/29
9	**BLDG 1 - RESIDENTIAL U-SHAPE (197 Unit)**	**467 days**	**Tue 4/20/27**	**Wed 1/31/29**
10	Foundations	150 days	Tue 4/20/27	Mon 11/15/27
11	Level 2 Podium	161 days	Tue 6/29/27	Tue 2/8/28
12	Framing	179 days	Mon 9/27/27	Thu 6/1/28
13	Roofing	89 days	Wed 3/22/28	Mon 7/24/28
14	Exterior Finishes	211 days	Tue 11/23/27	Tue 9/12/28
15	Interior Finishes	206 days	Wed 3/22/28	Wed 1/3/29
16	Inspections, TCO	20 days	Thu 1/4/29	Wed 1/31/29
17	**CONSTRUCTION - PHASE 2**	**565 days**	**Thu 4/1/27**	**Wed 5/30/29**
18	Notice to Proceed	0 days	Thu 4/1/27	Thu 4/1/27
19	**SITEWORK**	**513 days**	**Thu 4/1/27**	**Mon 3/19/29**
20	Mobilization, Temp Fencing, Utilities	10 days	Thu 4/1/27	Wed 4/14/27
21	Retaining Walls, Import Fill, Grading	80 days	Thu 4/15/27	Wed 8/4/27
22	UG Utilities	70 days	Thu 8/5/27	Wed 11/10/27
23	Exterior / Hardscapes	90 days	Tue 11/14/28	Mon 3/19/29
24	**BLDG 2 - RESIDENTIAL L-SHAPE (106 unit)**	**402 days**	**Tue 11/16/27**	**Wed 5/30/29**
25	Foundations	108 days	Tue 11/16/27	Thu 4/13/28
26	Level 2 Podium	102 days	Fri 2/4/28	Mon 6/26/28
27	Framing	111 days	Wed 5/17/28	Wed 10/18/28
28	Roofing	30 days	Thu 9/21/28	Wed 11/1/28
29	Exterior Finishes	106 days	Mon 6/19/28	Mon 11/13/28
30	Interior Finishes	145 days	Thu 10/12/28	Wed 5/2/29
31	Inspections, TCO	20 days	Thu 5/3/29	Wed 5/30/29



Project: KCCR - Preliminary Con
Date: Tue 1/14/25

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

EXHIBIT 20

MARKET DEMAND

KAHULUI CIVIC CENTER MIXED-USE COMPLEX - RESIDENTIAL

KAIAHALE ʻO KAHILUHILU

ANALYSIS OF THE MAUI HOUSING MARKET FOR AFFORDABLE MULTI-FAMILY UNITS

FOR

EAH HOUSING

30 September 2024

Project Name: Kaiahale ʻo Kahiluhilu

By

Paul Cassiday

OVERVIEW

CONTEXT: EAH Housing is developing an affordable rental project in Kahului, Maui, known as Kaiahale ‘o Kahiluhilu. The current proposal includes two phases focused on providing affordable housing for families. To support this effort, EAH Housing has engaged Mr. Paul Cassiday to conduct a market study, analyzing the demand for affordable family rental housing on Maui.

The study is an essential component of the developer’s discretionary approval submittals. In accordance, this study will fulfill the requirement for an independent market analysis, which is necessary to fulfill submittal requirements for the proposed affordable rental project.

SCOPE OF WORK: As stipulated by the Hawaii Housing Finance and Development Corporation, this Market Study will include:

1. A statement of the competence of the market analyst.
2. A description of the proposed site.
3. Geographic definition and analysis of the market area.
4. Identification of the project including location, unit counts, income levels and target population.
5. Analysis of household sizes and types in market.
6. Demographic analysis of the number of households in the market area which are income eligible and can afford to pay the rent. Estimate of capture rates for the market areas.
7. A description of comparable developments in the market area.
8. Analysis of practically available rents, vacancy rates, operating expenses, and turnover rates of comparable properties in the market area.
9. Analysis of practically available rents, vacancy rates and turnover rates of market rate properties in the market area.
10. Expected market absorption of the proposed rental housing, including a description of the effect of the market area.
11. Identification and commentary of proposed projects in the market areas.

I. STATEMENT OF THE COMPETENCE OF THE MARKET ANALYST

Paul Cassiday has a 30-year history in Hawaii of performing various marketing studies and reports, including the 2014 Affordable Rental Housing Update commissioned by Hawaii Housing Finance and Development Corporation (HHFDC), all four counties and other federal and state agencies. Mr. Cassiday has performed over 220 affordable rental market studies and over 40 affordable for sale market studies, as well as over 250 market studies.

Note that the data and statements herein are based on independent research and are in no way contingent upon outside findings or recommendations.

II. DESCRIPTION OF PROPOSED SITE

The proposed affordable housing development site is bordered by West Ka`ahumanu Avenue, Kāne Street, and Vevau Street in Kahului, Maui.

The proposed affordable housing development site is strategically located at the intersection of West Ka`ahumanu Avenue and Kāne Street in Kahului, Maui. As the commercial and administrative heart of the island, Kahului is the economic engine of Maui, housing the island’s primary airport, Kahului Airport (OGG), and its principal seaport. These key infrastructures make Kahului a critical hub for transportation, logistics, and commerce, facilitating the movement of goods, services, and people.

In addition to its economic significance, Kahului serves as a central point for political and civic activities in Maui County. It is a focal area for county-level governance, hosting various public services and governmental offices that influence local policy decisions and community development across the island. The town's role in shaping the region's socio-economic landscape makes it an ideal location for initiatives such as affordable housing, which aim to support the community's long-term growth and sustainability.

The site is currently occupied by the Department of Education's (DOE) McKinley Community School for Adults – Maui Campus, which includes a maintenance and operations building, 21 designated parking spaces, an open grass lawn, and a low perimeter stone wall. Future plans for the area include the construction of a Civic Center and parking structure to the south of the proposed housing development. Additionally, the County of Maui has developed the Central Maui Transit Hub on the southeast corner of the parcel along Vevau Street, further enhancing the site's connectivity and accessibility.

The location is within walking distance to the island's two major shopping malls, the industrial area along the harbor, and Hana Highway. Its central position provides convenient access to public transportation routes, health and social services, government offices, shopping centers, and dining options.

This affordable housing project aims to create a vibrant community offering a supportive environment that promotes positive and healthy lifestyles. The proximity to essential services and amenities makes it an ideal setting for fostering a thriving, interconnected community.

GENERAL COMMUNITY: Maui County is the third-largest county in the state, as ranked by population and economic activity, behind the City & County of Honolulu (Oahu) and the County of Hawaii. Historically, Maui - Lahaina - was the original port of the nation of Hawaii, as well as the first resort area in the state. Maui has since grown into the state's second-largest tourist destination, thanks to the major resort areas in West and South Maui.

III. GEOGRAPHIC DEFINITION OF AND ANALYSIS OF MARKET AREA

The County of Maui will serve as the market area for study. Such a definition was analyzed and deemed appropriate for the following reasons:

- Almost 99% of the entire island's population lives in within a 22-mile radius of the subject property, the Kaiahale ‘o Kahiluhilu affordable family housing project,
- All major retail, recreational, and medical facilities are located within an 8-mile radius, and
- There is an acute need for any affordably priced shelter on the island.

By way of context, the few similar projects within a fifteen-mile radius that could be considered comparable exhibit high occupancy, low vacancies, and very long waiting lists.

IV. IDENTIFICATION OF THE PROJECT & DESCRIPTION

The project location is in the downtown area of Kahului.

The proposed affordable housing development will include two (2) six-story buildings and the following onsite improvements:

- 303 multi-family units (1, 2, and 3 bedroom)
- Parking lot providing approximately 298 stalls
- Fitness centers
- Laundry facilities
- Administrative offices
- Bicycle storage
- Recreation decks and community spaces
- Landscaped areas

It will rise five stories over surface parking. The buildings are differentiated as “U” and “L” shaped plans ,which open the 303 residential units to ocean views of Kahului Harbor across Ka’ahumanu Avenue. The Project is being designed as LEED Silver and will include rideshare and Electric Vehicle (EV) ready stations, daylighting, water efficient landscaping, and energy-efficient light fixtures and low-flow plumbing fixtures throughout.

The unit amenities include Energy-Efficient Appliances: Refrigerator, Range/Oven/Hood. All units will have high-speed internet, cable television, and VoIP phone capacity. There will be natural ventilation supported with ceiling fans and large, operable windows.

Phase I will have 197 units, described in the table below.

PROJECT UNIT BREAKDOWN, P1

	30% AMI	50% AMI	60% AMI	Staff Unit	Total
1-BR	3	22	45		**70**
2-BR	6	25	86		**117**
3-BR	1	8	0	1	**10**
Total	**10**	**55**	**131**	**1**	**197**

Phase II will be on the same property and is described below.

PROJECT UNIT BREAKDOWN, P2

	30% AMI	50% AMI	60% AMI	Staff Unit	Total
1-BR	3	10	23		**36**
2-BR	3	15	42		**60**
3-BR	1	3	5	1	**10**
Total	**7**	**28**	**70**	**1**	**106**

PROJECT UNIT BREAKDOWN, P1 & P2

	30% AMI	50% AMI	60% AMI	Staff Unit	Total
1-BR	6	32	68	0	106
2-BR	9	40	128	0	177
3-BR	2	11	5	2	20
Total	17	83	201	2	303

Since the targeted population is households making 30% AMI, 50% AMI and 60% AMI, we show the allowed rents for 2024.

PROJECT UNIT PRICING GUIDELINES

	30% AMI	50% AMI	60% AMI
One Bed	$701	$1,169	$1,403
Two Bed	$842	$1,403	$1,684
Three Bed	$972	$1,621	$1,945

The project's strongest selling points will be:

- Affordability
- Newly built units
- Safe project, familiar neighborhood, vibrant Central Maui community

V. ANALYSIS OF HOUSEHOLD SIZES & TYPES IN THE MARKET

The study guidelines call for an analysis of household types and sizes in the market.

The following describes households and housing unit types.

HOUSEHOLDS BY TYPE	Estimate	Percentage
Total households	56,848	100.00%
Married-couple household	28,097	49.40%
With children of the householder under 18 years	9,208	16.20%
Cohabiting couple household	4,571	8.00%
With children of the householder under 18 years	1,875	3.30%
Male householder, no spouse/partner present	10,501	18.50%
With children of the householder under 18 years	964	1.70%
Householder living alone	6,929	12.20%
65 years and over	3,499	6.20%
Female householder, no spouse/partner present	13,679	24.10%
With children of the householder under 18 years	2,255	4.00%
Householder living alone	7,295	12.80%
65 years and over	4,783	8.40%
Households with one or more people under 18 years	17,962	31.60%
Households with one or more people 65 years and over	24,866	43.70%
Average household size	2.84	56,848
Average family size	3.36	49.40%

HOUSEHOLD CONDITIONS, VALUES AND CHARACTURISTICS

OCCUPANTS PER ROOM	Estimate	Percentage
Occupied housing units	56,848	100.00%
1.00 or less	50,777	89.30%
1.01 to 1.50	4,329	7.60%
1.51 or more	1,742	3.10%
VALUE		
Owner-occupied units	35,883	35,883
Less than $50,000	373	1.00%
$50,000 to $99,999	331	0.90%
$100,000 to $149,999	568	1.60%
$150,000 to $199,999	224	0.60%
$200,000 to $299,999	1,071	3.00%
$300,000 to $499,999	3,001	8.40%
$500,000 to $999,999	14,778	41.20%
$1,000,000 or more	15,537	43.30%
Median (dollars)	934,500	(X)
MORTGAGE STATUS		
Owner-occupied units	35,883	35,883
Housing units with a mortgage	22,555	62.90%
Housing units without a mortgage	13,328	37.10%
SELECTED MONTHLY OWNER COSTS (SMOC)		
Housing units with a mortgage	22,555	22,555
Less than $500	61	0.30%
$500 to $999	742	3.30%
$1,000 to $1,499	2,061	9.10%
$1,500 to $1,999	3,099	13.70%
$2,000 to $2,499	3,815	16.90%
$2,500 to $2,999	4,825	21.40%
$3,000 or more	7,952	35.30%
Median (dollars)	2,655	(X)
SELECTED MOCAS A % OF HOUSEHOLD INCOME (SMOCAPI)		
Housing units with a mortgage (	22,447	22,447
Less than 20.0 percent	8,537	38.00%
20.0 to 24.9 percent	2,301	10.30%
25.0 to 29.9 percent	2,024	9.00%
30.0 to 34.9 percent	2,632	11.70%
35.0 percent or more	6,953	31.00%
Not computed	108	(X)

HOUSEHOLD RENT CHARACTURISTICS

GROSS RENT	
Occupied units paying rent	19,066
Less than $500	1,280
$500 to $999	2,937
$1,000 to $1,499	2,941
$1,500 to $1,999	3,622
$2,000 to $2,499	3,174
$2,500 to $2,999	1,409
$3,000 or more	3,703
Median (dollars)	1,828
No rent paid	1,899
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	
Occupied units paying rent (excluding units where GRAPI cannot be computed)	18,552
Less than 15.0 percent	2,224
15.0 to 19.9 percent	1,132
20.0 to 24.9 percent	1,667
25.0 to 29.9 percent	3,390
30.0 to 34.9 percent	1,781
35.0 percent or more	8,358

HOUSEHOLD SIZE, TYPE AND OWNERSHIP:

HOUSING OCCUPANCY	Estimate	Percentage
Total housing units	73,588	73,588
Occupied housing units	56,848	77.30%
Vacant housing units	16,740	22.70%
Homeowner vacancy rate	0.5	(X)
Rental vacancy rate	4.9	(X)
UNITS IN STRUCTURE		
Total housing units	73,588	73,588
1-unit, detached	43,111	58.60%
1-unit, attached	5,446	7.40%
2 units	2,188	3.00%
3 or 4 units	3,576	4.90%
5 to 9 units	6,471	8.80%
10 to 19 units	3,023	4.10%
20 or more units	9,301	12.60%
Mobile home	397	0.50%
Boat, RV, van, etc.	75	0.10%
YEAR STRUCTURE BUILT		
Total housing units	73,588	73,588
Built 2020 or later	1,064	1.40%
Built 2010 to 2019	5,722	7.80%
Built 2000 to 2009	13,749	18.70%
Built 1990 to 1999	10,470	14.20%
Built 1980 to 1989	12,974	17.60%
Built 1970 to 1979	16,168	22.00%
Built 1960 to 1969	5,462	7.40%
Built 1950 to 1959	3,540	4.80%
Built 1940 to 1949	1,699	2.30%
Built 1939 or earlier	2,740	3.70%
BEDROOMS		
Total housing units	73,588	73,588
No bedroom	3,346	4.50%
1 bedroom	12,042	16.40%
2 bedrooms	18,605	25.30%
3 bedrooms	27,882	37.90%
4 bedrooms	8,177	11.10%
5 or more bedrooms	3,536	4.80%
HOUSING TENURE		
Occupied housing units	56,848	56,848
Owner-occupied	35,883	63.10%
Renter-occupied	20,965	36.90%

The following charts depict the changes in household income and head of household age. It was drawn from data from 2020 Census and updated for 2024 as estimates. It then projects an estimation for 2029.

As seen, the largest income segments is $50,000-$74,999 in both 2024 and 2029 data, approximating the 50% AMI levels using the 2024 HUD data.

The following tables show the change numerically in the data from 2024 to 2029.

VI. DEMOGRAPHIC ANALYSIS OF INCOME ELIGIBLE HOUSEHOLDS

OVERVIEW: The scope of work calls for a demographic analysis of the number of households in the market area that are income eligible and can afford to pay the rent. The following table uses Census data to describe household sizes in the market by household income, up to $150,000/year.

NUMBER OF HOUSEHOLDS PER HOUSEHOLD INCOME SEGMENT

	1-Person	2-Person	3-Person	4-Person	5+-Person	Totals
$0-10,000	1,203	494	338	195	215	2,445
$10,000-20,000	1,640	722	267	146	160	2,935
$20,000-30,000	1,261	1,018	368	245	369	3,261
$30,000-40,000	1,403	1,135	348	304	436	3,626
$40,000-50,000	938	1,571	449	367	315	3,640
$50,000-60,000	693	1,098	573	575	630	3,569
$60,000-70,000	651	1,257	435	455	446	3,244
$70,000-75,000	325	629	217	228	223	1,622
$75,000-80,000	168	537	299	177	186	1,367
$80,000-90,000	378	1,209	673	399	417	3,076
$90,000-100,000	294	940	524	311	324	2,393
$100,000-112,500	434	1,285	615	490	540	3,364
$100,000-125,000	290	856	410	326	360	2,243
$125,000-150,000	463	1,109	715	816	860	3,963

They estimate that most of the renter population are one to two person households.

RENTER POPULATION, ALL MAUI, BY PEOPLE/HOUSEHOLD

	1-Person	**2-Person**	**3-Person**	**4-Person**	**5+-Person**	**Total**
Total Households	5,873	5,687	2,844	1,944	2,439	18,787
Share	31.3%	30.3%	15.1%	10.3%	13%	100.0%

The target market is comprised of those households who satisfy the income restrictions and other requirements for entering into a rental contract for these units. The project will be producing one-bedroom, two-bedroom and three-bedroom unit rentals for those making approximately 30%, 50% and 60% of the Area Median Income (AMI).

The target AMI income limits for Maui per family size, according to HHFDC is described below.

MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS, 2024

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
30%	$26,190	$29,940	$33,690	$37,410	$40,410	$43,410	$46,410
50%	$43,650	$49,900	$56,150	$62,350	$67,350	$72,350	$77,350
60%	$52,380	$59,880	$67,380	$74,820	$80,820	$86,820	$92,820

Using the above guidelines, the table below depicts the total population of households in the County (meaning, on the island) who are renting, categorized by income bracket according to the number of people in the household.

This data comes from Ribbon Demographics, a firm that specializes in taking US Census data and separating it into segments that are useful for projecting the demographic demand for affordable housing. It defines the relevant target markets of the project.

RENTER & OWNER HOUSEHOLDS BY AMI AND FAMILY SIZE, 2024

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
30%	**3,334**	**1,115**	**1,014**	**746**	**658**	**355**	**127**
50%	**2,069**	**2,508**	**949**	**754**	**879**	**387**	**139**
60%	**719**	**1,040**	**512**	**611**	**318**	**167**	**57**

RENTER ONLY HOUSEHOLDS BY AMI AND FAMILY SIZE, 2024

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
30%	**2,070**	**456**	**581**	**399**	**398**	**212**	**75**
50%	**1,206**	**1,127**	**535**	**359**	**497**	**229**	**81**
60%	**374**	**444**	**291**	**337**	**154**	**64**	**19**

The next step is to determine the number of people in the household who would qualify to live in a unit. This is done relative to the number of bedrooms, per the project's unit supply. Per household size, there is an occupancy requirement for the minimum and maximum number of persons in a household renting an affordable unit.

The rules regulating the rental of the one bedrooms say that no less than one person and no more than two people can rent a one-bedroom unit. For two-bedroom units, no fewer than two people and no more than five people can rent a unit. For three-bedroom units, the rule states that no fewer than three people and no more than seven people can rent a unit.

OCCUPANCY REQUIREMENT

Bedrooms	Occupancy Average	Occupancy Range
1 Bedroom	1.50	1-2 Persons
2 Bedroom	3.00	2-5 Persons
3 Bedroom	4.50	3-7 Persons

From this one can derive the number of households in the market area who make the allowable income or less. This becomes the number of households that constitutes the total potential demand for the project's supply. This analysis begins with deriving the demand for the one-bedroom unit, by phases.

PHASE 1

ONE-BEDROOM UNITS: The supply by bedroom and target AMI is defined below.

PROJECT SUPPLY, BY TARGET AMI

Target AMI	Bed/Bath	Unit Count
30%	1 Bed	3
50%	1 Bed	22
60%	1 Bed	45

The next table describes the maximum income that a household qualifying for a one-bedroom unit can make.

LIMITS OF INCOME BY HOUSEHOLD SIZE

One-Bedroom Limits	30% of AMI	50% of AMI	60% of AMI
1 Person	$26,190	$43,650	$52,380
2 Person	$29,940	$49,900	$59,880

With this, one can get to the number of one and two-person households who reside within the market area who satisfy income limit restrictions. This represents the potential number of households that would be able to rent one of these units. The table below shows this potential demand for one and two-person households by AMI.

RENTER HOUSEHOLDS POTENTIAL DEMAND FOR ONE BEDROOM UNITS

AMI	Renter Population 1 Person	Renter Population 2 Person	Total Population
30%	2,070	456	2,526
50%	1,206	1,127	2,333
60%	374	444	818

The next table shows the total potential demand relative to the project's actual supply.

ONE-BEDROOM SHARE OF TOTAL POTENTIAL MARKET, BY AMI

AMI	Unit Supply	Potential Demand
30%	3	2,526
50%	22	2,333
60%	45	818

Next, we consider the supply and demand balance, given the units of the project. The table below compares potential demand against total supply, new units plus existing units. The difference is shown in the Demand versus Supply column. As seen, surplus demand for these units. The share of supply versus demand is shown as a percentage (also called the capture rate).

P1 SUPPLY & DEMAND, SHARE OF MARKET

AMI	Unit Supply	Existing Supply	Future Supply	Total Supply	Potential Demand	Demand vs Supply	Supply % of Demand
30%	3	2	4	9	2,526	2,517	0.4%
50%	22	22	10	54	2,333	2,279	2.4%
60%	45	40	20	105	818	713	14.7%

This says that the current supply of units, including this project and future ones, is 0.4% of total potential demand for the 30% AMI market segment, 2.4% of total potential demand for the 50% AMI market segment, and 14.7% of demand for 60% AMI.

TWO-BEDROOM UNITS: Per two-bedroom units, the supply of these units by AMI is detailed below.

P1 PROJECT SUPPLY, BY TARGET AMI

Target AMI	Bed/Bath	Unit Count
30%	2 Bed	6
50%	2 Bed	25
60%	2 Bed	86

The next table describes the maximum income a household can make for these units.

LIMITS OF INCOME BY HOUSEHOLD SIZE

Two-Bedroom Limits	30% of AMI	50% of AMI	60% of AMI
2 Person	$29,940	$49,900	$59,880
3 Person	$33,690	$56,150	$67,380
4 Person	$37,410	$62,350	$74,820
5 Person	$40,410	$67,350	$80,820

The next table describes the household counts, per AMI and people in the household.

RENTER HOUSEHOLDS POTENTIAL DEMAND FOR TWO BEDROOM UNITS

AMI	Renter Population 2 Person	Renter Population 3 Person	Renter Population 4 Person	Renter Population 5 Person	Total Population
30%	456	581	399	398	1,834
50%	1,127	535	359	497	2,518
60%	444	291	337	154	1,226

The next table shows the total potential demand relative to the project's actual supply.

P1 TWO-BEDROOM SHARE OF TOTAL POTENTIAL MARKET, BY AMI

AMI	Unit Supply	Potential Demand
30%	6	1,834
50%	25	2,518
60%	86	1,226

Next, we consider the supply and demand balance, given the units of the project. The table below compares potential demand against total supply, new units plus existing units. The difference is shown in the Demand versus Supply column. As seen, surplus demand for these units. The share of supply versus demand is shown as a percentage (also called the capture rate).

P1 SUPPLY & DEMAND, SHARE OF MARKET

AMI	Unit Supply	Existing Supply	Future Supply	Total Supply	Potential Demand	Demand vs Supply	Supply % of Demand
30%	6	2	8	16	1,834	1,818	0.9%
50%	25	145	8	178	2,518	2,340	7.6%
60%	86	46	18	150	1,226	1,076	13.9%

This says that the current supply of units, including this project and future ones, is 1,1% of total potential demand for the 30% AMI market segment, 13% of total potential demand for the 50% AMI market segment, and 20% of demand for 60% AMI.

THREE BEDROOM UNITS: Again, the supply of these units by AMI is described below.

P1 PROJECT SUPPLY, BY TARGET AMI

Target AMI	Unit Count
30%	1
50%	8

The next table describes the maximum income that a household qualifying for a three-bedroom unit can make.

LIMITS OF INCOME BY HOUSEHOLD SIZE

Three Bedroom Limits	30% of AMI	50% of AMI
3 Person	$33,690	$56,150
7 Person	$46,410	$77,350

With this, one can get to the number of three to seven-person affordable households who reside within the market area who satisfy income limit restrictions. This represents the potential demand in terms of the number of affordable households that would be able to rent one of these units.

AFFORDABLE RENTER HOUSEHOLDS POTENTIAL DEMAND

AMI	3-Person	4-Person	5-Person	6-Person	7-Person	Renter Population
30%	581	399	398	212	75	1,665
50%	535	359	497	229	81	1,701

The next table shows the total potential demand relative to the project's actual supply.

P1 THREE BEDROOM SHARE OF TOTAL POTENTIAL MARKET, BY AMI

AMI	Unit Supply	Potential Demand
30%	1	1,665
50%	8	1,701

Next, we consider the supply and demand balance, given the units of the project. The table below compares potential demand against total supply, new units plus existing units.

The difference is shown in the Demand versus Supply column. As seen, there is a surplus demand for these units. The share of developer supply versus potential demand is shown as a percentage (also called the capture rate).

P1 THREE BEDROOM SUPPLY & MARKET DEMAND, NEWLY BUILT MARKET SHARE

AMI	Unit Supply	Existing Supply	Future Supply	Total Supply	Potential Demand	Demand vs Supply	Supply % of Demand
30%	1	3	7	11	1,665	1,654	0.7%
50%	8	162	12	182	1,701	1,519	12.0%

Note the total supply for 30% AMI units represent 0.7% of the market, now and for the near future. And the totals for the 50% AMI units represent 12% of the market, now and for the near future.

PHASE 2

ONE-BEDROOM UNITS: The supply by bedroom and target AMI is defined below.

P2 PROJECT SUPPLY, BY TARGET AMI

Target AMI	Bed/Bath	Unit Count
30%	1 Bed	3
50%	1 Bed	10
60%	1 Bed	23

The next table describes the maximum income that a household qualifying for a one-bedroom unit can make.

LIMITS OF INCOME BY HOUSEHOLD SIZE

One-Bedroom Limits	30% of AMI	50% of AMI	60% of AMI
1 Person	$26,190	$43,650	$52,380
2 Person	$29,940	$49,900	$59,880

With this, one can get to the number of one and two-person households who reside within the market area who satisfy income limit restrictions. This represents the potential number of households that would be able to rent one of these units. The table below shows this potential demand for one and two-person households by AMI.

RENTER HOUSEHOLDS POTENTIAL DEMAND FOR ONE BEDROOM UNITS

AMI	Renter Population 1 Person	Renter Population 2 Person	Renter Population
30%	2,070	456	2,526
50%	1,206	1,127	2,333
60%	374	444	818

The next table shows the total potential demand relative to the project's actual supply.

P2 ONE-BEDROOM SHARE OF TOTAL POTENTIAL MARKET, BY AMI

AMI	Unit Supply	Potential Demand
30%	3	2,526
50%	10	2,333
60%	23	818

Next, we consider the supply and demand balance, given the units of the project. The table below compares potential demand against total supply, new units plus existing units. The difference is shown in the Demand versus Supply column. As seen, surplus demand for these units. The share of supply versus demand is shown as a percentage (also called the capture rate).

P2 SUPPLY & DEMAND, SHARE OF MARKET

AMI	Unit Supply	Existing Supply	Future Supply	Total Supply	Potential Demand	Demand vs Supply	Supply % of Demand
30%	3	2	7	12	2,526	2,514	0.5%
50%	22	22	32	76	2,333	2,257	3.4%
60%	45	40	65	150	818	668	22.5%

This says that the current supply of units, including this project and future ones, is 0.5% of total potential demand for the 30% AMI market segment, 3.4% of total potential demand for the 50% AMI market segment, and 22.5% of demand for 60% AMI.

TWO-BEDROOM UNITS: Per two-bedroom units, the supply of these units by AMI is detailed below.

P2 PROJECT SUPPLY, BY TARGET AMI

Target AMI	Bed/Bath	Unit Count
30%	2 Bed	3
50%	2 Bed	15
60%	2 Bed	42

The next table describes the maximum income a household can make for these units.

LIMITS OF INCOME BY HOUSEHOLD SIZE

Two-Bedroom Limits	30% of AMI	50% of AMI	60% of AMI
2 Person	$29,940	$49,900	$59,880
3 Person	$33,690	$56,150	$67,380
4 Person	$37,410	$62,350	$74,820
5 Person	$40,410	$67,350	$80,820

The next table describes the household counts, per AMI and people in the household.

RENTER HOUSEHOLDS POTENTIAL DEMAND FOR TWO BEDROOM UNITS

AMI	Renter Population 2 Person	Renter Population 3 Person	Renter Population 4 Person	Renter Population 5 Person	Total Population
30%	456	581	399	398	1,834
50%	1,127	535	359	497	2,518
60%	444	291	337	154	1,226

The next table shows the total potential demand relative to the project's actual supply.

P2 TWO-BEDROOM SHARE OF TOTAL POTENTIAL MARKET, BY AMI

AMI	Unit Supply	Potential Demand
30%	3	1,834
50%	15	2,518
60%	42	1,226

Next, we consider the supply and demand balance, given the units of the project. The table below compares potential demand against total supply, new units plus existing units. The difference is shown in the Demand versus Supply column. As seen, surplus demand for these units. The share of supply versus demand is shown as a percentage (also called the capture rate).

P2 SUPPLY & DEMAND, SHARE OF MARKET

AMI	Unit Supply	Existing Supply	Future Supply	Total Supply	Potential Demand	Demand vs Supply	Supply % of Demand
30%	3	2	13	18	1,834	1,816	1.0%
50%	15	145	57	217	2,518	2,301	9.4%
60%	42	46	151	239	1,226	987	24.2%

This says that the current supply of units, including this project and future ones, is 1% of total potential demand for the 30% AMI market segment, 9.4% of total potential demand for the 50% AMI market segment, and 24.4% of demand for 60% AMI.

THREE BEDROOM UNITS: Again, the supply of these units by AMI is described below.

P2 PROJECT SUPPLY, BY TARGET AMI

Target AMI	Unit Count
30%	1
50%	3
60%	5

The next table describes the maximum income that a household qualifying for a three-bedroom unit can make.

LIMITS OF INCOME BY HOUSEHOLD SIZE

Three Bedroom Limits	30% of AMI	50% of AMI	60% of AMI
3 Person	$33,690	$56,150	$67,380
7 Person	$46,410	$77,350	$92,820

With this, one can get to the number of three to seven-person affordable households who reside within the market area who satisfy income limit restrictions. This represents the potential demand in terms of the number of affordable households that would be able to rent one of these units.

AFFORDABLE RENTER HOUSEHOLDS POTENTIAL DEMAND

AMI	3-Person	4-Person	5-Person	6-Person	7-Person	Renter Population
30%	581	399	398	212	75	1,665
50%	535	359	497	229	81	1,701
60%	291	337	154	64	19	846

The next table shows the total potential demand relative to the project's actual supply.

P2 THREE BEDROOM SHARE OF TOTAL POTENTIAL MARKET, BY AMI

AMI	Unit Supply	Potential Demand
30%	1	1,665
50%	3	1,701
60%	5	846

Next, we consider the supply and demand balance, given the units of the project. The table below compares potential demand against total supply, new units plus existing units.

The difference is shown in the Demand versus Supply column. As seen, there is a surplus demand for these units. The share of developer supply versus potential demand is shown as a percentage (also called the capture rate).

P2 THREE BEDROOM SUPPLY & MARKET DEMAND, NEWLY BUILT MARKET SHARE

AMI	Unit Supply	Existing Supply	Future Supply	Total Supply	Potential Demand	Demand vs Supply	Supply % of Demand
30%	1	3	8	12	1,665	1,653	0.7%
50%	3	162	20	185	1,701	1,516	12.2%
60%	5	48	47	100	865	765	13.1%

Note the total supply for 30% AMI units represent 0.7% of the market, now and for the near future. And the totals for the 50% AMI units represent 12.2% of the market, now and for the near future. And the totals for the 60% AMI units represent 13.1% of the market, now and for the near future.

VII. DESCRIPTION OF COMPARABLE DEVELOPMENTS IN THE MARKET AREA

About 547 homes at 12 properties in Lahaina serving predominantly low-income households were destroyed or rendered uninhabitable by the fire.

The largest property on the list was Front Street Apartments with 142 units. Hawaii Public Housing Authority had two properties affected by the fire: Piilani Homes with 42 units and David Malo Circle with 18 apartments. A Maui nonprofit, Hale Mahaolu, lost 192 units in five low-income housing projects they managed. The properties were the 112-unit Lahaina Surf, a pair of 20-unit projects owned by the county called Komohana Hale and Crossroads, the 35-unit Hale Mahaolu Eono for older residents who can live independently, and a separate Hale Mahaolu Eono property with five homes.

The loss of these 547 units is a significant portion of 1,300 affordable units the nonprofit owned or managed on the island before the fire.

The following tables describe the units that are comparable to the subject property. They summarize the comparable developments in the market area for developed projects that have units serving households making 30%, 50%, and 60% of AMI.

INVENTORY OF ONE BEDROOM AFFORDABLE UNITS BY AMI

Project Name	30% AMI	50% AMI	60% AMI
Kahekili Terrace		12	
Kahului Town Terrace	2		35
Kulamalu		12	
Luana Gardens			20

INVENTORY OF TWO BEDROOM AFFORDABLE UNITS BY AMI

Project Name	30% AMI	50% AMI	60% AMI
Hale Makana O'Waiale		128	
Imi Ikena Apartments	2	22	
Kahekili Terrace		22	
Kahului Town Terrace	1		28
Kulamalu			
Luana Gardens			20
Makani Kai Hale		4	

INVENTORY OF THREE BEDROOM AFFORDABLE UNITS BY AMI

Project Name	30% AMI	50% AMI	60% AMI
Hale Makana O'Waiale		48	
Imi Ikena Apartments		3	
Kahekili Terrace		48	
Kahului Town Terrace	1		5
Luana Gardens			20
Makani Kai Hale		25	

VIII. ANALYSIS OF COMPARABLE PROPERTIES IN THE MARKET AREA

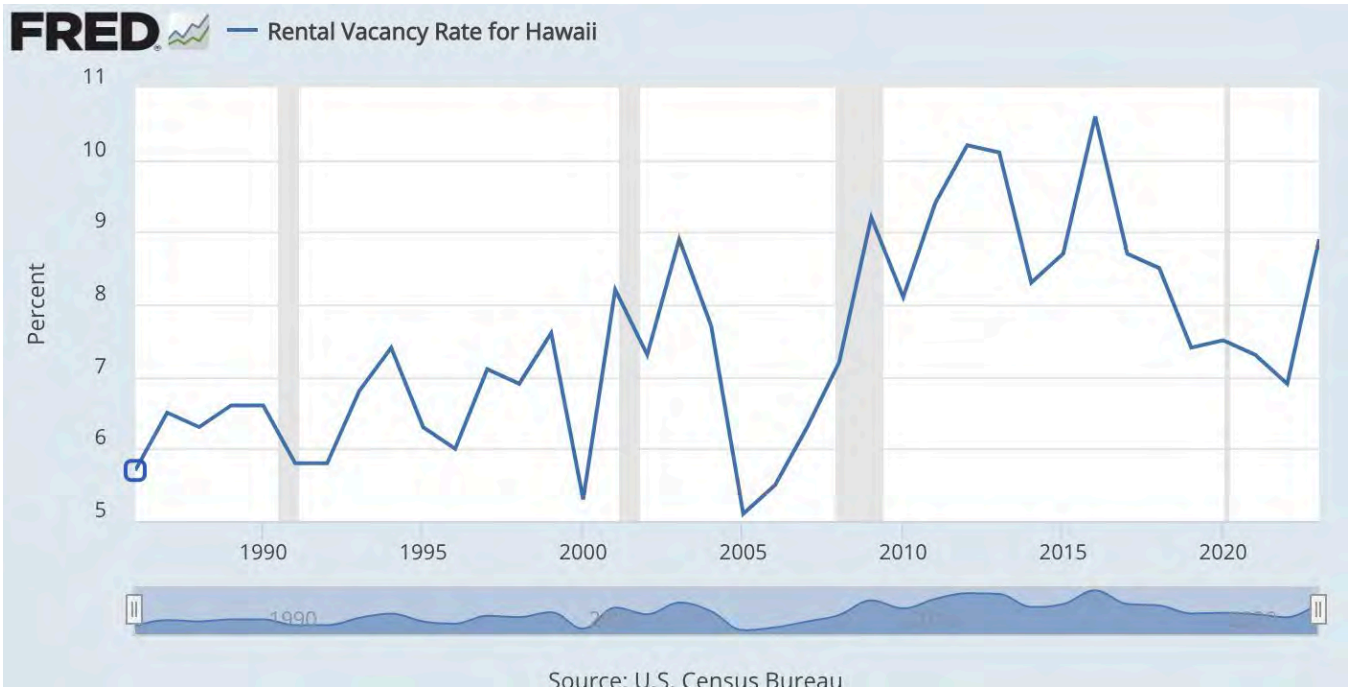
This section calls for an analysis of “practically available rents, vacancy rates, operating expenses and turnover rates of comparable properties in the market area.” The following tables summarize and analyze the data we received from interviewing developers and searching on the Internet. Note that not all of our inquiries received answers to all questions, particularly the operating expenses and turnover rates of comparable properties in.

RENTAL VACANCY RATES

According to the U.S. Census Bureau, the US rental vacancy rate was 6.6% in the second quarter of 2024, which is higher than the 6.3% rate in the second quarter of 2023. This rate is lower than the long-term average of 7.27%. A healthy vacancy rate for residential property is usually between 5–8%. Rental Vacancy Rate for Hawaii as of May 13, 2024, was 8.9%, up from 6.9% the year before.

STATE VACANCY RATES

Date	Vacancy Percent
2013-01-01	10.1
2014-01-01	8.3
2015-01-01	8.7
2016-01-01	10.6
2017-01-01	8.7
2018-01-01	8.5
2019-01-01	7.4
2020-01-01	7.5
2021-01-01	7.3
2022-01-01	6.9
2023-01-01	8.9



TURNOVER RATES

The Institute of Real Estate Management (IREM) was consulted to determine the appropriate turnover rate for the market area. The annual turnover rate for Region IX is 49.1 percent for garden buildings and 44.4 percent for low rise buildings.

In addition, the reported turnover rates for the comparables surveyed were also analyzed. The annual turnover rate of the comparables surveyed indicated a range of 10 percent to 40 percent, with an average of 25.8 percent.

In addition, the following table was compiled using responses received from local affordable housing managers.

CHARACTURISTICS OF COMPARABLE AFFORDABLE UNITS

Type	Unit Counts	Ave Wait List	Ave Vacancy	Ave Turnover	Ave Turn Rate	Projects
Senior	247	275	0.0%	1	1.9%	4
Family	721	260	5.5%	5	1.2%	8

IX. ANALYSIS OF MARKET RATE PROPERTIES IN THE AREA

The following section calls for an analysis of "practically available rents, vacancy rates, operating expenses and turnover rates of market properties in the market area." Again, while the underlying data comes from interviewing developers and searching on the Internet, not all of our inquiries received answers to all questions.

Note that there are only six professionally managed and owned market rate apartment buildings within the Maui market, cumulatively containing +/-600 units:

- Sunset Terrace (Lahaina),
- Paradise Gardens (Kihei),
- Piilani Gardens (Kihei),
- Kihei Regency (Kihei), and
- Waterfront Apartments (Kahului).

All are older developments.

Piilani Gardens is a 200+ unit garden style apartment building in Kihei containing all 2-bedroom units; the owner reported no vacant units and very low turnover and reported asking rates ranging from $2,400 to $2,900 for a 2-bedroom unit. This property was completed in 2002.

Paradise Gardens and Kihei Regency, both in Kihei, are under common ownership and are older developments in need of substantial unit upgrades and capital improvements. Nevertheless, both properties are 96%-97% occupied with rental rates ranging from $1,900 to $2,300 for 1-bedroom units and $2,100 to $2,500 for 2-bedroom units; the rental rates reflecting the age and conditions of the properties.

We note that Craigslist is the primary marketing channel for owners and tenants in the marketplace; thus, much of our research for rental properties was focused on data from Craigslist. The app was surveyed and scraped all listings of 1, 2 and 3-bedroom units for analysis. We reviewed the data for rented units that were advertised as long-term. And we were mindful in doing so of the rents, shown in the table below, that the developer would be charging the market.

COMPARABLE MARKET RENTAL RATES 2024

Beds	Listing Count	Min Rents	Ave Rents	Max Rents
One Bed	135	$900	$2,318	$4,100
Two Bed	145	$1,950	$3,129	$5,495
Three Bed	72	$2,600	$4,402	$7,000

In the table below, these market rates were compared to what the project would be charging the market. As seen, the project rentals are well below the market rates.

COMPARABLE MARKET RENTAL RATES COMPARED TO GUIDELINES

Beds	Min Rents	Ave Rents	Max Rents	30% AMI	50% AMI	60% AMI
One Bed	$900	$2,318	$4,100	$701	$1,169	$1,403
Two Bed	$1,950	$3,129	$5,495	$842	$1,403	$1,684
Three Bed	$2,600	$4,402	$7,000	$972	$1,621	$1,945

In the table below, these market rates were broken out by area. As seen, the minimum rents In the market area of Central Maui are above the project rents.

COMPARABLE MARKET RENTAL RATES BY LOCATION

	Min Rent			Ave Rent			Max Rent		
Area	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
Central	$1,650	$1,950	$2,800	$2,088	$2,799	$4,444	$3,500	$5,495	$6,500
South	$1,700	$2,300	$3,700	$2,606	$3,203	$4,898	$4,100	$4,500	$6,800
Upcountry	$900	$2,000	$2,600	$2,135	$3,263	$4,033	$3,500	$5,000	$7,000
West	$2,700	$2,618	$5,500	$2,953	$3,606	$5,500	$3,300	$5,000	$5,500

A major effect of high housing costs on households is that they re-rent part of their shelter to friends or families. Evidence of this is measured by the US Census, and they define crowding as 2 or more persons per bedroom. They also measure doubling up via surveys and define that as 'more than one family group' in a household.

In the last Housing Planning Study, such a survey was performed and the results from Maui show that for owners, 4.5% of the respondents characterized their living situation as 'crowded' and another 14.7% indicated 'doubling up' in the household. For renter respondents, 18.4% of them indicated 'crowding' and another 13.5% said yes to 'doubling up."

CROWDING & DOUBLING UP, ALL MAUI HOUSEHOLDS SURVEYED

	Owners	Renter
Crowded	4.50%	18.40%
Doubled up	14.70%	13.50%
Crowded & Doubled Up	18.00%	26.60%

The following tables show the data by area.

MAUI HOUSEHOLDS DOUBLING UP, BY AREA

	Upcountry	Central Maui	North Shore	South Maui	West Maui
Yes	12.20%	13.70%	13.50%	16.30%	16.50%
No	87.80%	86.30%	86.50%	83.70%	83.50%

MAUI HOUSEHOLDS CROWDING, BY AREA

Ppl/Bedroom	Upcountry	Central Maui	North Shore	South Maui	West Maui
Less than 2	92.30%	88.80%	94.90%	91.10%	85.70%
More than 2	7.70%	11.20%	5.10%	8.90%	14.30%

MAUI HOUSEHOLDS DOUBLING UP & CROWDING, BY AREA

	Upcountry	Central Maui	North Shore	South Maui	West Maui
Either or Both	18.70%	22.70%	17.40%	22.00%	25.50%
Neither	81.30%	77.30%	82.60%	78.00%	74.50%

X. EXPECTED ABSORPTION AND FORECASTED EFFECT ON MARKET AREA

Based on our demographic information and rental demand analysis, we believe that there is more than adequate demand in the primary market area for the subject property, as proposed. In other words, the demand should overwhelm the contemplated supply.

Based on our demographic information and rental demand analysis, the data shows that there is more than adequate potential demand in the primary market area for the subject property. Additionally, the supply in the market is dated, and in need of renovation.

While demand has softened recently due to the pandemic, it is likely to return well before the project comes to market, at least 2 to 3 years away.

And, considering the paltry supply and growing demand for affordable housing, we do not foresee any negative impact on the existing rental housing stock.

A reasonable expectation for absorption would be 70% of the units within the first 3- 6 months from first occupancy. This will rise to 85% over the next 3-4 months. By month 12, the project's occupancy rate will be over 95 percent.

XI. PROPOSED PROJECTS IN THE MARKET AREAS

Identification and commentary of proposed projects would be projects that were awarded tax credits that are underway for the future.

Year	Project	Applicant	Target	Affordability Period	Affd. Units
2020	Kaiaulu O Halelea	A0716 Kihei	Family	65	63
2020	Kaiaulu O Kupuohi (c)	A0704 Lahaina	Family	65	88
2021	Hale O Pi'ikea I	Ikenákea Pi'ikea	Family	61	89
2021	Kaiaulu O Halelea 1B	A0721 Kihei	Family	65	55
2022	Hale Pilina Family I (9%)	Hale Pilina I LP	Family	61	88

Above and including this, There are several housing projects approved and underway, totaling about 1,350 housing units. These include, and overlap the ones mentioned above:

- 223 affordable housing units at Hale O Pi'ikea in Kīhei;
- 28 single-family workforce housing units for Kilohana Makai in Kīhei;
- 500 residential workforce housing units for Waikapū Country Town;
- 212 low-income housing units at Aikanaha Phases 1 and 2 in Waikapū;
- 120 affordable housing units at Hale Mahaolu Ke Kahua in Waiehu;
- 178 affordable housing units for Hale Pilina in Kahului; and
- 89 affordable housing units for the rebuild of Kaiāulu o Kupuohi in Lahaina.

XII. HOUSING MARKET OVERVIEW

The devastating Lāhainā and Kula fires destroyed an estimated 3,000 homes, exacerbating the existing housing shortage and generating a population of displaced families. Many structures in the affected area housed multiple households. Over 6,000 households have been displaced as a result of the fires.

The state is planning for 450 modular units on a plot adjacent to the burn area in Lāhainā, with the first move-in dates potentially occurring as soon as July. FEMA has plans for 169 units of temporary housing on a neighboring plot. FEMA will provide 214 temporary homes on a plot in Kāʻanapali. The State recently purchased a former hotel in Kīhei, which will be used to provide 175 income-restricted housing units.

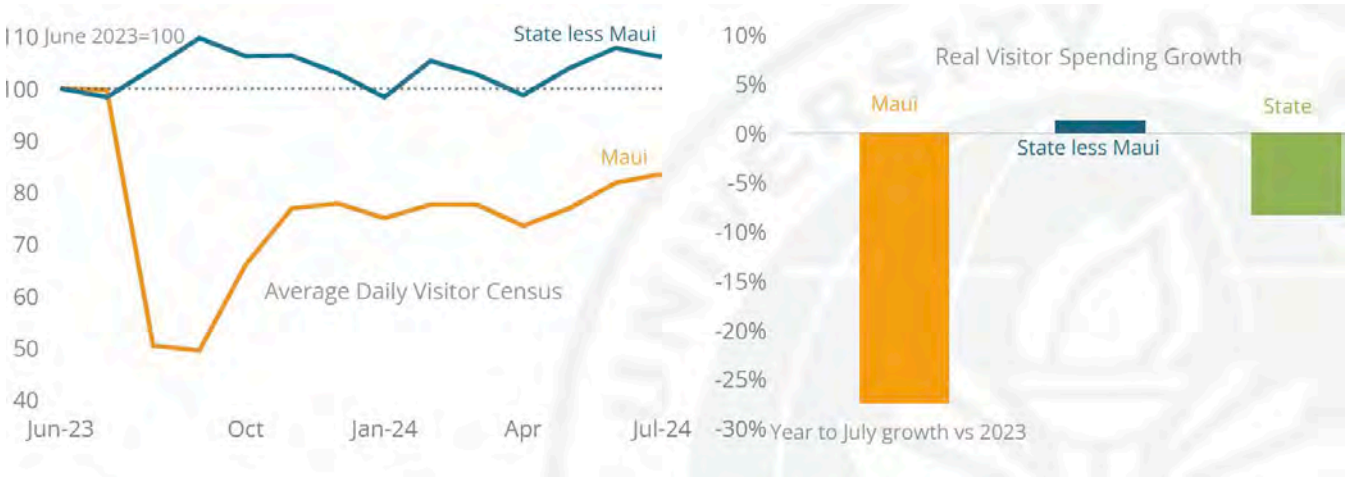
While these units are acutely needed, these plans are far from meeting the local demand for housing. Hawaiʻi had the highest rents in the country, according to the American Community Survey (ACS), in 2022, the highest in the nation and six hundred dollars more than the national average. ACS data is released with a lag, but according to 2023 data, the median asking rent in the state is $2,000, with the highest on Maui ($2,400) and the lowest on Big Island ($1,800). Since the fires on Maui, the availability of rentals has plummeted, and rents have surged higher.

The effects of this are observable in the ALICE (Asset Limited, Income Constrained, Employed) analysis of the community. The ALICE designation represents the families unable to afford the basics of housing, child care, food, transportation, health care, and technology. In 2022, their measurement of the number of families in poverty and the number of families in financial hardship was measured (ALICE families).

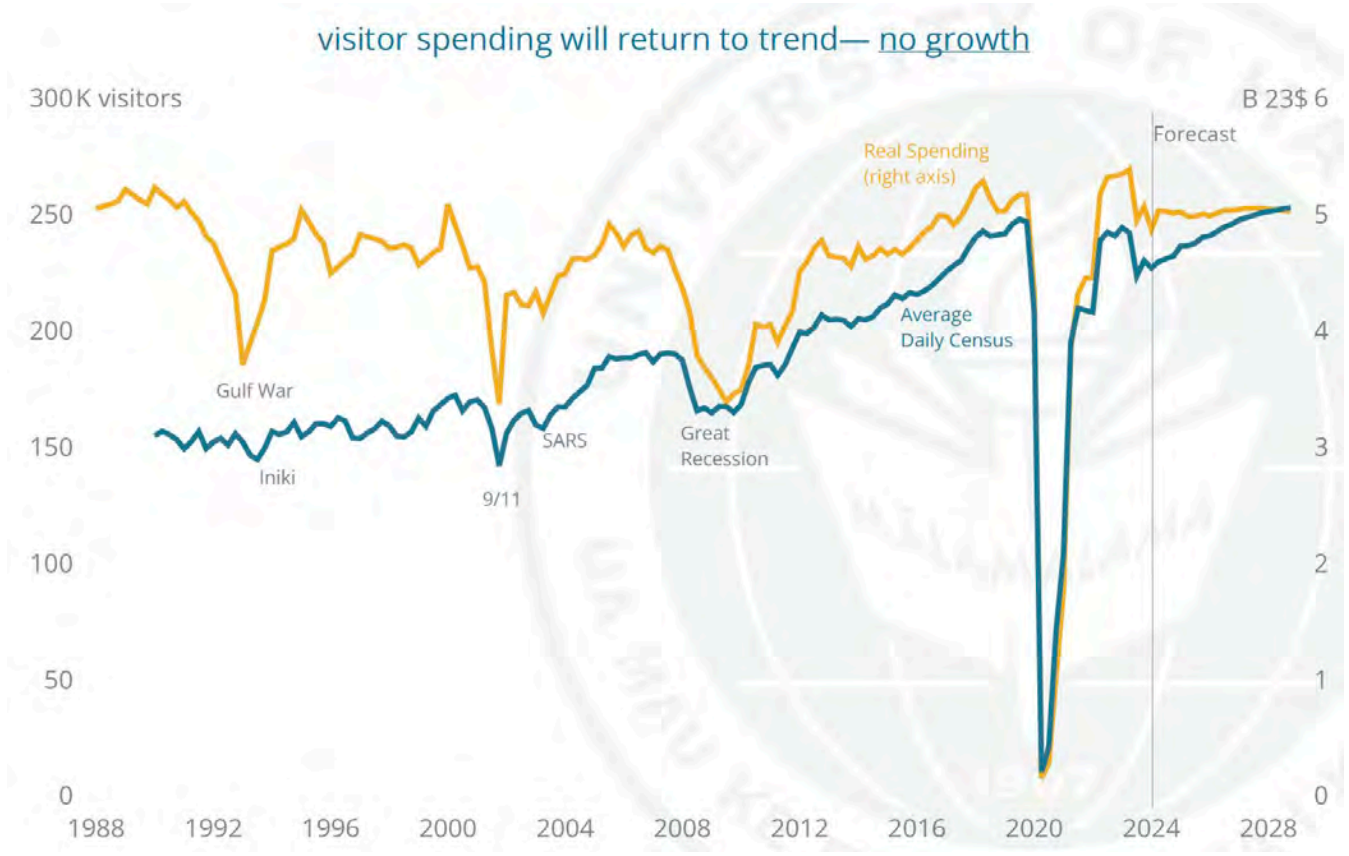
The chart shows the trend up to 2022, just for Maui.

Clearly, this will change dramatically, light of the fires last year.

The following charts are from UHERO, and they will help to illustrate what the future holds in store. The first chart shows the average daily visitor census and does so for Maui and for the state except Maui. The second shows real visitors spending growth, same distinctions.



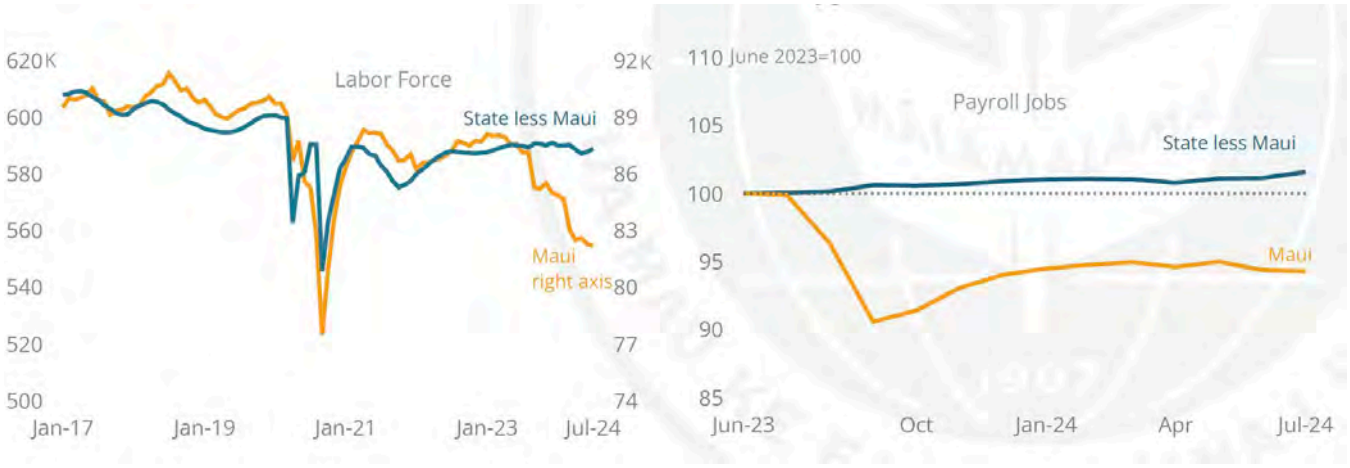
As seen, the drop in visitor spending by 20% annually, through July of this year, has happened. Going forward, this condition will continue to maintain the downturn in commercial activity of businesses serving the visitor industry.



This shall improve overtime but will not quickly reach the pre-fire levels. It also will not be providing significant growth into the future, as forecasted, on the right-hand axis.

Importantly, this will have the effect of lowering tax take of the county (and the state), which then will have the same effect on the level of County spending on essential services and infrastructure.

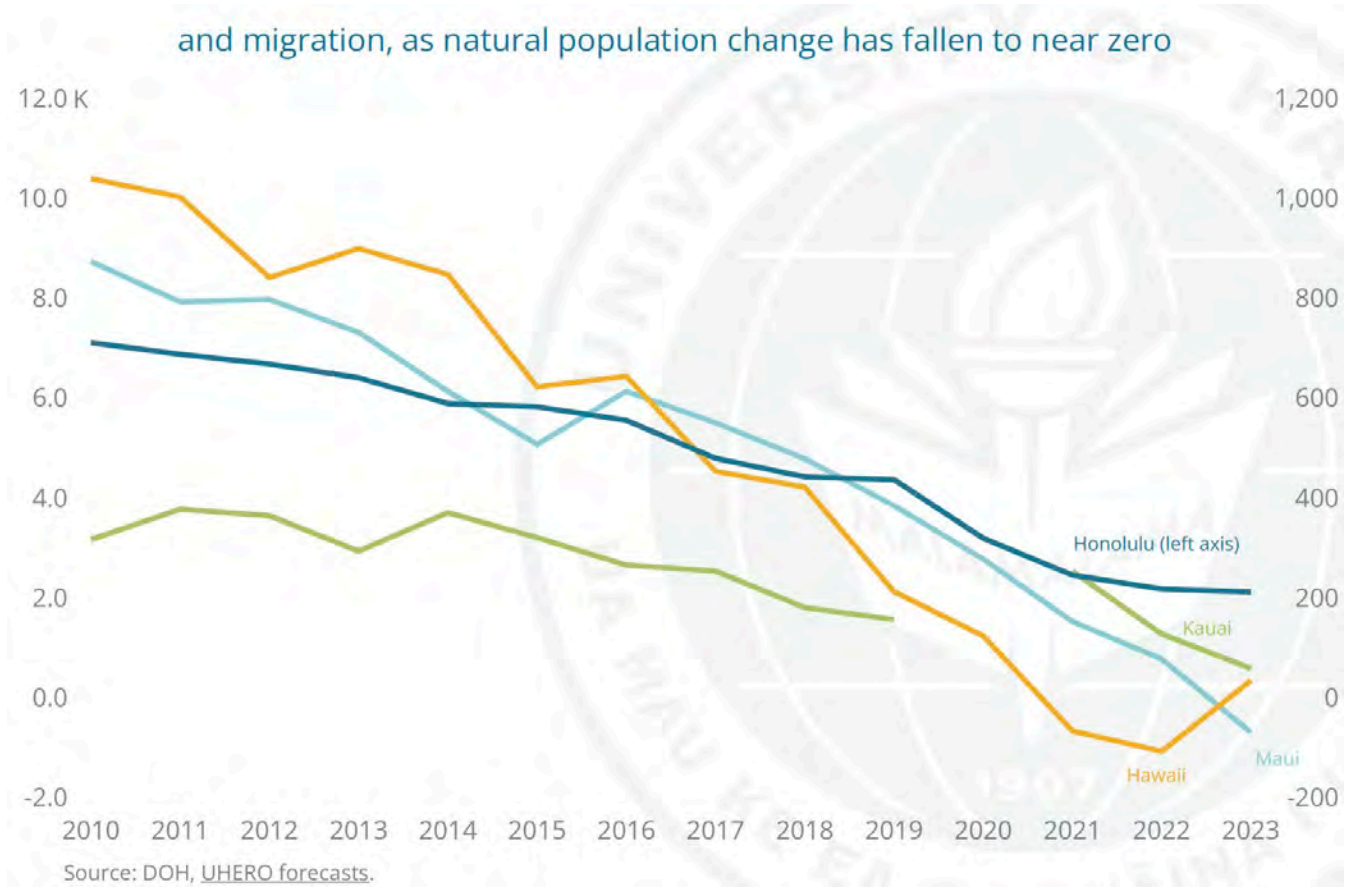
The next chart shows the Labor force counts, again for both Maui and the state minus Maui.



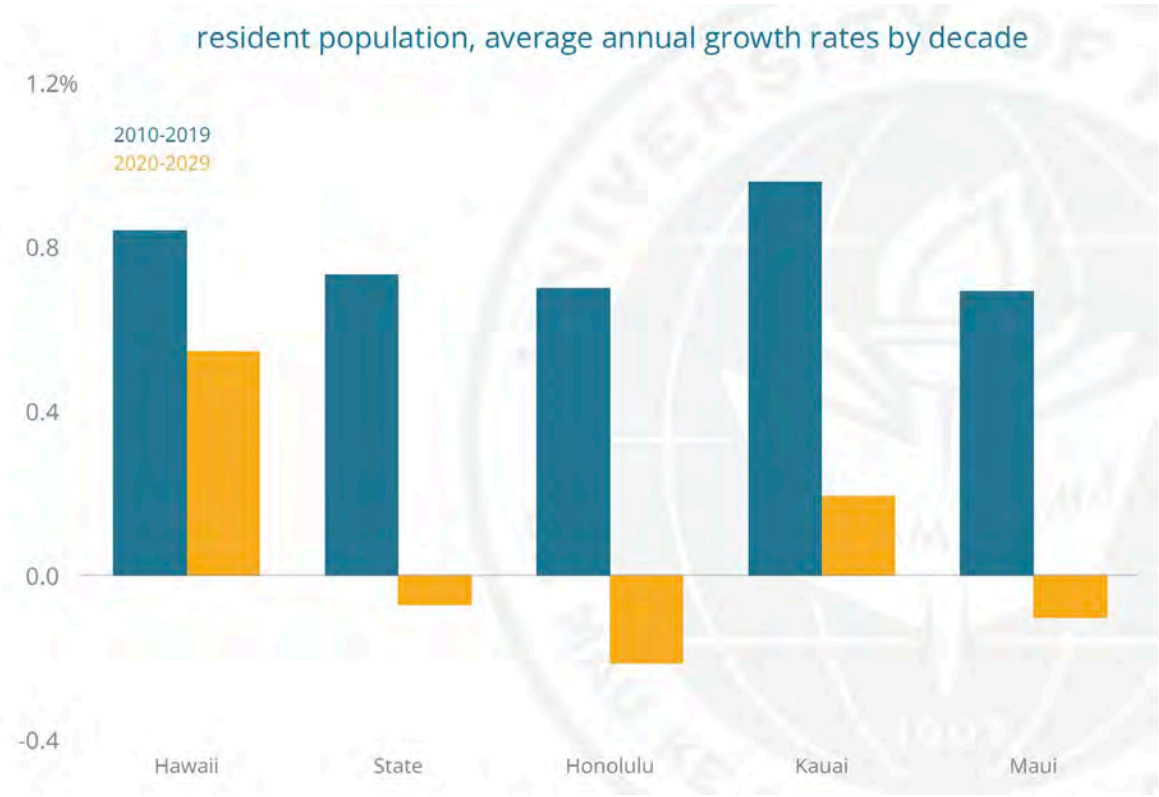
The decline in jobs has been occurring since 2017. This trend of fewer and fewer jobs then leads to outmigration and falling population, most particularly on Maui.

Fewer jobs and falling population have the unintended benefit of lessening housing demand on Maui, especially since the fire. But in spite of the fact that the fire destroyed so many units, the effect of job-losses due to fire on the housing market is neutralized by the fact that more housing was lost than jobs. This is seen in the continuing trends of increases in the rental rates and the lowering in the number of rental listings.

Besides falling jobs, the cost of living and the lack of affordable housing is fueling out migration for Honolulu, Kauai and (especially) Maui (and has been doing so for some time).



The following chart predicts that there will be continued population decline on Maui this decade.



The question going forward is this: Will a new supply of housing act to limit this out-migration?

The issue at hand with building new housing is high costs and long-time lines. This is driven by union wages, labor scarcity, supply chain factors (such as expensive warehousing), and high financing costs, due to carrying a project for 6+ years.

One effort to increase the supply of housing to local residents is legislation to phase out short-term rental usage of approximately 7,000 condominium units zoned for residential use (units known as the “Minatoya List”). That said, the banning short-term rentals on the Minatoya list will have a small positive impact:

- Over half of these units are 1 bedroom and under,
- On average, they were built over 45 years ago, and
- They average only one parking stall.

In light of the fact that most Maui households have 2 persons (or less) and 2 cars (or more), this will not serve families with children?

Studies estimated that outlawing short-term rentals just on the Minatoya List reduces Maui county’s revenues by over 12%, via TAT, GET and property taxes. This directly lowers future spending on social services, infrastructure, education, public safety and, perversely, affordable housing. It indirectly lowers to the private sector too: meaning lower profits, fewer jobs, higher unemployment, lower wages, leading to ex-migration. This sits on top of the 25%+ drop in visitor spending, and 7%+ drop in payroll jobs. Then, there’s the property tax losses from the 2,200+ structures destroyed or damaged in the fire. The property tax revenues (40%+ of county revenues) will continue to shrink going forward, but particularly when the owners of outlawed STRs start dumping them.

Maui already was suffering outmigration prior to the fire, but this would further underwrite the downward cycle, until something throws it into reverse.

EXHIBIT 21

FINANCING TERMS AND CONDITIONS

Bank of Hawaii

February 11, 2025

HKI Kahului Kaiahale LLC
ATTN: Ms. Karen Seddon
EAH Housing, Inc.
733 Bishop Street, Suite 1717
Honolulu, Hawaii 96813

Re: Kaiahale ‘o Kahiluihilu – Phase I, a 197-unit project located at 153 West Kaahumanu Avenue, Kahului, Maui, Hawaii (the “Project”)

Dear Ms. Seddon:

Bank of Hawaii (Bank) is pleased to provide this letter of interest in support of your application to the State of Hawaii Hawaii Housing Finance & Development Corporation for the approval and issuance of a Hula Mae Multi-Family Tax-Exempt Mortgage Revenue Installment Bond (Bond) and 4% LIHTC award.

As a recap, following is a summary of the proposed financing:

Uses		Sources	Construction	Permanent
Acquisition	$ 1,525,000	**Tax Exempt Bond**	**$ 79,315,565**	**$ 16,897,000**
Construction	$ 111,185,249	Rental Housing Revolving Fund (RHRF)	$ 55,211,608	$ 62,266,137
Contingency	$ 11,073,525	LIHTC Equity	$ 6,857,178	$ 68,571,787
Interim and Soft Costs	$ 12,777,209	Sponsor Equity	$ 100	$ 100
Financing and Syndication Costs	$ 13,083,382	Other Deferred Costs	$ 2,000,523	
Developer's Fee	$ 7,040,231	Maui Affordable Housing Fund	$ 5,000,000	$ 5,000,000
Project Reserves	$ 1,680,378	FHLB AHP	$ 3,000,000	$ 3,000,000
		DURF	$ 5,000,000	
		HOME & HTF Funds	$ 1,980,000	$ 2,000,000
		Solar & 45L Tax Credit Equity		$ 629,950
Total Uses	**$ 158,364,974**	**Total Sources**	**$ 158,364,974**	**$ 158,364,974**

Based on the preliminary project narrative and financial schedules that the Bank has received to date, we are supportive of this Project and express our interest in pursuing financing assistance via construction and permanent lending in an amount noted in the table above.

The Bank is very supportive of affordable housing initiatives across the State of Hawaii, and recognizes the direct contribution, expertise and success attributed to your entire team in delivering and preserving affordable housing units across the State. We are grateful to have another opportunity to support affordable housing development efforts across the State.

Please don’t hesitate to contact me if you have any questions.

Sincerely,



Christopher Abbott
Senior Vice President & Senior Affordable Housing Manager
Commercial Real Estate Loan Division

Bank of Hawaii

February 11, 2025

HKI Kahului Kaiahale LLC
ATTN: Ms. Karen Seddon
EAH Housing, Inc.
733 Bishop Street, Suite 1717
Honolulu, Hawaii 96813

Re: Kaiahale ‘o Kahiluihilu - Phase II, a 106-unit project located at 153 West Kaahumanu Avenue, Kahului, Maui, Hawaii (the “Project”)

Dear Ms. Seddon:

Bank of Hawaii (Bank) is pleased to provide this letter of interest in support of your application to the State of Hawaii Hawaii Housing Finance & Development Corporation for the approval and issuance of a Hula Mae Multi-Family Tax-Exempt Mortgage Revenue Installment Bond (Bond) & 4% LIHTC award.

As a recap, following is a summary of the proposed financing:

Kaiahale I Kahiluihilu - Phase 2

Uses		Sources	Construction	Permanent
Acquisition	$ 825,000	**Tax Exempt Bond**	**$ 42,719,830**	**$ 9,797,000**
Construction	$ 55,875,262	Rental Housing Revolving Fund (RHRF)	$ 24,969,856	$ 28,196,364
Contingency	$ 7,209,835	LIHTC Equity	$ 3,693,149	$ 36,931,489
Interim and Soft Costs	$ 7,758,755	Sponsor Equity	$ 100	$ 100
Financing and Syndication Costs	$ 6,932,975	Other Deferred Costs	$ 3,976,322	
Developer's Fee	$ 3,791,738	Maui Affordable Housing Fund	$ 5,000,000	$ 5,000,000
Project Reserves	$ 965,692	FHLB AHP	$ 3,000,000	$ 3,000,000
		Solar & 45L Tax Credit Equity		$ 434,304
Total Uses	**$ 83,359,257**	**Total Sources**	**$ 83,359,257**	**$ 83,359,257**

Based on the preliminary project narrative and financial schedules that the Bank has received to date, we are supportive of this Project and express our interest in pursuing financing assistance via construction and permanent lending in an amount noted in the table above.

The Bank is very supportive of affordable housing initiatives across the State of Hawaii, and recognizes the direct contribution, expertise and success attributed to your entire team in delivering and preserving affordable housing units across the State. We are grateful to have another opportunity to support affordable housing development efforts across the State.

Please don’t hesitate to contact me if you have any questions.

Sincerely,



Christopher Abbott
Senior Vice President & Senior Affordable Housing Manager
Commercial Real Estate Loan Division

TRAVELERS

One Tower Square
Hartford, CT 06183

March 5, 2025

Ms. Karen Seddon
EAH Housing
733 Bishop Street, Suite 1717
Honolulu, HI 96813

RE: Moss & Associates, LLC - Contractor Prequalification
Project: Kahului Civic Center

Dear Ms. Seddon:

Moss & Associates, LLC is a highly regarded and valued client of Travelers Casualty and Surety Company of America. Moss & Associates, LLC is capable of providing bonds for single projects in the amounts in excess of $350,000,000 and has aggregate surety capacity in the amount of $3,000,000,000. Travelers Casualty and Surety Company of America is rated A.M. Best A++ (Superior), Class XV and is licensed to do business in all 50 states.

Both Travelers and Hunt Brokerage & Consulting LLC would like to extend our highest recommendation on behalf of Bob Moss and his entire staff. In our collective opinions, Moss & Associates, LLC is one of the best managed and professionally run construction operations in the United States with the requisite capabilities to successfully complete a wide variety of commercial construction projects. Moss & Associates, LLC also has a wonderful track record of exceeding their Clients' expectations.

Should Moss & Associates, LLC be awarded a final contract, we do not anticipate difficulty in providing the customary Performance & Payment Bonds. The decision to issue Bid and Performance & Payment Bonds is a matter between Moss & Associates, LLC and Travelers Casualty and Surety Company of America, and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing of the project. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

If we can provide additional information, please do not hesitate to contact our office. Travelers Casualty and Surety Company of America and Hunt Brokerage & Consulting LLC fully supports Moss & Associates, LLC.

Sincerely,

Travelers Casualty and Surety Company of America

By: *William Scott Trethewey*
William Scott Trethewey, Attorney-in-Fact

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **William Scott Trethewey** of **FT LAUDERDALE** , **Florida** , their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.

SEAL SEAL SEAL

State of Connecticut

By: _____
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

ANNA P NOWIK NOTARY PUBLIC CONNECTICUT

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **5th** day of **March** , **2025** .

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

EXHIBIT 22

HHFDC OPERATING SUBSIDY

Exhibit 22:
Operating Subsidy

Not Applicable.

EXHIBIT 23

ARCHITECTURAL PLANS AND SPECIFICATIONS



KAIAHALE ‘O KAHILUHILU
KAHULUI CIVIC CENTER RESIDENTIAL

153 W. KAAHUMANU AVENUE, KAHULUI, HI 96732

201H - DESIGN PACKAGE 02/14/2025

lowney arch

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A3.1	AERIAL PERSPECTIVE FROM W KAAHUMANU AVE TOWARDS MAUKA VIEWS
A3.2	AERIAL PERSPECTIVE FROM VEVAU STREET TOWARDS MAKAI VIEWS
A3.3	FRONT VIEW FRONT ACROSS WEST KAAHUMANU AVENUE
A3.4	VIEW TO AMENITY DECK AND KAHULUI BAY

SHEET TOTAL: 28

PROJECT UNIT MIX

PHASE 1

	UNITS/FLOOR	1 BED	2 BED	3 BED	AMENITY SPACES	FAR SF**	RESIDENTIAL GSF	COMMON GSF	PARKING GSF	TOTAL AREA GSF*
L1	0	0	0	0	Lobby, Multipurpose, Storages, Computer Lab, Laundry, Long-term Bicycle Parking, Social Services, Work/Study, Management Offices, Mail Room.	14,047		17,283	25,028	42,311
L2	37	14	21	2	Recreation Deck (outdoor), Lounge, Fitness.	39,399	30,950	8,609		39,559
L3	40	14	24	2		39,374	33,798	5,733		39,531
L4	40	14	24	2		39,374	33,798	5,733		39,531
L5	40	14	24	2		39,374	33,798	5,733		39,531
L6	40	14	24	2		39,374	33,798	5,733		39,531
TOTAL	**197**	**70**	**117**	**10**		**210,942**	**166,142**	**48,824**	**25,028**	**239,994**
UNIT MIX		35.5%	59.4%	5.1%						

PHASE 2

	UNITS/FLOOR	1 BED	2 BED	3 BED	AMENITY SPACES	FAR SF**	RESIDENTIAL GSF	COMMON AREA GSF	PARKING GSF	TOTAL AREA GSF*
L1	0	0	0	0	Lobby, Mail Room.	3,915		5,668	17,381	23,049
L2	18	4	12	2	Recreation Deck (outdoor), Lounge, Fitness, Laundry.	22,066	16,190	6,037		22,227
L3	22	8	12	2		22,028	18,741	3,446		22,187
L4	22	8	12	2		22,028	18,741	3,446		22,187
L5	22	8	12	2		22,028	18,741	3,446		22,187
L6	22	8	12	2		22,028	18,741	3,446		22,187
TOTAL	**106**	**36**	**60**	**10**		**114,093**	**91,154**	**25,489**	**17,381**	**134,024**
UNIT MIX		34.0%	56.6%	9.4%						

PHASE 1 + PHASE 2

TOTAL	**303**	**106**	**177**	**20**	**325,035**	**257,296**	**74,313**	**42,409**	**374,018**
		35.0%	58.4%	6.6%					

**Excludes Roof Deck*
***Excludes parking garage, elevator/vent shafts, common walkways and other exterior common areas in multi-family and commercial structures, such as stairways, breezeways and fire escapes*

NOTE:
1. FAR SF was calculated using the definition of floor area in the Maui Zoning Code.
2. AREA GSF was calculated using HHFDC Area Measurement Standards for Calculating Development Costs.

BUILDING AREA

LOT AREA (WITHIN CPR BOUNDARY)	148,241 SF
ALLOWABLE COVERAGE RATIO	N/A
PROPOSED COVERAGE RATIO	
PHASE 1 BUILDING AREA	26.8% (39,741 SF)
PHASE 2 BUILDING AREA	14.6% (21,627 SF)
TOTAL	41.4% (61,368 SF)
ALLOWABLE FAR	2.0
PROPOSED FAR	2.2 *

**The project will request a 201H exemption*

MAX. ALLOWABLE BUILDING HEIGHT	90'
PROPOSED BUILDING HEIGHT	74'-6"
TOTAL PARK DEDICATION AREA	**14,696 SF** *
PHASE 1	
MULTI-PURPOSE ROOM	1,600 SF
ACTIVITY ROOM	1,047 SF
FITNESS ROOM	781 SF
RECREATION DECK	4,292 SF
SUBTOTAL	7,720 SF
PHASE 2	
ACTIVITY ROOM	792 SF
FITNESS ROOM	508 SF
RECREATION DECK	2,046 SF
PLAYGROUND	2,135 SF
DOG PARK	1,495 SF
SUBTOTAL	6,976 SF

**The project will request a 201H exemption*

ADA UNIT MIX

REQUIRED: MOBILITY 5%, HEARING 2% FOR EACH BUILDING.

PHASE 1 (TOTAL 197 UNITS)

	MOBILITY			MOBILITY+HEARING	HEARING			
	1 BED-A	2 BED-A	3 BED-A	2 BED-A	1 BED	2 BED	3 BED	UNITS/FLOOR
L2	1	0	1	1	1	1	1	6
L3	1	1	1	0	0	0	0	3
L4	1	1	1	0	0	0	0	3
L5	0	1	0	0	0	0	0	1
L6	0	0	0	0	0	0	0	0
	3	**3**	**3**	**1**	**1**	**1**	**1**	
PROVIDED	**10 UNITS WITH MOBILITY (5%) + 4 UNITS WITH HEARING (2%)**							
TOTAL								**13**

PHASE 2 (TOTAL 106 UNITS)

	MOBILITY			MOBILITY+HEARING	HEARING			
	1 BED-A	2 BED-A	3 BED-A	3 BED-A	1 BED	2 BED	3 BED	UNITS/FLOOR
L2	1	1	0	1	1	1	0	5
L3	1	1	0	0	0	0	0	2
L4	0	1	0	0	0	0	0	1
L5	0	0	0	0	0	0	0	0
L6	0	0	0	0	0	0	0	0
	2	**3**	**0**	**1**	**1**	**1**	**0**	
PROVIDED	**6 UNITS WITH MOBILITY (5%) + 3 UNITS WITH HEARING (2%)**							
TOTAL								**8**

PHASE 1 + PHASE 2

TOTAL	**21**

PROJECT PARKING MIX

PARKING - TOTAL 298 STALLS*

	STANDARD	COMPACT**	ADA	SUBTOTAL
PHASE 1	72 (5 for Business)	96	8 (2 are ADA VAN)	176
PHASE 2	65 (1 for Business)	50	7 (2 are ADA VAN)	122
TOTAL	137 (6 for Business)	146	15 (4 are ADA VAN)	**298**

PARKING RATIO (303 UNITS): 0.98

**The project will request a 201H exemption for parking stalls requirement*
***The project will request a 201H exemption to allow compact stalls*
(compact stalls size: 16ft in length and 7ft-6in in width)

EV-READY PARKING:

PHASE 1	11 SPACES
PHASE 2	7 SPACES
TOTAL	**18 SPACES**

LOADING - TOTAL 4 STALLS

	PHASE 1	PHASE 2	TOTAL
12' X 35'	2	2	**4**

BIKE PARKING: 196 STALLS

	SHORT-TERM	LONG-TERM	SUBTOTAL
PHASE 1	14	128	142
PHASE 2	8	68	76
TOTAL	22	196	**218**

lowney arch

201H DRAWING INDEX AND RESIDENTIAL PHASE MATRIX SUMMARY

KAIAHALE ʻO KAHILUHILU -02/14/2025

G0.1B

ZONING

PROJECT INFORMATION
SITE LOCATION:
153 West Kaahumanu Ave, Kahului HI 96732
TMK:
(2) 3-7-004: 003 (Portion)
LAND AREA:
242,716 SF (5.572 acres)
PROJECT SITE (WITHIN CPR BOUNDARY):
148,241 SF (3.403 acres)
STATE LAND USE CLASSIFICATION:
Urban
COUNTY ZONING DISTRICT:
B-2 Business Community
WAILUKU-KAHULUI COMMUNITY PLAN:
B - Business Commercial
MAUI ISLAND PLAN:
Urban
SPECIAL MANAGEMENT AREA:
Yes, within SMA
FLOOD ZONE:
X
TSUNAMI EVACUATION ZONE
Yes

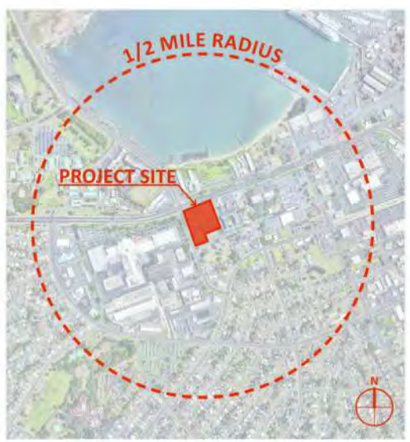
PERMITTED USES
19.18.020 - Permitted Uses
FOR THE B-2 BUSINESS COMMUNITY DISTRICT:

Educational Institutions:	Permitted
General Office:	Permitted
Libraries:	Permitted
Multifamily dwellings, duplexes:	Permitted
Parking Structures:	Permitted

ALLOWABLE DENSITY
19.18.050 - Development Standards
MAXIMUM BUILDING HEIGHT:90'
FLOOR AREA RATIO (FAR): 200% (2.0)*
MAXIMUM LOT COVERAGE:N/A
**The project will request a 201H exemption*

BUILDING SETBACK
19.18.050 - Development Standards
REQUIRED YARD:
Front: None
Side & Rear: 0, or the same as the adjoining zoning category, whichever is greater.

ACCESSORY STRUCTURES WITHIN SETBACK AREA:
Mailboxes, trash enclosures, boundary walls, and ground signs must not exceed 8 feet in height, except for signs for which a greater height is allowed under Chapter 16.13



OFF-STREET PARKING
Chapter 19.36B - Off-Street Parking and Loading
HOUSING:
Floor area of dwelling unit in square feet:
2, Under 3,000*
COMMERCIAL, BUSINESS, OR INDUSTRIAL:
General Office:
1 per 500 sf, provided that the minimum shall be 3
**The project will request a 201H exemption for parking stalls requirement*

MINIMUM PARKING DIMENSIONS:
Standard: 8.5'x18', 7' vertical clearance*
Standard (parallel): 8.5'x22', 7' vertical clearance
**The project will request a 201H exemption to allow compact stalls*

LOADING
Chapter 19.36B - Off-Street Parking and Loading
Loading spaces shall be provided according to the following tablefor each building or use with a floor area two thousand square feet or greater within all zoning districts, excluding the dwelling floor area in each building containing one or more dwelling units:

Floor Area	Small	Medium	Large
2,000-5,000 sf	1 space		
5,001-10,000 sf		1 space	
10,001-20,001 sf	1 space	1 space	
20,001-50,001 sf		1 space	1 space
More than 50,000 sf			2 spaces

Small: 8.5'x19', 10' vertical clearance
Medium: 12'x25', 14' vertical clearance
Large: 12'x35', 14' vertical clearance

LANDSCAPING (19.36B.080)
To provide shade, visual screening, and aesthetics, landscaping shall be provided for all parking areas in all zoning districts.

- A planted area with a minimum size of four-feet wide in the front and two-feet wide on the sides and rear shall be provided around the area containing parking spaces, loading spaces, and aisles, except where vehicles access the property or where buildings are situated between the parking area and roadways or an adjacent lot.
- One tree shall be provided in the parking area for every five parking spaces, distributed as evenly as practicable throughout the parking area and appropriately maintained to provide maximum shade to the extent practicable.
- Any parking space that is completely covered by another parking space located directly above it, such as in a parking garage, may be excluded.
- Required trees may be planted elsewhere on the lot if it is not practicable for them to be planted in the parking area.
- In addition to any required landscaping, at the parking space terminus of standard-sized non-parallel parking spaces, up to two feet of the pavement may be replaced with landscaping

Parking modification, reduction, or deferral (19.36B.110)
For any proposed use, the director may reduce by up to 50 percent the number of the required parking spaces and loading spaces after making a written determination that adequate parking will be reasonably provided. At least one of the following criteria must be met for the director to determine that parking will be reasonably provided:

- One of the following is located within two thousand five hundred feet of the proposed use and can provide parking for the proposed use:
  a. A publicly owned off-street parking lot; or
  b. Other parking that is available to the public and is not used to otherwise fulfill the parking requirements of this chapter.
- There is nearby transit, pedestrian, or bicycle access and bicycle parking, and safe access is provided for pedestrians.

INTERNATIONAL BUILDING CODE

BUILDING DESCRIPTION	NEW BUILDINGS
OCCUPANCY CLASSIFICATION	R-2, S-2, A-3, B
CONSTRUCTION TYPE	LEVEL 1: TYPE IA LEVEL 2-6: TYPE IIIB
ALLOWABLE AREA	BUILDING 1: TYPE IA: UL; TYPE IIIB R-2: 240,000 SF BUILDING 2: TYPE IA: UL; TYPE IIIB R-2: 240,000 SF
ALLOWABLE HEIGHT	TYPE IIIB, SPRINKLERED, GROUP R: 75', 5 STORIES
PROPOSED HEIGHT	74'-6", TYPE IA: 1 STORIES, TYPE IIIB: 5 STORIES
HORIZONTAL SEPARATION PER IBC 510.2	3 HOUR, BETWEEN L1 AND L2
SPRINKLER TYPE	NFPA 13 SPRINKLERED PER IBC 903.3.1.1

FIRE RESISTANCE RATING REQUIREMENT (HOURS)
PER IBC TABLE 601, IA

PRIMARY STRUCTURAL FRAME	3
BEARING EXTERIOR WALLS	3
BEARING INTERIOR WALLS	3
NON-BEARING EXTERIOR WALLS	SEE FIRE RESISTANCE RATING BELOW
NON-BEARING INTERIOR WALLS AND PARTITIONS...	0...

FIRE RESISTANCE RATING FOR NON-BEARING EXTERIOR WALLS
PER IBC TABLE 602, IA

X>30 TO N OTHERSIDE OF PUBLIC WAY	0
X>30 TO W OTHERSIDE OF PUBLIC WAY	0
X>30 TO S OTHERSIDE OF PUBLIC WAY...	0...

FIRE RESISTANCE RATING REQUIREMENT (HOURS)
PER IBC TABLE 601, IIIB

PRIMARY STRUCTURAL FRAME	0
BEARING EXTERIOR WALLS	2
BEARING INTERIOR WALLS	0
NON-BEARING EXTERIOR WALLS	SEE FIRE RESISTANCE RATING BELOW
NON-BEARING INTERIOR WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION...	0...

FIRE RESISTANCE RATING FOR NON-BEARING EXTERIOR WALLS
PER IBC TABLE 602, IIIB

X>30 TO N OTHERSIDE OF PUBLIC WAY	0
X>30 TO W OTHERSIDE OF PUBLIC WAY	0
X>30 TO S OTHERSIDE OF PUBLIC WAY...	0...

OCCUPANCY SEPARATION
PER IBC TABLE 508.4, SPRINKLERED

GROUP A & R	1
GROUP A & B	1
GROUP R & S-2...	1...

CORRIDOR FIRE-RESISTANCE RATING (HOUR)
PER IBC SECTION 708.3 EXCEPTION 1, 2 & TABLE 1020.1

GROUP R, SPRINKLERED	0.5
GROUP A & B, SPRINKLERED	0
GROUP S, SPRINKLERED	0

DWELLING UNITS FIRE PARTITIONS RATING REQUIREMENT (HOURS) PER IBC 708.3	1
DWELLING UNITS HORIZONTAL SEPARATION RATING REQUIREMENT (HOUR) PER IBC 711.2.4.3	1

INTERIOR FINISH
PER IBC TABLE 803.13 SPRINKLERED

GROUP A-2	
INTERIOR EXIT STAIRWAY & PASSAGEWAYS	B
CORRIDOR & ENCLOSURE FOR EXIT ACCESS	B
ROOMS	C
GROUP B	
INTERIOR EXIT STAIRWAY & PASSAGEWAYS	B
CORRIDOR & ENCLOSURE FOR EXIT ACCESS	C
ROOMS	C
GROUP R-2	
INTERIOR EXIT STAIRWAY & PASSAGEWAYS	C
CORRIDOR & ENCLOSURE FOR EXIT ACCESS	C
ROOMS	C

FIRE PROTECTION SYSTEM PER IBC SECTION 903.2.8, 903.2.1.2	REQUIRED
NATURAL VENTILATION PER IBC SECTION 1202.5.1	
OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS.	4% OF THE FLOOR AREA

DESIGN TAKING INSPIRATION FROM THE AREAS AGRICULTURAL HISTORY AND COLORS

The proposed project site is located in one of the major areas for the Ka'ahumanu Avenue Community Corridor Action Plan, giving us an opportunity to transform it into a vibrant community hub that encompasses affordable housing, civic center facilities, a transit hub, parking, and public spaces.

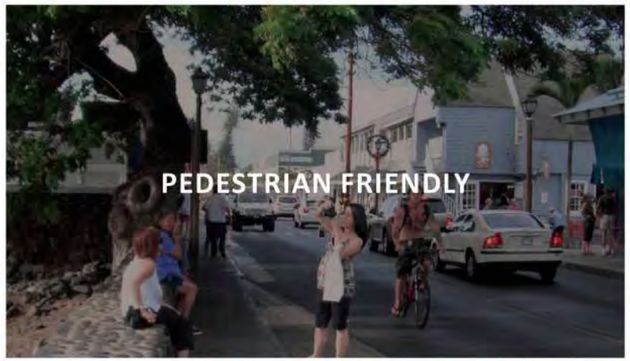
The design draws inspiration from the site's history, context, and culture while also incorporating the vision of the HHFDC. HHFDC's key aspects include providing affordable housing, developing a vibrant mix of uses, creating pedestrian-friendly environments, and focusing on sustainability while maintaining its relationship to its context.

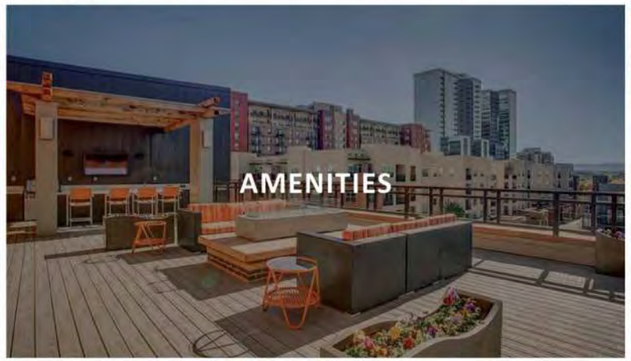
The emphasis on providing housing for all with comfortable living conditions comes from the initial concept of Kahului as a "Dream city." Planned as a residential community to provide housing for plantation workers, it identified Kahului as the dominant trade and service center, with large modern subdivisions creating a pleasant and appealing community. The design approach integrates agricultural patterns and vibrant colors to create a sense of place.







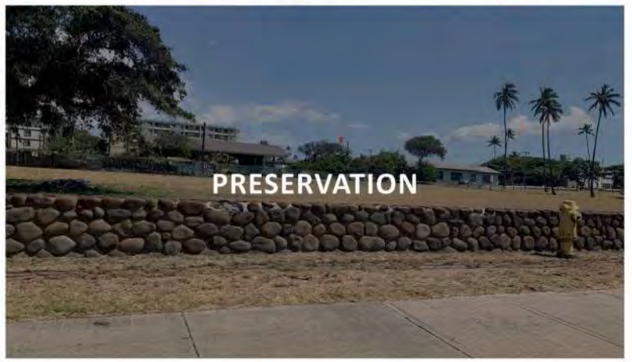












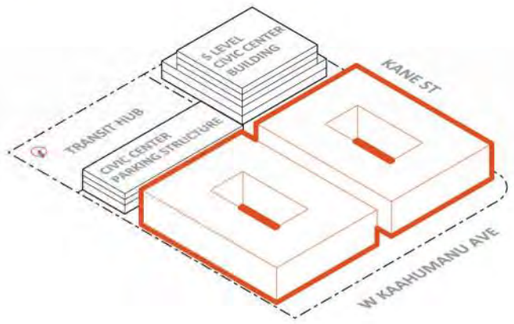
KEY PLANNING AND DESIGN STRATEGIES TO MEET HHFDC VISION FOR THE SITE

The proposed Kahului Civic Center Site Plan places the housing development along Ka'ahumanu Avenue, rising five stories over surface parking. The buildings are split into "U" and "L" shaped plans that open the 303 residential units to sweeping ocean views of Kahului Harbor across Ka'ahumanu Avenue. Along the busy Ka'ahumanu avenue, the buildings set back creating a green open space that helps screen the surface parking and preserve much of the existing rock wall on site. The future Civic Center building sits adjacent at the corner of Kane and Vevau Street, giving the development an active street frontage and a direct connection to the Transit Hub currently under construction.

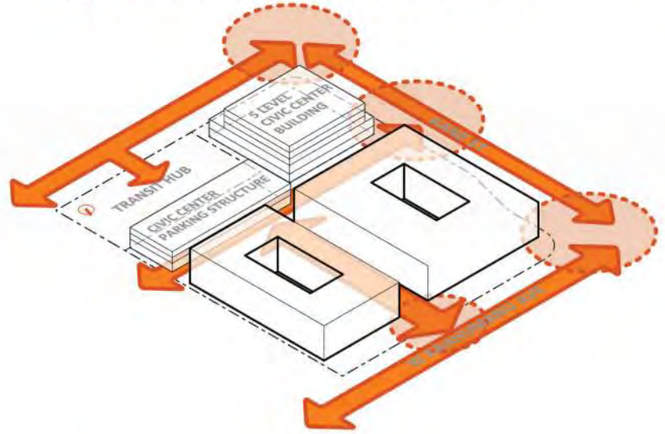
Along Kane Street, the first floor of the Residential building features tall windows with active program uses such as its main lobby, management offices, multipurpose community room and laundry facility, mail and package lockers, as well as bike parking. The residential main lobby is articulated by a vertical design feature that rises up six stories and sits adjacent to the Civic Center, sharing the vehicular entry with open spaces on both sides to create an active public space between the two buildings.

The second level features a generous amenity deck connecting the two legs of the "U" shape fronting Ka'ahumanu Avenue, allowing the massing to step down to the street level reducing the 6-story building's scale. The landscaped deck area helps to address the corner of Kane and Ka'ahumanu connecting the building to the green open space below while providing places for residents to gather and enjoy the beautiful Maui views and weather. The "L" shaped building also features an amenity deck for its residents, with both decks helping to screen the parking below.

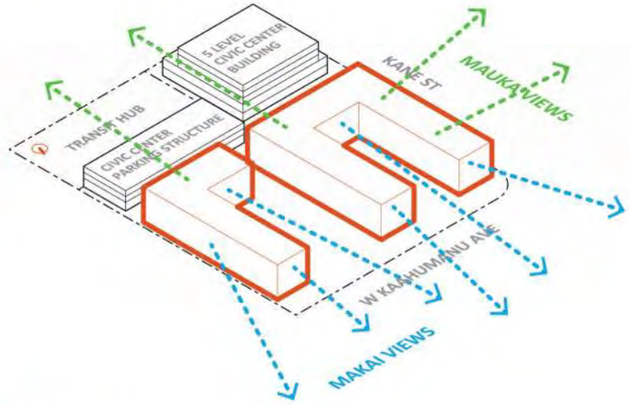
1 INITIAL MASSING FROM FEA



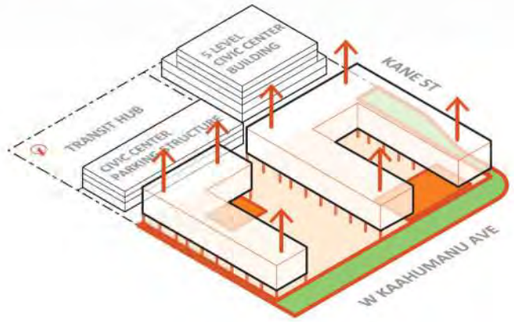
2 REVISED MASSING ENHANCING CONNECTIVITY



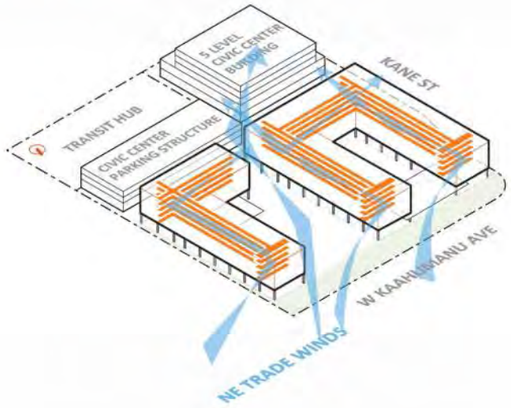
3 MAXIMIZING VIEWS



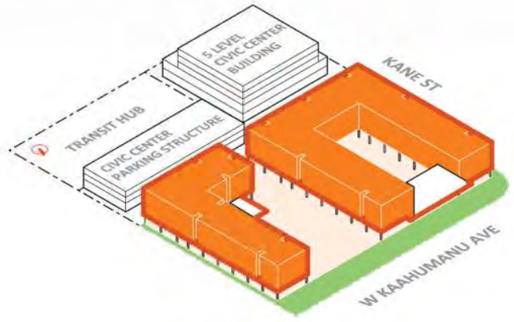
4 ELEVATE BUILDINGS AND OUTDOOR SPACES



5 BREEZEWAYS



6 FINAL DESIGN





LEGEND

- - - WALKING RADIUS DISTANCE

1 KAHULUI HARBOR
2 UNIVERSITY OF HAWAI'I MAUI COLLEGE
3 MAUI ARTS & CULTURAL CENTER
4 MAUI NUI BOTANICAL GARDENS
5 THE WAR MEMORIAL SPORTS COMPLEX
6 BALDWIN HIGH SCHOOL
7 MAUI MEMORIAL MEDICAL CENTER
8 LIHIKAI ELEMENTARY SCHOOL
9 KAHULUI COMMUNITY CENTER PARK
10 QUEEN KA'AHUMANU CENTER
11 MAUI HIGH SCHOOL
12 KAHULUI ELEMENTARY SCHOOL
13 MAUI MALL VILLAGE
14 KANAHĀ POND WILDLIFE SANCTUARY



1 KAHULUI HARBOR



2 UNIVERSITY OF HAWAI'I MAUI COLLEGE



3 MAUI ARTS & CULTURAL CENTER



4 MAUI NUI BOTANICAL GARDENS



5 THE WAR MEMORIAL SPORTS COMPLEX



7 MAUI MEMORIAL MEDICAL CENTER



10 QUEEN KA'AHUMANU CENTER



11 MAUI HIGH SCHOOL



13 MAUI MALL VILLAGE

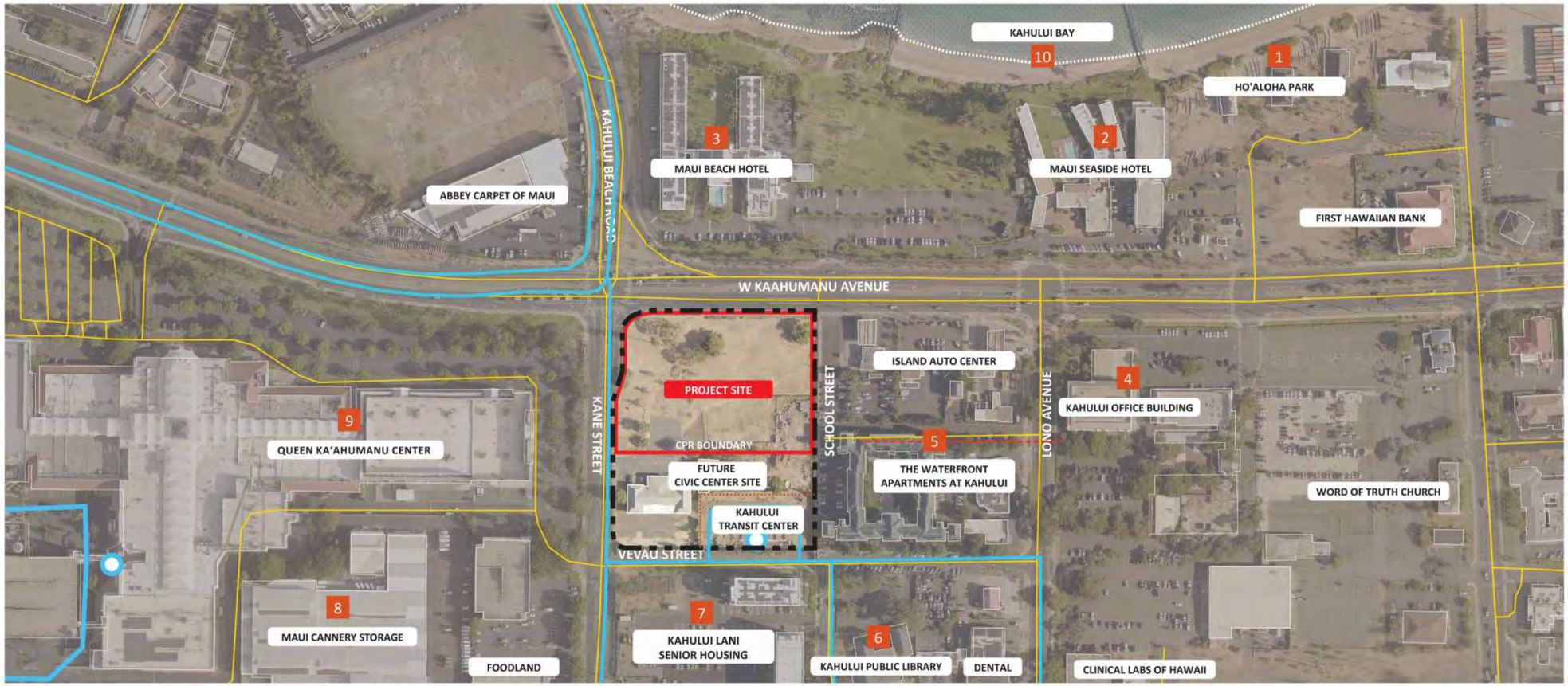


14 KANAHĀ POND WILDLIFE SANCTUARY

lowney arch

MACRO CONTEXT
KAIAHALE 'O KAHILUHILU -02/14/2025

G0.5





1 HO'ALOHA PARK



2 MAUI SEASIDE HOTEL



3 MAUI BEACH HOTEL



4 KAHULUI OFFICE BUILDING



5 THE WATERFRONT APARTMENTS AT KAHULUI



6 KAHULUI PUBLIC LIBRARY



7 KAHULUI LANI SENIOR HOUSING



8 MAUI CANNERY STORAGE



9 QUEEN KA'AHUMANU CENTER



10 KAHULUI BAY

lowney arch

PROJECT SITE CONTEXT

KAIAHALE 'O KAHILUHILU -02/14/2025

G0.6

VIEWS STUDIES

A NORTH VIEW



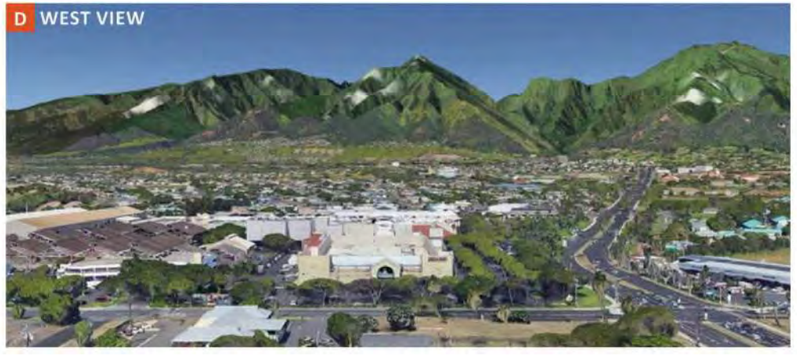
B SOUTH VIEW



C EAST VIEW



D WEST VIEW



STREET VIEWS



1



2



3



4



5



6



7

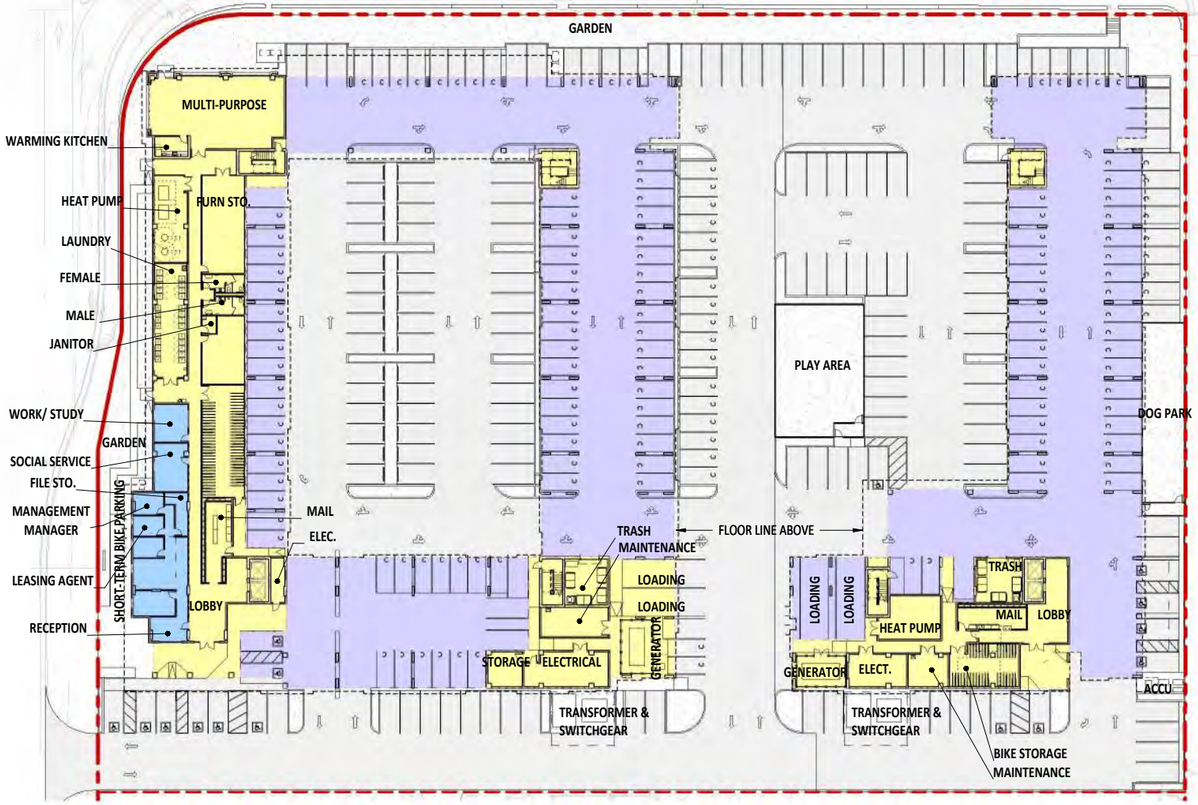


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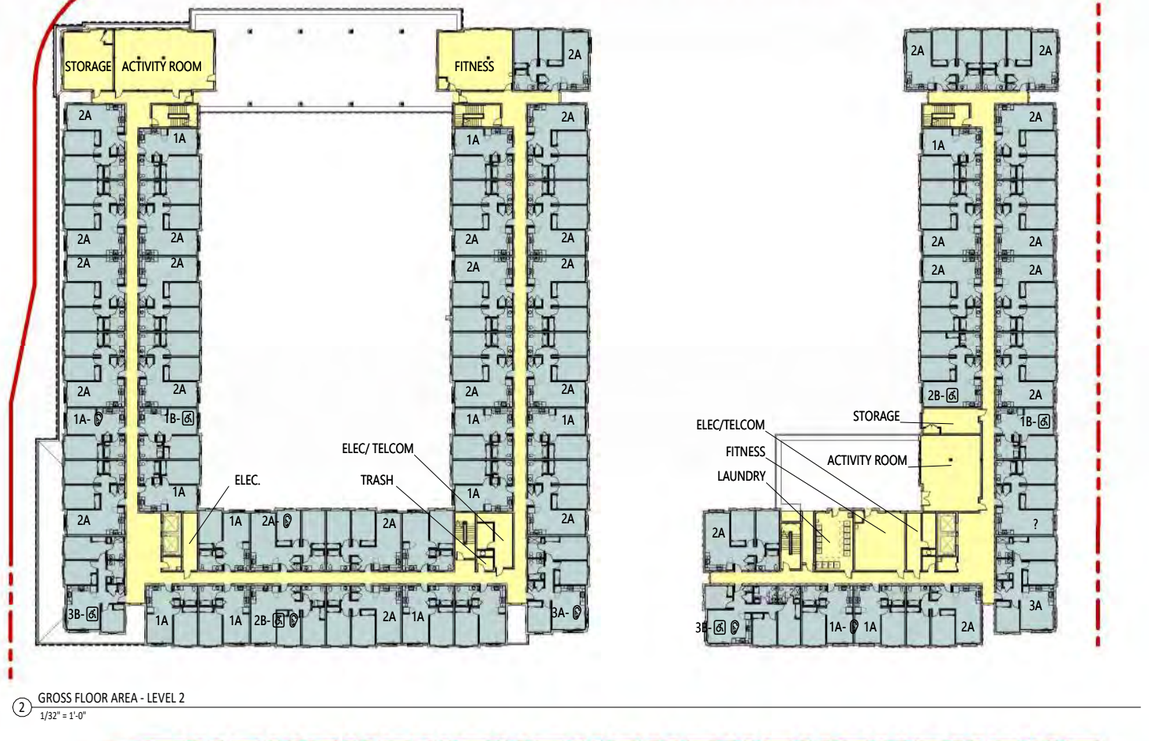


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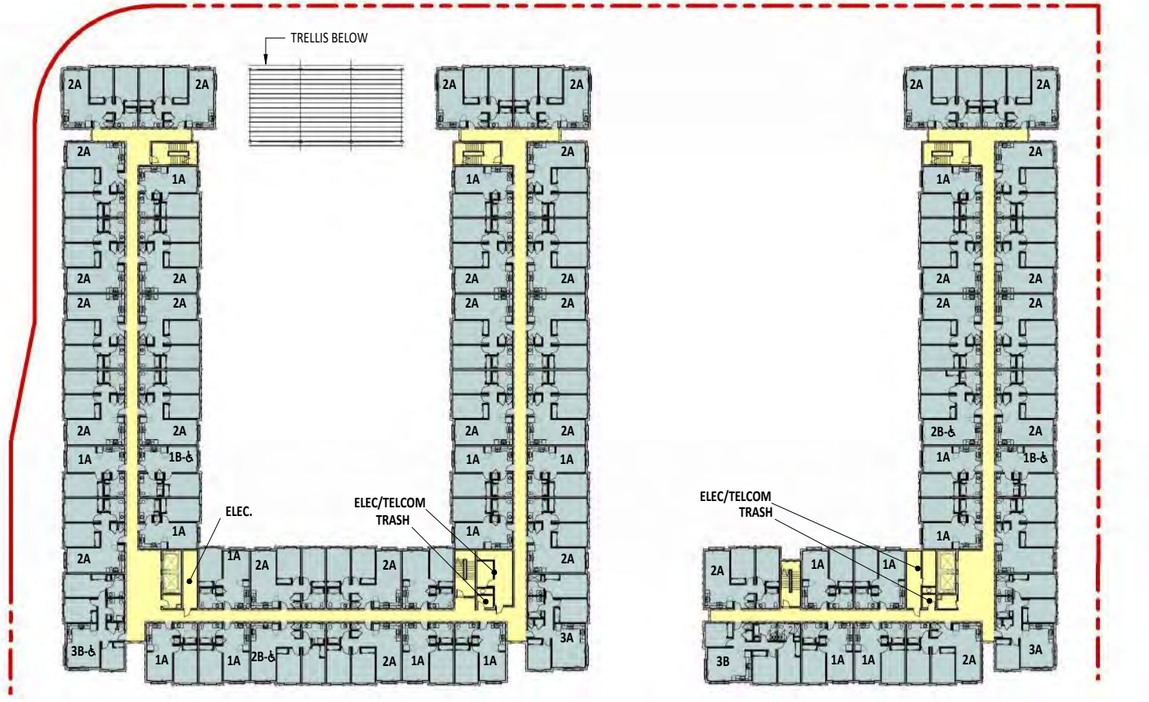




1 GROSS FLOOR AREA - LEVEL 1
1/32" = 1'-0"



2 GROSS FLOOR AREA - LEVEL 2
1/32" = 1'-0"



3 GROSS FLOOR AREA - TYPICAL FLOORS
1/32" = 1'-0"

STRUCTURED PARKING
RESIDENTIAL AREA
COMMON AREA
MANAGEMENT OFFICE AREA (COMMON AREA)

lowney arch

N

SCALE 1/32" = 1'
0 32' 64'

NOTE: *AREA GSF was calculated using HHFDC Area Measurement Standards for Calculating Development Costs.*

GROSS AREA DIAGRAM - HHFDC GSF

KAIAHALE 'O KAHILUHILU -02/14/2025

G0.8



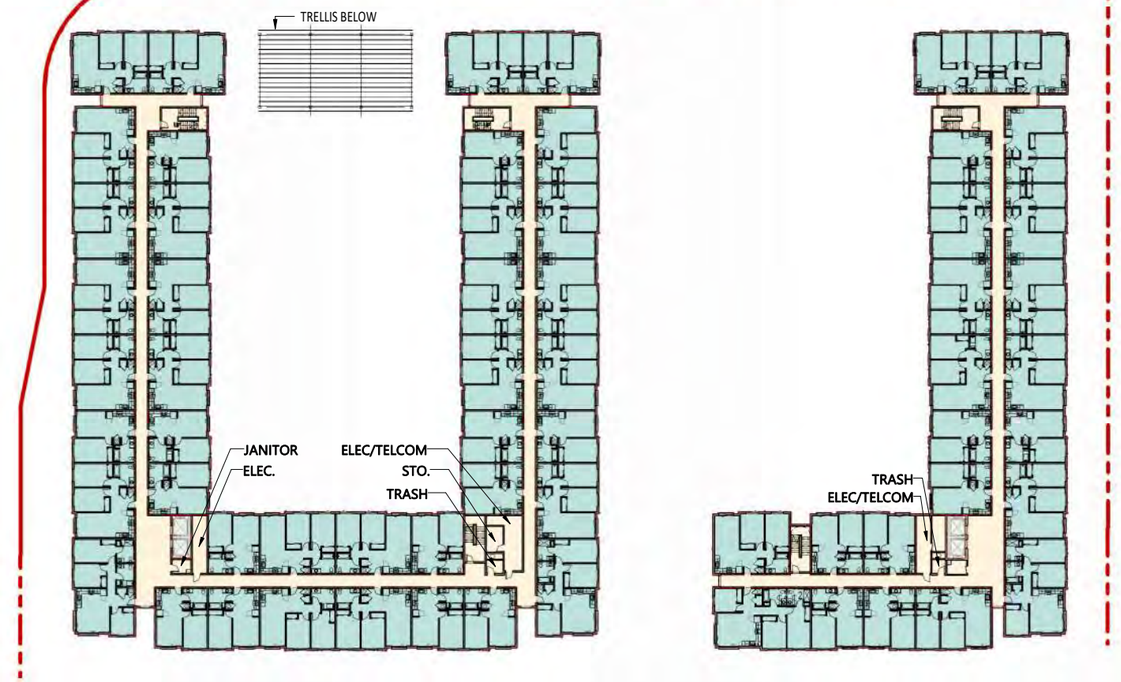
1 FLOOR AREA DIAGRAM (FAR) - LEVEL 1
1/32" = 1'-0"

RESIDENTIAL AREA

COMMON AREA



2 FLOOR AREA DIAGRAM (FAR) - LEVEL 2
1/32" = 1'-0"



3 FLOOR AREA DIAGRAM (FAR) - LEVELS 3 - 6
1/32" = 1'-0"

lowney arch

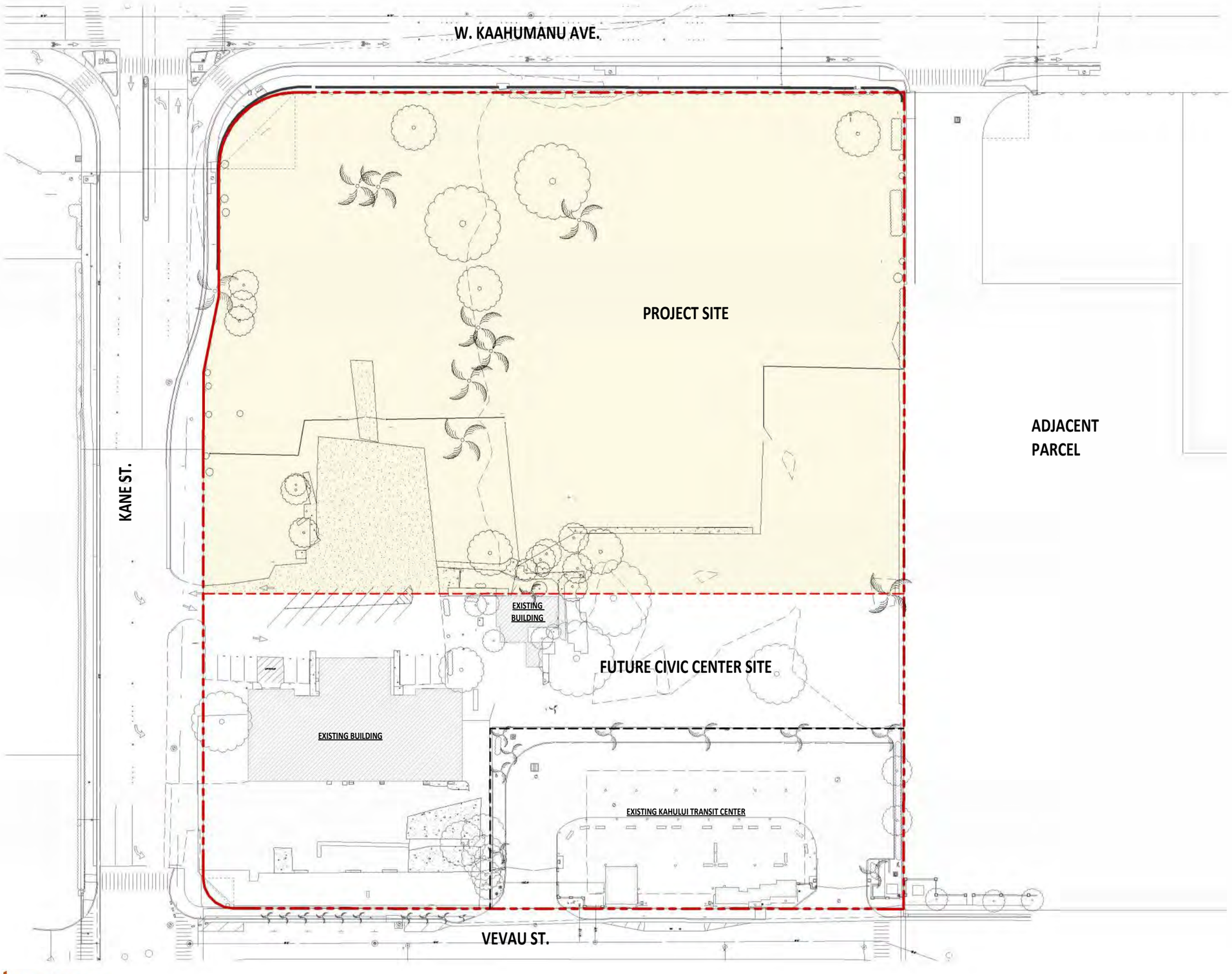
SCALE 1/32" = 1'
0 32' 64'

NOTE: . *FAR SF was calculated using the definition of floor area in the Maui Zoning Code.*

FLOOR AREA DIAGRAM - FAR SF

KAIAHALE ʻO KAHILUHILU -02/14/2025

G0.9



LEGEND

- PROJECT SITE
- EXISTING ASPHALT CONCRETE PARKING / GRAVEL DRIVEWAY
- EXISTING CONCRETE WALKWAY
- EXISTING WOOD GUARD RAIL / CHAIN LINK FENCE
- EXISTING BUILDING (N.I.C.)
- EXISTING LANDSCAPE
- CPR BOUNDARY
- TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES

lowney arch

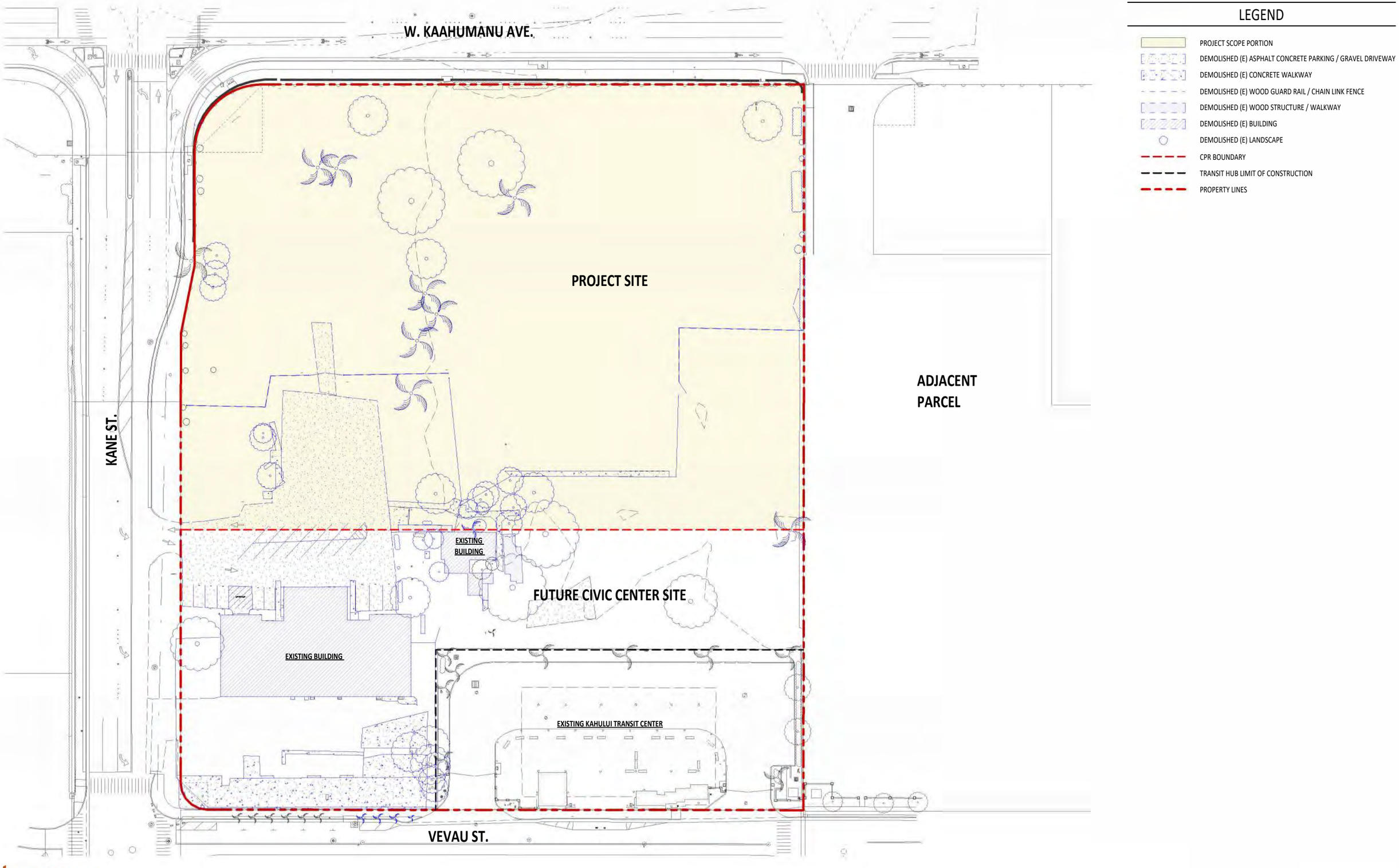
N

SCALE 1/32" = 1'

0 32' 64'

201H - EXISTING SITE PLAN A0.1B

KAIAHALE ʻO KAHILUHILU -02/14/2025



LEGEND

- PROJECT SCOPE PORTION
- DEMOLISHED (E) ASPHALT CONCRETE PARKING / GRAVEL DRIVEWAY
- DEMOLISHED (E) CONCRETE WALKWAY
- DEMOLISHED (E) WOOD GUARD RAIL / CHAIN LINK FENCE
- DEMOLISHED (E) WOOD STRUCTURE / WALKWAY
- DEMOLISHED (E) BUILDING
- DEMOLISHED (E) LANDSCAPE
- CPR BOUNDARY
- TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES

lowney arch

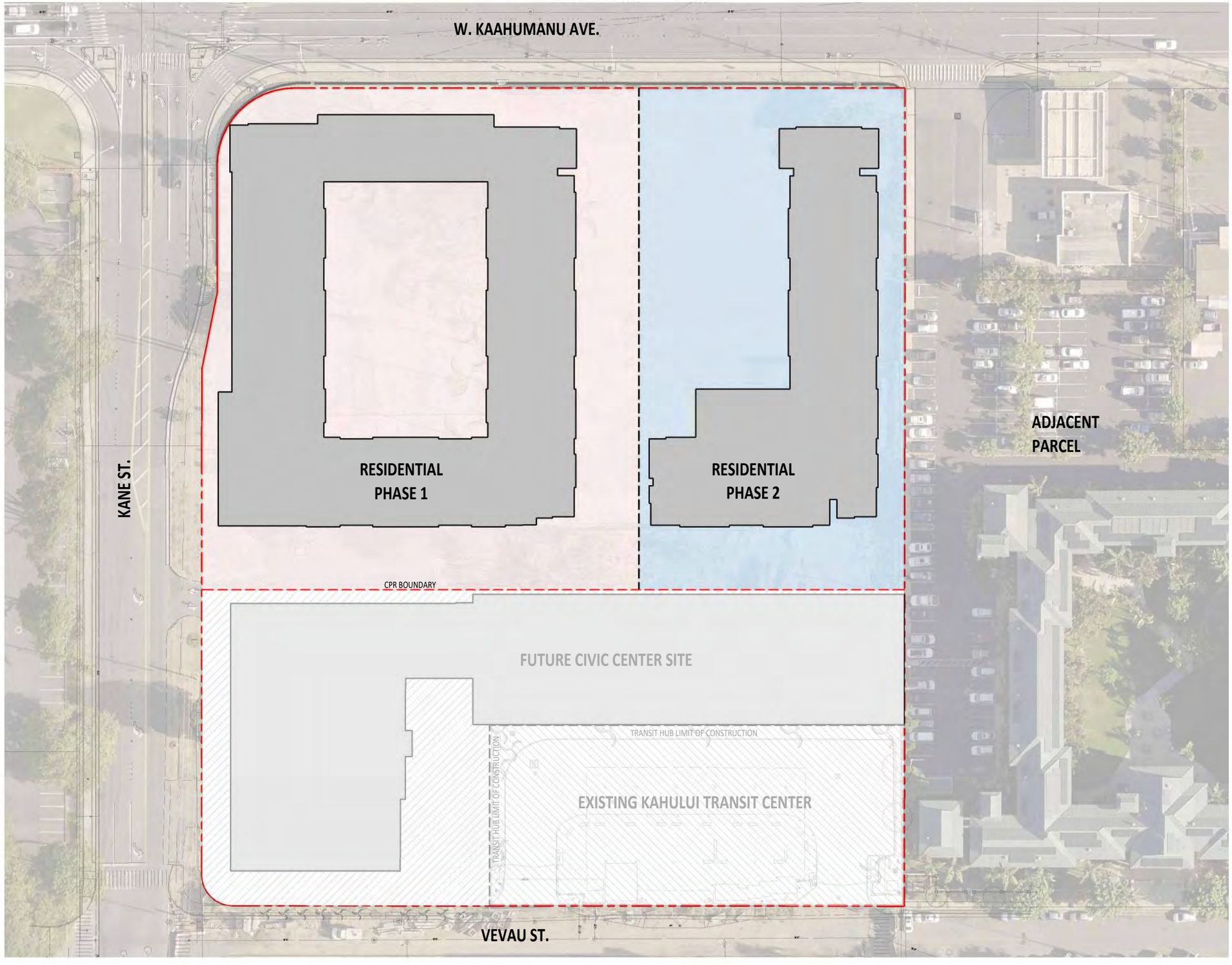
N

SCALE 1/32" = 1'

0 32' 64'

201H - DEMOLITION SITE PLAN A0.2B

KAIAHALE ʻO KAHILUHILU -02/14/2025



LEGEND

- PHASE 1
- PHASE 2
- EXISTING KAHULUI TRANSIT CENTER (N.I.C.)
- FUTURE CIVIC CENTER (N.I.C.)
- CPR BOUNDARY
- PHASING BOUNDARY / TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES

lowney arch

N

SCALE 1/32" = 1'

0 32' 64'

201H - PHASING PLAN

KAIAHALE ʻO KAHILUHILU -02/14/2025

A0.3B



LEGEND

- RESIDENTIAL BUILDING
- GREEN AREA
- DRIVEWAY
- DIVISION LINE
- PHASING BOUNDARY / TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES
- PROPOSED TEMPORARY SECONDARY FIRE DEPARTMENT ACCESS PRIOR TO CIVIC CENTER CONSTRUCTION
- PERMANENT SECONDARY FIRE DEPARTMENT ACCESS THRU CIVIC CENTER UNDER BUILDING
- PERMANENT SECONDARY FIRE DEPARTMENT ACCESS THRU CIVIC CENTER

lowney arch

N

SCALE 1/32" = 1'

0 32' 64'

201H - OVERALL SITE PLAN

KAIAHALE ʻO KAHILUHILU -02/14/2025

A0.4B

Notes:

All landscape areas will be supported with a fully automated irrigation system conforming to BWS standards.

No exceptional trees on site.



LEGEND

MANELE TREE

JOANNIS PALM

GEIGER TREE

TULIPWOOD TREE

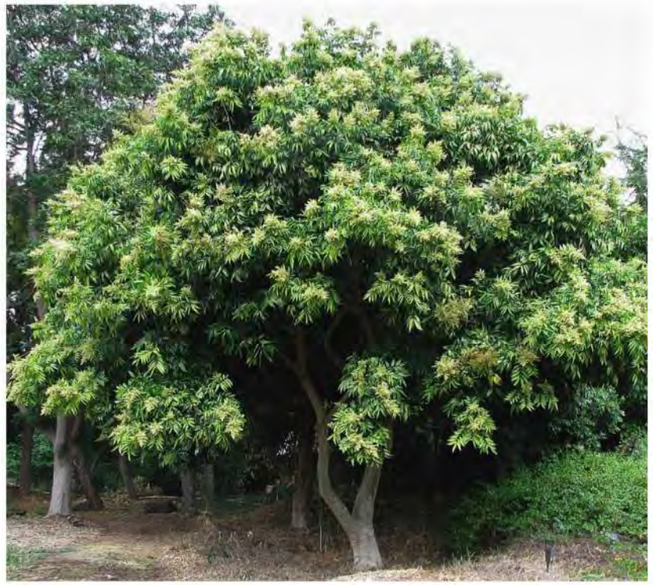
lowney arch

0 8 16 32 48 64FT

RESIDENTIAL PHASE LANDSCAPE PLAN

KAIAHALE ʻO KAHILUHILU -02/14/2025

L1.1



MANELE TREE



TULIPWOO TREE



NANU GARDENIA



HAWAIIAN CAREX



JOANNIS PALM



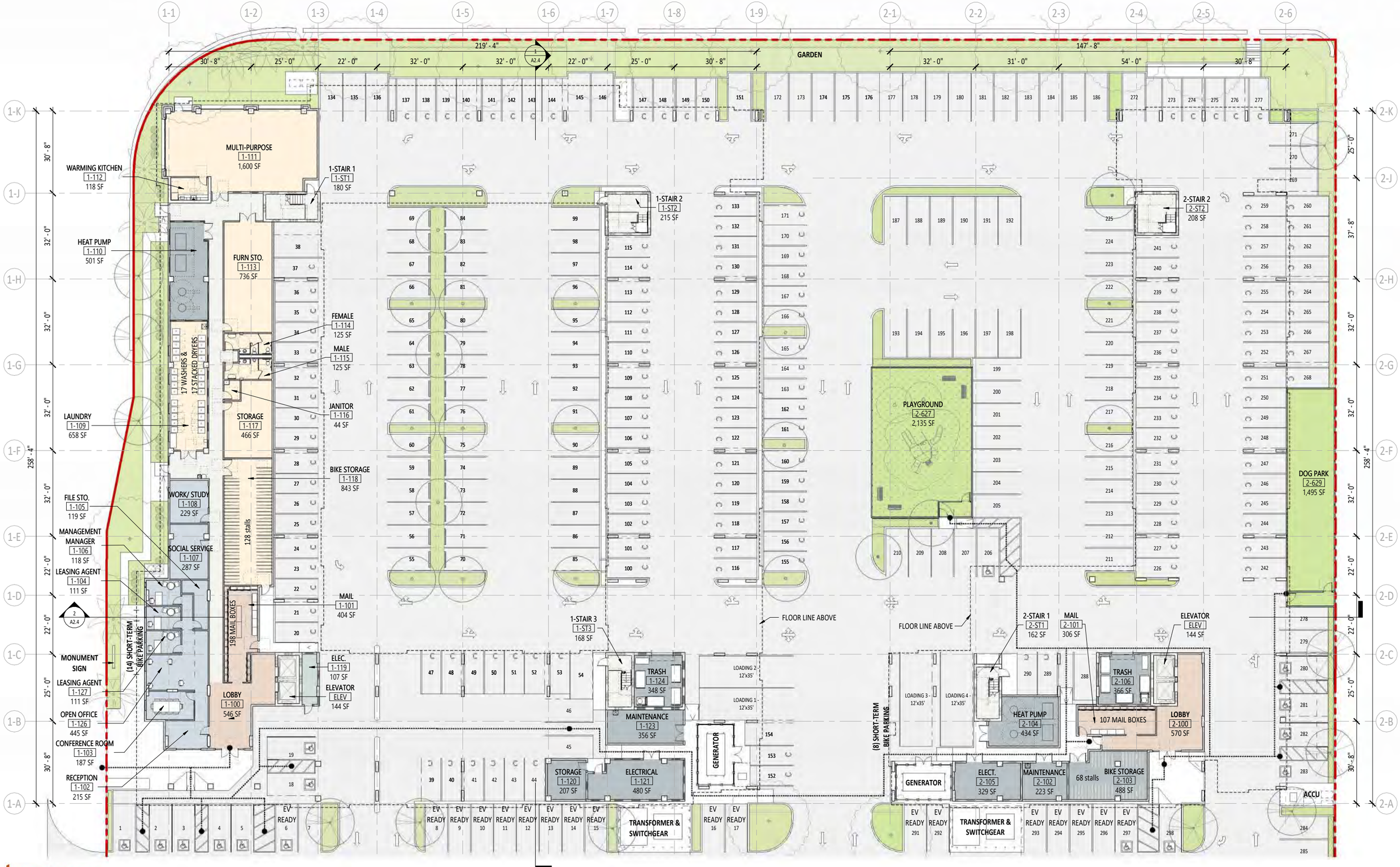
GEIGER TREE



MOLOKAI WHITE HIBISCUS



POHINAHINA



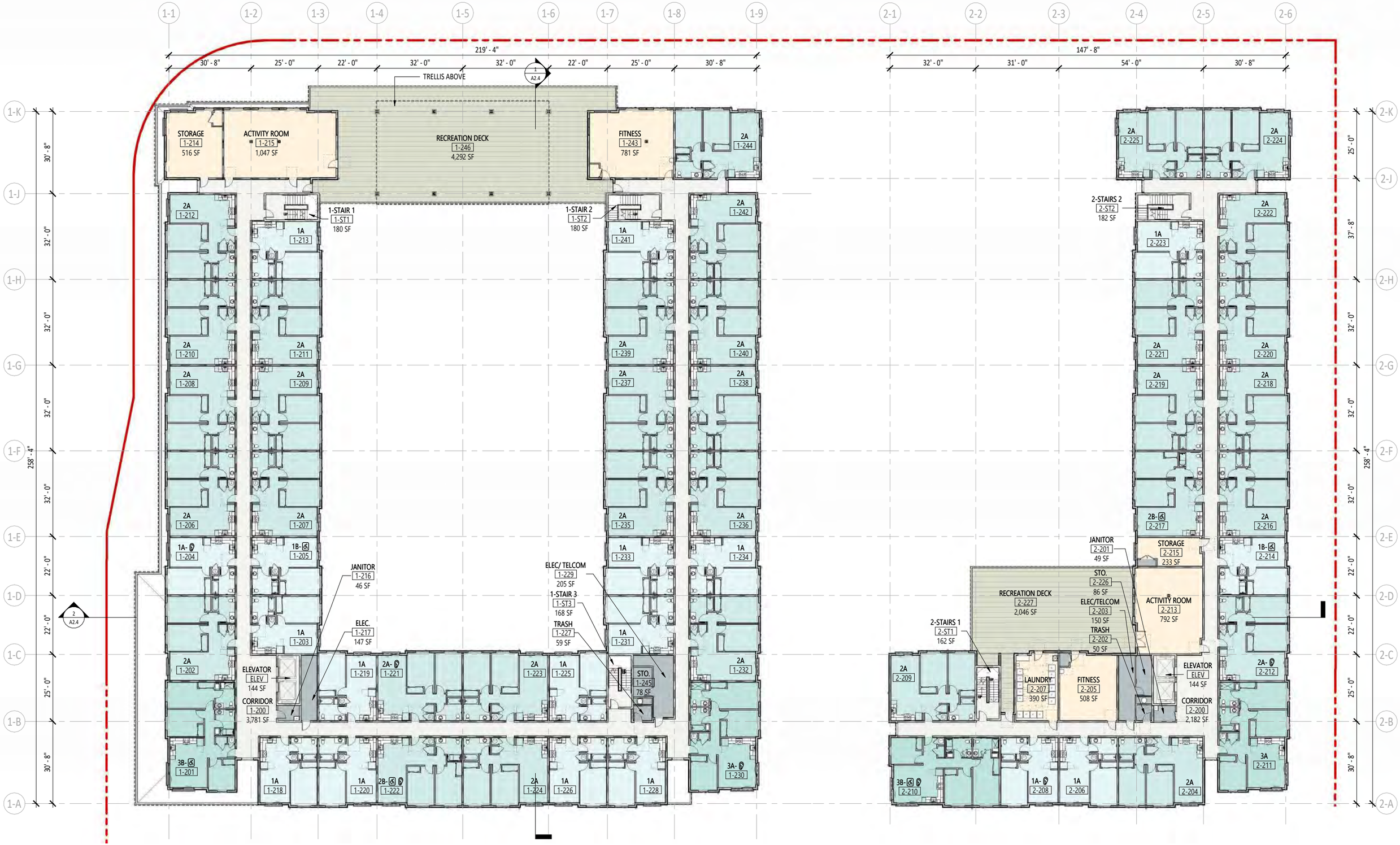
lowney arch

SCALE 1/16" = 1'
0 16' 32'

GROUND FLOOR PLAN

KAIAHALE ‘O KAHILUHILU -02/14/2025

A1.1



lowney arch

N

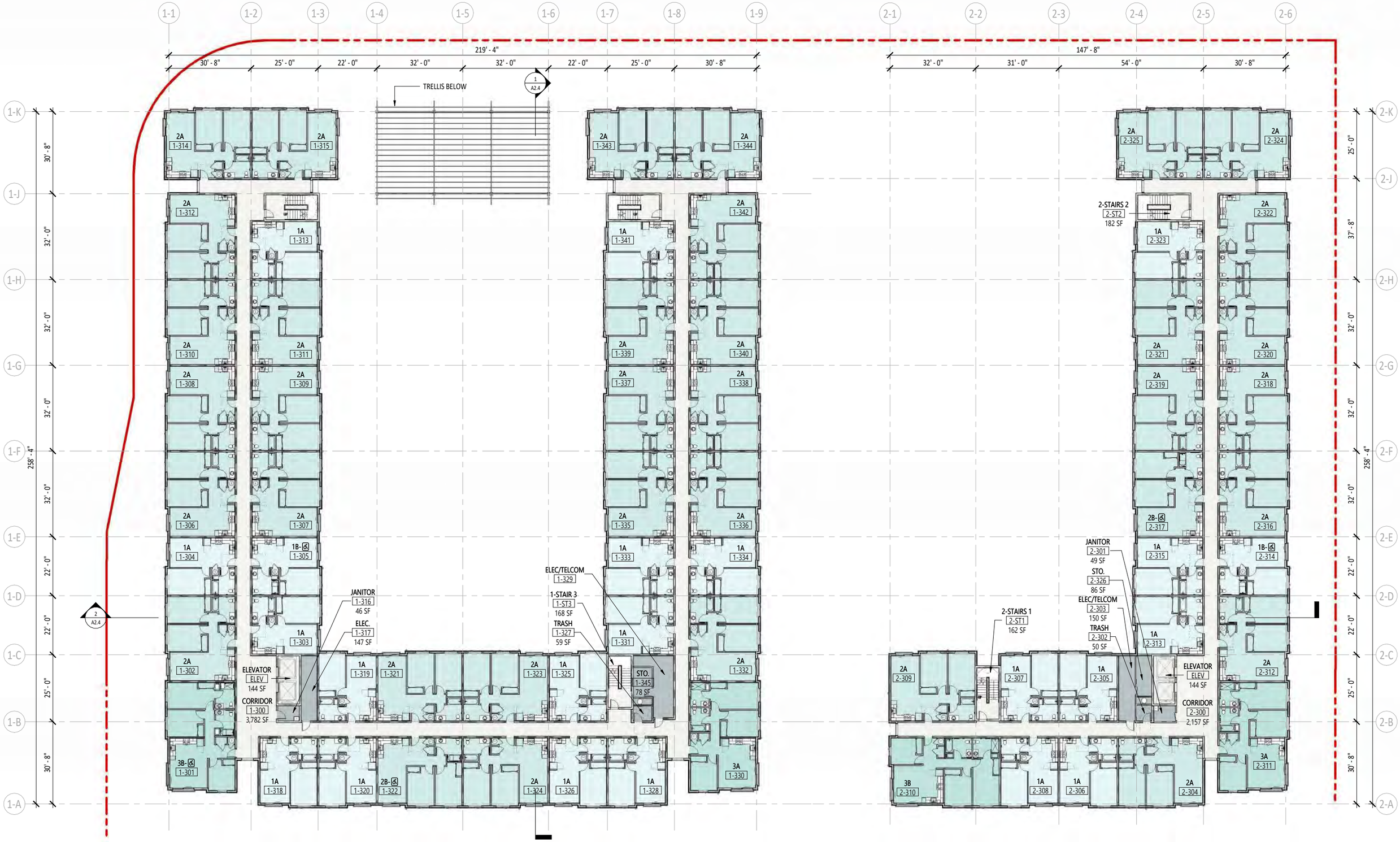
SCALE 1/16" = 1'

0 16' 32'

AMENITY LEVEL 2 PLAN

KAIAHALE ‘O KAHILUHILU -02/14/2025

A1.2



lowney arch

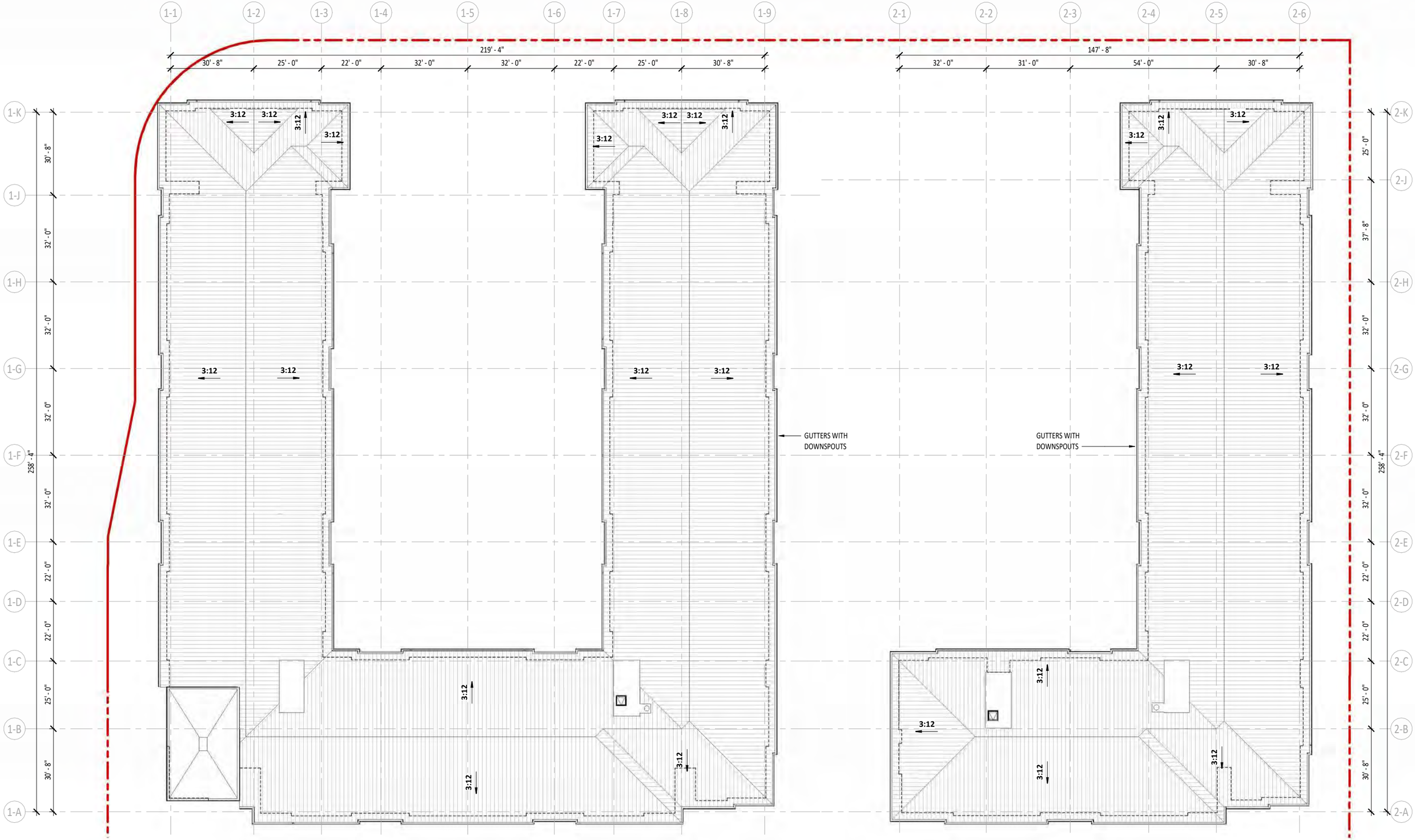
SCALE 1/16" = 1'

0 16' 32'

TYPICAL RESIDENTIAL LEVEL 3-6 PLAN

KAIAHALE ‘O KAHILUHILU -02/14/2025

A1.3



lowney arch

SCALE 1/16" = 1'

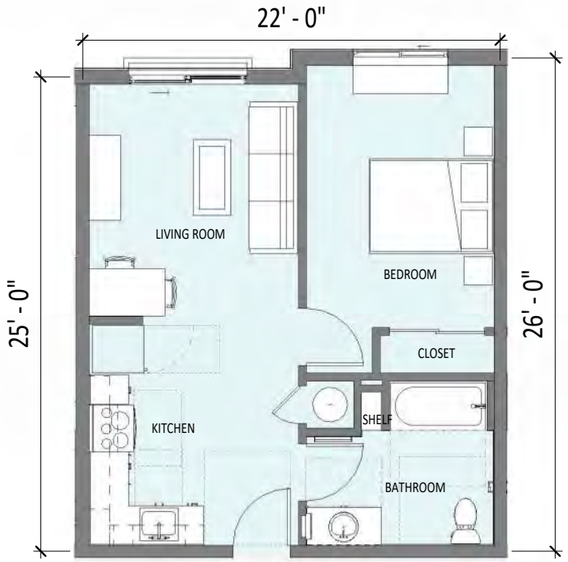
0 16' 32'

ROOF PLAN

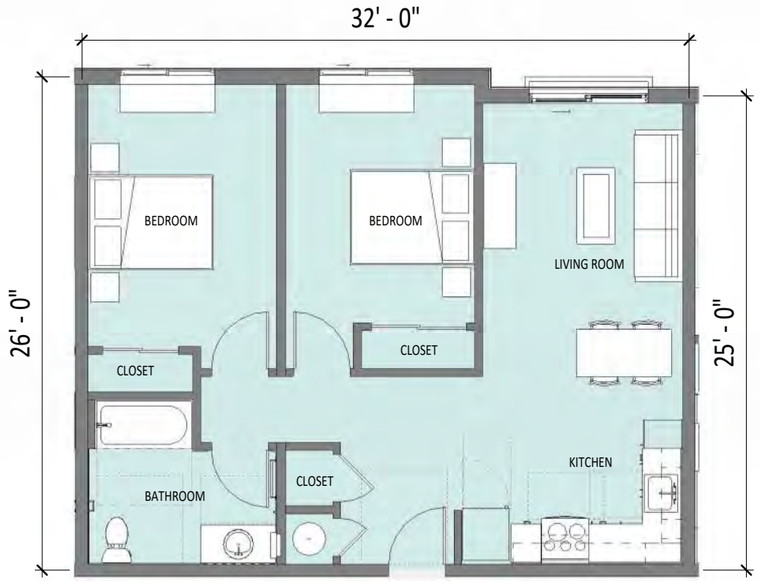
KAIAHALE ʻO KAHILUHILU -02/14/2025

A1.4

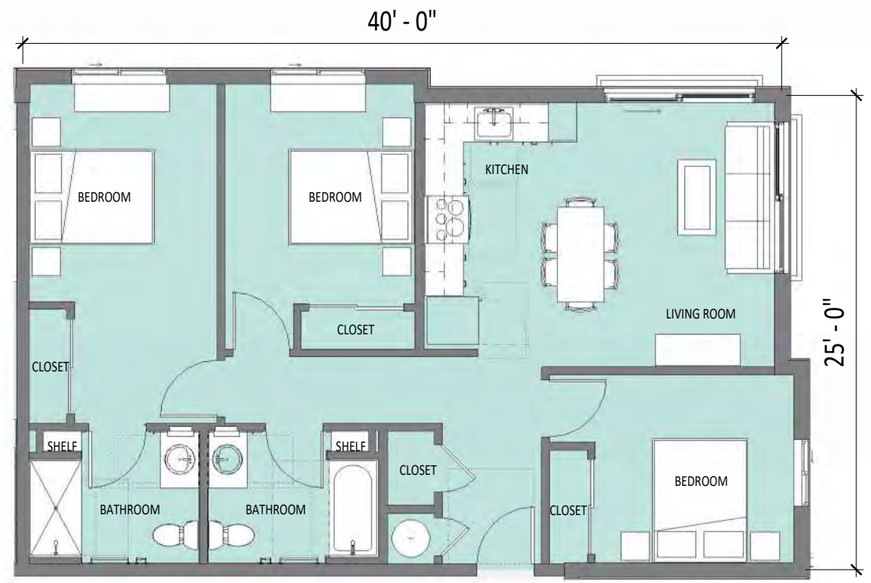
FHA UNITS - TYPE A



1A - 1 BEDROOM TYPE A UNIT
GROSS AREA 637 SF

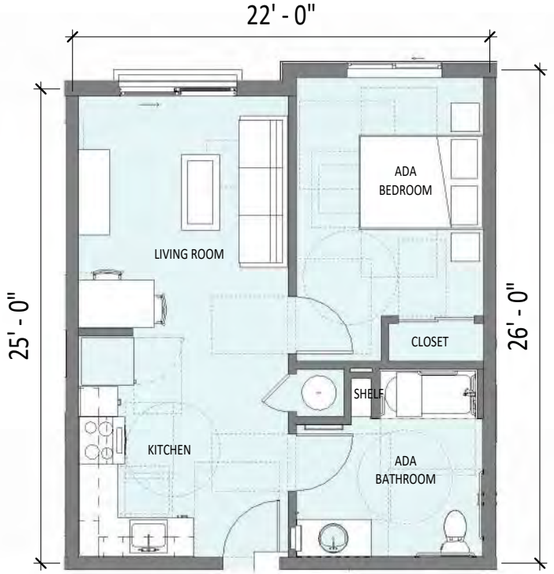


2A - 2 BEDROOM TYPE A UNIT
GROSS AREA 933 SF

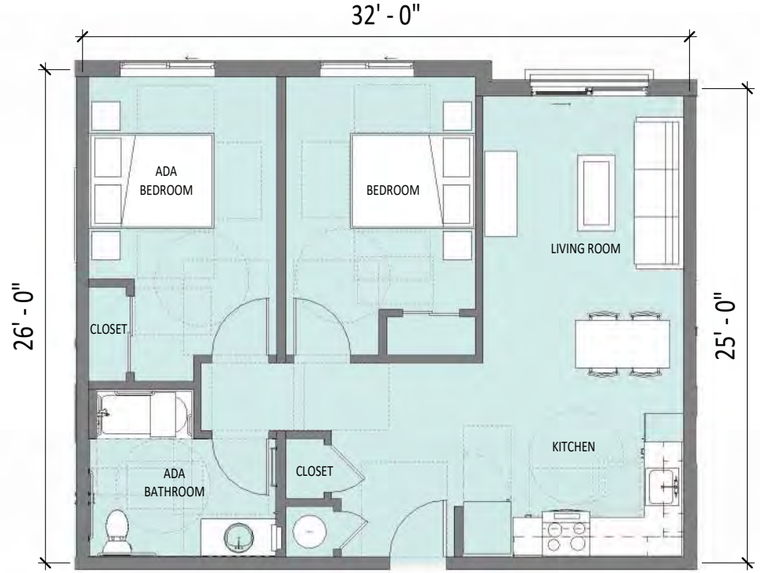


3A - 3 BEDROOM TYPE A UNIT
GROSS AREA 1,188 SF

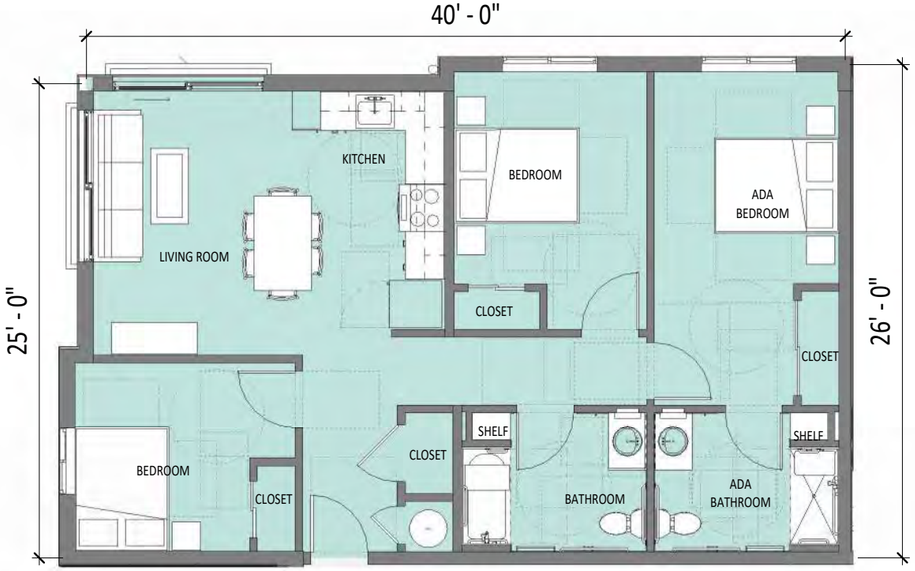
ADA UNITS



1B-♿ - 1 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 637 SF



2B-♿ - 2 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 933 SF



3B-♿ - 3 BEDROOM TYPE B MOBILITY UNIT
GROSS AREA 1,188 SF

NOTE: Unit Gross Area is measured using HHFDC'S *"Area Measurement Standards for Calculating Development Costs"*
Specific Instructions - Residential Area

1. *The SF/Unit requested is GSF (Gross Square Footate) per unit. The GSF of residential units should be calculated to:*
   - *A. Exterior face of exterior walls. The measurement line should follow the actual exterior face of the walls, for example if there are any "bump-outs" or "notches".*
   - *B. Outside face of corridor walls.*
   - *C. Centerline, taken face to face of the entire wall assembly (regardless of how many layers it has), of all demising walls, such as between a unit and a unit, between a unit and a stairwell, between a unit and structured parking, etc.*

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SCALE 1/4" = 1'
0 4' 8'

TYPICAL UNIT PLANS
KAIAHALE ʻO KAHILUHILU -02/14/2025

A1.5



NORTH ELEVATION



SOUTH ELEVATION

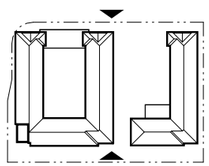


LEGEND

1. FIBER CEMENT PANEL - WHITE
2. FIBER CEMENT PANEL - LIGHT GREY
3. FIBER CEMENT PANEL - DARK GREY
4. FIBER CEMENT VERTICAL SIDING - LIGHT GREY
5. FIBER CEMENT HORIZONTAL SIDING - BROWN
6. STANDING SEAM METAL ROOFING WITH COOL ROOF COATING
7. PAINTED CMU WALL
8. PAINTED CONCRETE & METAL
9. GROUND FACE CMU WALL
10. DECORATIVE METAL RAILING
11. METAL SCREEN PANEL
12. CIP CONCRETE PARAPET PAINTED LIGHT GREY
13. METAL TRELLIS
14. EXISTING HISTORIC ROCKWALL
15. ALUMINUM FENCE

lowney arch

SCALE 1/16" = 1'
0 16' 32'



KEY PLAN (NTS)

BUILDING ELEVATIONS

KAIAHALE ‘O KAHILUHILU -02/14/2025

A2.1



BUILDING 1 EAST ELEVATION



BUILDING 1 WEST ELEVATION

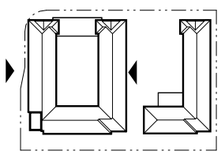


LEGEND

1. FIBER CEMENT PANEL - WHITE
2. FIBER CEMENT PANEL - LIGHT GREY
3. FIBER CEMENT PANEL - DARK GREY
4. FIBER CEMENT VERTICAL SIDING - LIGHT GREY
5. FIBER CEMENT HORIZONTAL SIDING - BROWN
6. STANDING SEAM METAL ROOFING WITH COOL ROOF COATING
7. PAINTED CMU WALL
8. PAINTED CONCRETE & METAL
9. GROUND FACE CMU WALL
10. DECORATIVE METAL RAILING
11. METAL SCREEN PANEL
12. CIP CONCRETE PARAPET PAINTED LIGHT GREY
13. METAL TRELLIS
14. EXISTING HISTORIC ROCKWALL
15. ALUMINUM FENCE

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SCALE 1/16" = 1'
0 16' 32'



KEY PLAN (NTS)

BUILDING ELEVATIONS

KAIAHALE ‘O KAHILUHILU -02/14/2025

A2.2



BUILDING 2 EAST ELEVATION



BUILDING 2 WEST ELEVATION

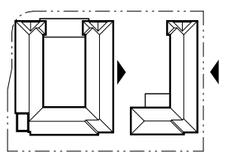


LEGEND

1. FIBER CEMENT PANEL - WHITE
2. FIBER CEMENT PANEL - LIGHT GREY
3. FIBER CEMENT PANEL - DARK GREY
4. FIBER CEMENT VERTICAL SIDING - LIGHT GREY
5. FIBER CEMENT HORIZONTAL SIDING - BROWN
6. STANDING SEAM METAL ROOFING WITH COOL ROOF COATING
7. PAINTED CMU WALL
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11. METAL SCREEN PANEL
12. CIP CONCRETE PARAPET PAINTED LIGHT GREY
13. METAL TRELLIS
14. EXISTING HISTORIC ROCKWALL
15. ALUMINUM FENCE

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SCALE 1/16" = 1'
0 16' 32'



KEY PLAN (NTS)

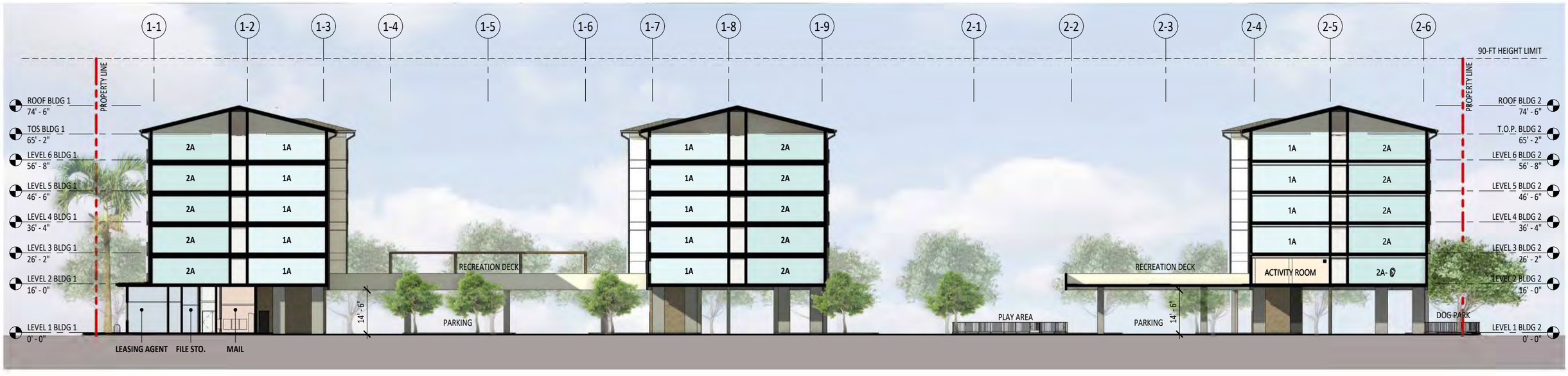
BUILDING ELEVATIONS

KAIAHALE ʻO KAHILUHILU -02/14/2025

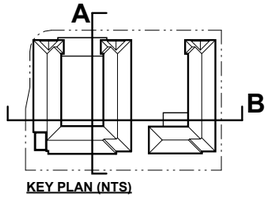
A2.3



SECTION A



SECTION B



KEY PLAN (NTS)

SCALE 1/16" = 1'

0 16' 32'

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BUILDING SECTIONS

KAIAHALE ʻO KAHILUHILU -02/14/2025

A2.4



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AERIAL PERSPECTIVE FROM W KAAHUMANU AVE TOWARDS MAUKA VIEWS

KAIAHALE ʻO KAHILUHILU -02/14/2025

A3.1



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AERIAL PERSPECTIVE FROM VEVAU STREET TOWARDS MAKAI VIEWS

KAIAHALE ‘O KAHILUHILU -02/14/2025

A3.2



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FRONT VIEW FRONT ACROSS WEST KAAHUMANU AVENUE

KAIAHALE ʻO KAHILUHILU -02/14/2025

A3.3



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VIEW TO AMENITY DECK AND KAHULUI BAY

KAIAHALE ʻO KAHILUHILU -02/14/2025

A3.4

OUTLINE SPECIFICATIONS

KAIAHALE ‘O KAHILUHILU
KAHULUI CIVIC CENTER RESIDENTIAL

153 W. Kaahumanu Avenue
Kahului, Hawaii 96732



December 13, 2024

lowney arch

TEL 808.769.6808 URL lowneyarch.com
928 nu'uanu avenue | suite 400 | honolulu, hawaii 96817

DIVISION 01 – GENERAL REQUIREMENTS

SECTION 01 11 00 – Summary of Work
Multifamily affordable housing complex consisting of two buildings providing a total of 303 units. Each building will be five levels above surface parking and will include a mix of 1-, 2-, and 3-bedroom units. Residential amenities will be located on the ground and second levels, with parking on the ground level under the buildings and in open areas. The Project is located at 153 W. Kaahumanu Avenue in Kahului, Hawaii.

DIVISION 02 – EXISTING CONDITIONS

SECTION 02 41 19 – Selective Demolition
Selective demolition and removal of portions of the existing buildings, as indicated and as required to perform the work.

DIVISION 03 - CONCRETE

SECTION 03 30 00 – Cast-In-Place Concrete
Provide cast-in-place concrete, with formwork, reinforcement, and accessories as required for complete installation.

SECTION 03 54 13 – Gypsum Cement Underlayment
Provide gypsum cement floor underlayment with acoustical mat underlayment and sealer.

DIVISION 04 – MASONRY

SECTION 04 22 00 – Concrete Masonry Units
Provide concrete masonry unit construction, with mortar, reinforcement, anchorage, and accessories as required for complete installation. Cut and fit concrete masonry for work of other trades.

DIVISION 05 – METALS

SECTION 05 40 00 – Cold-Formed Metal Framing
Provide cold-formed metal framing components for structural systems, including studs, tracks, and braces, with finishes that meet corrosion resistance and fire-rating requirements. Installation must follow manufacturer instructions, ensuring proper alignment, stability, and secure fastening.

SECTION 05 50 00 – Metal Fabrications
Provide stock and custom fabricated metal items complete in respect to function. Metal fabrications includes items made from iron and steel shapes, plates, bars, strips, tubes, pipes and castings which are not a part of structural steel or metal systems specified elsewhere.

SECTION 05 51 00 – Metal Stairs
Provide steel stairs and landings, with stair handrails, and including plates, angles, hangers and struts for securing to building structure.

SECTION 05 58 00 – Formed Metal Fabrications
Provide formed metal fabrications for the project, including custom metal components such as brackets, anchors, and other fabricated items as specified.

SECTION 05 73 16 – Decorative Metal Railings
Provide decorative metal railings as specified, including custom-designed components such as posts, balusters, and handrails. The railings must meet strength, material, and finish requirements, and be installed securely.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

SECTION 06 16 00 – Sheathing
Provide wood or wood-based sheathing materials for walls, roofs, and floors, ensuring compliance with specified performance and material requirements. Install sheathing securely to provide a solid base for subsequent finishes and ensure structural integrity.

SECTION 06 17 53 – Shop-Fabricated Wood Truss
Provide shop-fabricated wood trusses with wood truss bracing and metal truss accessories as specified, designed and fabricated according to the structural requirements.

SECTION 06 40 23 – Interior Architectural Woodwork
Provide interior architectural woodwork, including custom wood components such as cabinetry, paneling, trim, and molding. Materials and finishes must be of high quality and installed according to the specified design and manufacturer's guidelines.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

SECTION 07 18 00 – Traffic Coating
Provide a fluid-applied, waterproof, elastomeric urethane traffic coating with all necessary accessories for a complete, weather-tight installation on roof decks, ensuring durability and resistance to wear.

SECTION 07 21 00 – Thermal Insulation
Provide thermal insulation, including batt insulation and extruded polystyrene at the walls and the roofs, along with necessary accessories, to meet specified thermal performance requirements and ensure proper installation.

SECTION 07 26 00 – Below-Grade Vapor Retarder
Provide a vapor retarder system for below-grade and slab-on-grade concrete, including sealing joints, penetrations, and the underlying sand bed, to effectively control moisture migration.

SECTION 07 25 00 – Weather Resistive Barrier
Provide air and water barrier systems, including weather barriers and underlayment, for wall siding, roofing, flashing, and sheet metal, ensuring a complete, watertight seal around all penetrations.

SECTION 07 41 00 – Metal Roof Panels
Provide metal roofing panels, complete with underlayment, weather barriers, flashing, and sheet metal components, ensuring a durable, weather-tight roofing system with required accessories.

SECTION 07 46 46 – Fiber Cement Siding
Provide fiber cement siding as an exterior cladding system, including all related components such as trim,

fasteners, and accessories. The system shall be designed to provide a durable, weather-resistant, and aesthetically appealing finish for building exteriors.

SECTION 07 62 00 – Sheet Metal Flashing and Trim
Provide metal flashings and sheet metal including accessories as required for complete weathertight installation. Flashing and sheet metal includes copings, fascias, scuppers, gutters, downspouts, rainwater leaders, reglets, and similar fabricated components as applicable to Project.

SECTION 07 84 00 – Firestopping
Provide firestopping as required to maintain effective barrier against spread of flame, smoke and gases, and to retain integrity of time-rated construction as indicated and at following types of locations. Provide at fire rated system perimeters, and at duct, conduit, piping penetrations through time-rated construction, and as required by applicable codes.

SECTION 07 92 00 – Joint Sealants
Provide joint sealants, for interior and exterior joints, with backing rods and accessories as required for complete installation. Joint sealants include joint sealers and calking.

DIVISION 08 – OPENINGS

SECTION 08 11 13 – Hollow Metal Doors and Frames
Provide hollow metal doors and frames, including necessary hardware and accessories, designed for durability, security, and fire resistance as specified. Doors and frames must comply with applicable performance standards for strength, thermal insulation, and fire ratings.

SECTION 08 14 16 – Flush Wood Doors
Provide flush wood doors with solid or hollow cores. The doors must meet performance and fire-resistance requirements and be fabricated to the dimensions and specifications provided.

SECTION 08 31 00 – Access Doors and Frames
Provide access doors set in finished surfaces. Provide access doors and panels as required for access to controls and valves behind finished surfaces. Coordinate with various trades for controls and valves which may be concealed.

SECTION 08 33 23 – Overhead Coiling Doors
Provide overhead coiling doors, including all necessary hardware and accessories, designed for efficient operation, security, and weather resistance. Doors should meet the specified size, material, and functional requirements.

SECTION 08 34 83 – Elevator Door Smoke Containment System
Provide elevator door smoke containment systems designed to prevent the spread of smoke in the event of a fire. The system must meet fire-rated standards and be compatible with the elevator door design and building safety codes.

SECTION 08 44 13 – Glazed Aluminum System
Provide aluminum-framed entrances and storefront systems, with stock non-automatic doors, hardware, anchorage, glazing, and accessories as required for complete installation at common areas and lobby.

SECTION 08 53 13 – Vinyl Windows and Doors
Provide a fluid-applied, waterproof, elastomeric urethane traffic coating with all necessary accessories for a complete, weather-tight installation on roof decks, ensuring durability and resistance to wear.

SECTION 08 71 00 – Door Hardware
Provide commercial door hardware for Swinging doors, sliding doors and other doors to the extent required. Door hardware includes, but is not necessarily limited to Mechanical door hardware electromechanical door hardware and cylinders.

SECTION 08 91 00 – Louvers
Provide extruded aluminum louvers and frames, with screens, attachment hardware, and accessories as required for complete finished installation.

DIVISION 09 – FINISHES

SECTION 09 21 00 – Gypsum Board Assemblies
Provide gypsum board systems including gypsum board, joint treatment, acoustical accessories, and general accessories for complete installation. Provide special surface texture finish coat.

SECTION 09 30 00 – Tiling
Provide tile installations with accessories, as required for complete installation. Provide waterproofing membrane integral with tile setting beds. Provide cementitious backer unit tile substrate.

SECTION 09 51 00 – Acoustical Ceiling
Provide suspended acoustical ceiling system with exposed suspended metal grid system, trim, and accessories as required for complete finished installation.

SECTION 09 65 13 – Resilient Base
Provide resilient base and accessories as required for complete finished installation.

SECTION 09 65 19 – Resilient Tile Flooring
Provide resilient tile flooring (VCT) and accessories as required for complete finished installation.

SECTION 09 65 66 – Resilient Athletic Flooring
Provide resilient athletic flooring and accessories as required for complete finished installation.

SECTION 09 68 10 – Tile Carpeting
Provide carpet tile including edge strips where carpeting terminates at other floor finishes and accessories as required for complete finished installation.

SECTION 09 91 00 – Painting and Coating
Provide painting and finishing of exposed items and surfaces requiring field painting and finishing including shop primed items.

DIVISION 10 – SPECIALTIES

SECTION 10 14 00 – Signage
Provide general signage complete with attachment devices and accessories as required for complete installation.

SECTION 10 21 13 – Toilet Compartments
Provide prefabricated toilet compartments, including partitions, doors, and hardware, designed for durability, accessibility, and privacy as required for a complete installation. Ensure all components comply with ADA guidelines and local building codes for installation.

SECTION 10 28 13, 16 – Toilet and Bath Accessories
Provide toilet and bath accessories with attachment hardware and rough-in frames as required for complete, operational installation.

SECTION 10 44 00 – Fire Protection Specialties
Provide fire extinguisher cabinets with accessories as required for complete installation. Provide flush mounted or semi-recessed fire extinguisher cabinets at areas outside garage or in path of travel. Provide surface mounted fire extinguisher cabinets with exposed frame (trim) for garage and areas not in a path of travel.

SECTION 10 48 13 – Defibrillator Cabinets
Provide defibrillator cabinets with accessories as required for complete installation.

SECTION 10 55 00 – Postal Specialties
Provide horizontal mailboxes and mail collection boxes, with accessories as required for complete installation.

SECTION 10 57 00 – Wardrobe and Closet Specialties
Provide modular wardrobe and closet systems, including shelving, hanging rods, and drawers, designed for efficient use of space and durability.

DIVISION 11 – EQUIPMENT

SECTION 11 31 00 – Residential Appliances
Provide residential type appliances with options and accessories as required for complete finished operational installation.

DIVISION 12 – FURNISHINGS

SECTION 12 35 30– Residential Casework
Provide residential type manufactured casework including accessories as required for complete finished installation. Provide countertops for manufactured residential casework.

SECTION 12 93 13– Bicycle Racks
Provide bicycle racks including accessories as required for complete, secure installation.

DIVISION 14 – CONVEYING EQUIPMENT

SECTION 14 21 00 – Electric Traction Elevators
Provide electric gearless traction type elevator system that requires no equipment room, including equipment and accessories as required for complete operational installation.

SECTION 14 91 82– Trash and Recycle Chutes
Provide chute systems with fire-rated doors and accessories as required for complete, operational system. Provide one chute for each building.

DIVISION 21 – FIRE SUPPRESSION

SECTION 21 13 13 – Wet-Pipe Sprinkler Systems
Provide a complete wet-pipe sprinkler system, including piping, fittings, specialties, sprinklers, valves, and alarm devices, manual control stations, control panels, pressure gages and related accessories, for fire protection. Ensure all materials comply with NFPA standards, local building codes, and fire safety regulations.

DIVISION 22 – PLUMBING

SECTION 22 05 23, 29– Ball Valves for Plumbing Piping
Provide metal pipe hangers and supports, trapeze pipe hangers, metal framing systems, thermal hanger-shield inserts, fastener systems, pipe stands, pipe-positioning systems, and equipment supports. Provide elastomeric isolation pads, elastomeric isolation mounts, restrained elastomeric isolation mounts, open-spring isolators, housed-spring isolators, restrained-spring isolators, housed-restrained-spring isolators, pipe-riser resilient supports, resilient pipe guides, elastomeric hangers. snubbers, restraint channel bracings, restraint cables, seismic-restraint accessories, mechanical anchor bolts, and adhesive anchor bolts. Provide equipment labels, warning signs and labels, pipe labels, valve tags, and warning tags.

SECTION 22 05 53 – Identification for Plumbing and HVAC Piping and Equipment
Provide a complete wet-pipe sprinkler system, including piping, fittings, specialties, sprinklers, valves, and alarm devices, manual control stations, control panels, pressure gages and related accessories, for fire protection. Ensure all materials comply with NFPA standards, local building codes, and fire safety regulations.

SECTION 22 07 19 – Plumbing Piping Insulation
Provide a complete wet-pipe sprinkler system, including piping, fittings, specialties, sprinklers, valves, and alarm devices, manual control stations, control panels, pressure gages and related accessories, for fire protection. Ensure all materials comply with NFPA standards, local building codes, and fire safety regulations.

SECTION 22 11 16, 19 – Domestic Water Piping
Provide tube and fittings, piping joining materials, encasement for piping, and dielectric fittings. Provide vacuum breakers, backflow preventers, water pressure-reducing valves, balancing valves, temperature-actuated, water mixing valves, strainers, outlet boxes, hose bibbs, drain valves, water-hammer arresters, air vents, trap-seal primer valves, trap-seal primer systems, flexible connectors, and water meters.

SECTION 22 13 16, 19 – Sanitary Waste and Vent Piping
Provide hubless, cast-iron soil pipe and fittings, PVC pipe and fittings, specialty pipe fittings, and encasement for underground metal piping. Provide backwater valves, cleanouts, roof flashing assemblies, through-penetration firestop assemblies, and miscellaneous sanitary drainage piping specialties. Provide floor drains and floor sinks.

SECTION 22 14 29 – Sump Pumps
Provided packaged drainage-pump units in elevator shafts.

SECTION 22 41 00 – Plumbing Fixtures
Provide unit lavatories, showers, kitchen sinks water closets toilet seats, supply fittings and waste fittings.

DIVISION 23 – HEATING, VENTILATING AND AIR CONDITIONING

SECTION 23 05 17, 18 –HVAC Piping
Provide sleeves, stack-sleeve fittings, sleeve-seal systems sleeve-seal fittings, grout and silicone sealants. Provide escutcheons and floor plates. Provide metal pipe hangers and supports, trapeze pipe hangers, metal framing systems, thermal-hanger shield inserts, fastener systems, pipe stands, and equipment supports.

SECTION 23 07 13, 19 – Duct & HVAC piping Insulation
Provide insulation for duct & HVAC piping systems.

SECTION 23 31 13 – Metal Ducts
Provide single-wall rectangular ducts and fittings, double-wall rectangular ducts and fittings, single-wall round ducts and fittings, sheet metal materials, duct liner, sealants and gaskets hangers and supports, and seismic-restraint devices.

SECTION 23 33 00 – Air Duct Accessories
Provide single-wall rectangular ducts and fittings, double-wall rectangular ducts and fittings, single-wall round ducts and fittings, sheet metal materials, duct liner, sealants and gaskets hangers and supports, and seismic-restraint devices.

SECTION 23 33 00, 13 – Air Duct Accessories, Diffusers, Registers and Grilles
Provide square ceiling diffusers, perforated diffusers and air duct accessories. Provide adjustable blade face registers and grilles, fixed face registers and grilles, and linear bar grilles.

SECTION 23 81 27,28 – Variable Refrigerant Systems
Provide complete variable refrigerant systems for the common areas including the components to make a complete operating system(s).

DIVISION 26 – ELECTRICAL

SECTION 26 05 19 –Conductors and Cables
Provide building wires and cables rated 600 V and less and connectors, splices, and terminations rated 600 V and less.

SECTION 26 05 26 – Grounding and Bonding
Provide grounding systems and equipment and underground distribution grounding.

SECTION 26 05 29– Hangers and Supports for Electrical Systems
Provide hangers and supports for electrical equipment and systems and construction requirements for concrete bases.

SECTION 26 05 33 – Raceways and Boxes
Provide metal conduits, tubing, and fittings, nonmetal conduits, tubing, and fittings, metal wireways and auxiliary gutters, boxes, enclosures, and cabinets, handholes and boxes for exterior underground cabling.

SECTION 26 05 53 – Identification for Electrical Systems
Provide underground-line warning tape, warning labels and signs, equipment identification labels and miscellaneous identification products.

SECTION 26 24 13 – Switchboards
Provide underground-line warning tape, warning labels and signs, equipment identification labels and miscellaneous identification products.

SECTION 26 24 16 – Panelboards
Provide underground-line warning tape, warning labels and signs, equipment identification labels and miscellaneous identification products.

SECTION 26 27 26 – Wiring Devices
Provide receptacles, receptacles with integral GFCI, and associated device plates, tamper-resistant receptacles, weather-resistant receptacles, snap switches and wall-box dimmers, wall-switch and exterior occupancy sensors and communications outlets.

SECTION 26 51 19 –Interior Lighting
Provide interior lighting fixtures, emergency lighting units, and exit signs.

SECTION 26 56 19 – Exterior Lighting
Provide exterior luminaires with LED lamps, luminaire-mounted photoelectric relays, poles and accessories, and luminaire lowering devices.

DIVISION 27 – COMMUNICATIONS

SECTION 27 15 13, 23, 33 – Communications Cabling
Provide grounding conductors, grounding connectors, grounding busbars, and grounding labeling. Provide metal conduits and fittings, nonmetallic conduits and fittings, metal wireways and auxiliary gutters and boxes, enclosures, and cabinets. Provide sleeves for pathway and cable penetration of non-fire-rated construction walls and floors sleeve-seal systems, sleeve-seal fittings, grout and silicone sealants.

DIVISION 31 – EARTHWORK

SECTION 31 22 00 – Earthwork and Grading
Provide earthwork and grading services, including the preparation, excavation, and leveling of the site to establish proper grades for drainage, construction, and landscaping. Ensure all work is performed in compliance with project specifications and local regulations to achieve the desired contour and stability.

SECTION 31 23 33 – Trenching, Backfilling, and Compacting
Provide trenching, backfilling, and compacting for utility installation and other subsurface work. Ensure proper excavation, backfilling with suitable materials, and compaction to meet required density and support loads, in accordance with project specifications and local codes.

DIVISION 32 – EXTERIOR IMPROVEMENTS

SECTION 32 12 00 – Paving and Surfacing
Provide the installation of paving and surfacing materials, including asphalt, concrete, and other suitable materials for driveways, walkways, parking areas, and other paved surfaces. Ensure materials are durable, meet design

specifications, and comply with local codes and accessibility requirements.

SECTION 32 84 00 – Planting Irrigation
Provide an automatic irrigation system for landscaping, including piping, valves, controllers, and sprinkler heads, designed to efficiently water planted areas. Ensure the system meets water conservation standards and is installed in compliance with local regulations and project specifications.

SECTION 32 90 00 – Planting
Provide planting of trees, shrubs, ground covers, and other plant material as specified in the project documents. Ensure plants are selected for suitability to the climate, soil conditions, and aesthetic requirements, and are installed in accordance with industry standards for healthy establishment.

SECTION 32 92 00 – Turf and Grasses
Provide the installation of turf and grass areas, including sod or seed, for lawns and recreational spaces. Ensure turf selection and installation techniques promote healthy growth, long-term sustainability, and meet design specifications for the intended use.

DIVISION 33 – UTILITIES

SECTION 33 10 00 – Utilities
Provide the installation of all required utilities, including water, electric, and communication systems, to service the building or site. Ensure all utility systems are installed in accordance with local codes and industry standards for capacity, reliability, and safety.

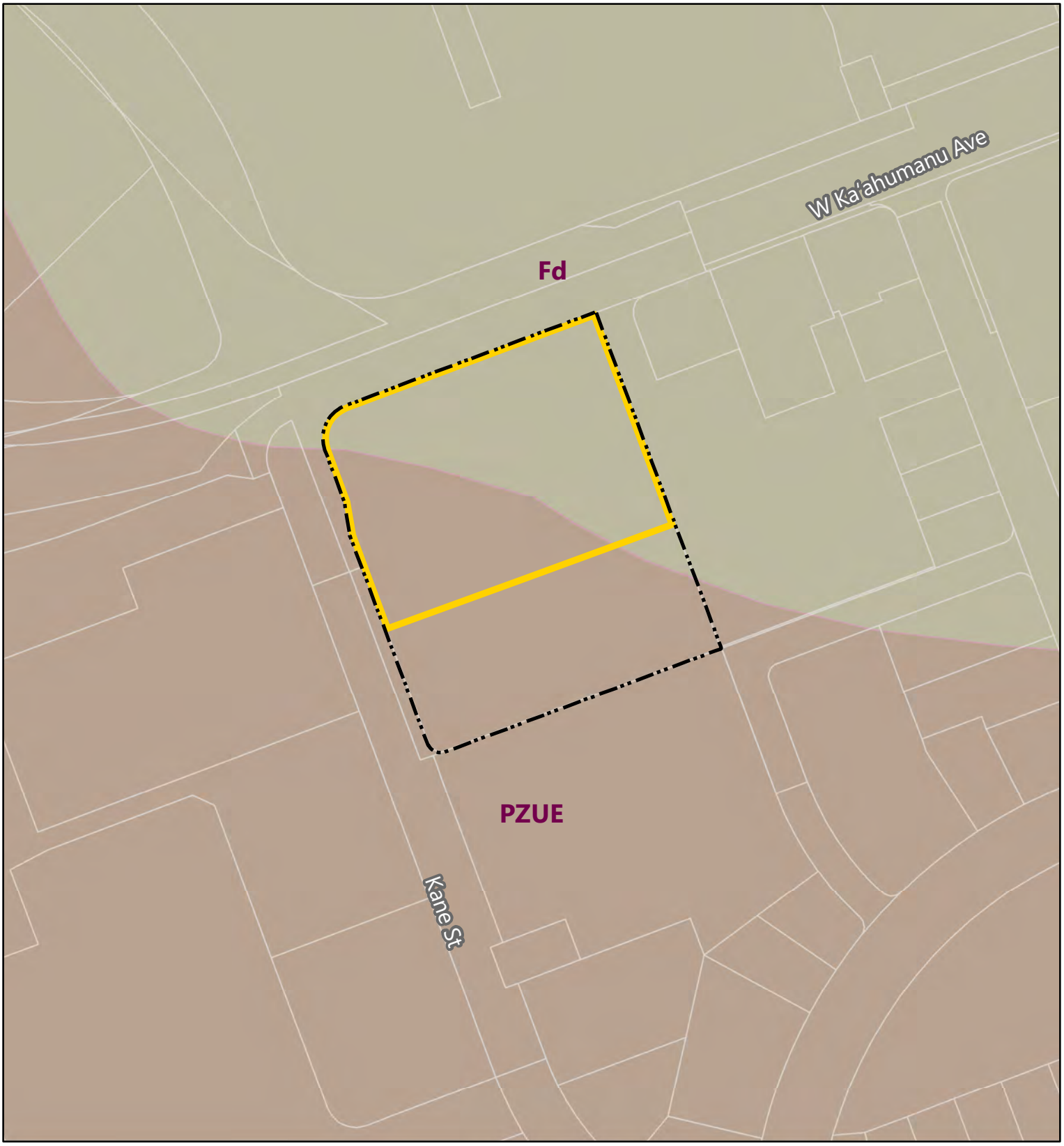
SECTION 33 30 00 – Sanitary Sewer Systems
Provide the installation of sanitary sewer systems, including pipes, manholes, and other necessary components for the collection and disposal of wastewater. Ensure all materials and installation methods comply with local codes and standards for effective, long-term performance.

SECTION 33 40 00 – Storm Drainage Systems
Provide storm drainage systems, including piping, inlets, catch basins, and related components for the management and discharge of stormwater. Ensure the system is designed and installed to meet local regulations, effectively handling runoff and preventing flooding or water damage.

END OF SECTION

EXHIBIT 24

UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY



LEGEND

TMK

Affordable Housing Component

NRCS Soil Classification

Fd: Fill land

PZUE: Puuone sand, 7 to 30 percent slopes

Source: County of Maui, 2023. USDA NRCS, 2020.
Disclaimer: This Graphic has been prepared for general planning purposes only.

Exhibit 24:
USDA NRCS Soil Survey

Kaiahale ‘o Kahiluhilu Affordable Housing

EAH Housing — Island of Maui

North

Linear Scale (Feet)
0 100 200

PBR HAWAII & ASSOCIATES, INC.

EXHIBIT 25

HAZARDOUS MATERIALS SURVEY



Hazardous Materials Survey

No. 1902-00082-HAZ

153 West Ka'ahumanu Avenue
Kahului, Hawaii

environmental ENPRO

Prepared for

G70

111 South King Street Unit 170

Honolulu, Hawaii 96817

July 12, 2019

Prepared for:

G70
111 South King Street Unit 170
Honolulu, Hawaii 96817

Hazardous Materials Survey



153 West Ka'ahumanu Avenue
Kahului, Hawaii 96732

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ENPRO Project Number:	1902-00082-HAZ
Date of Report:	July, 12, 2019
On-Site Investigation:	May 9, 2019

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1.0 BACKGROUND

ENPRO Environmental (ENPRO) was retained by G70 to perform sampling and analysis for hazardous materials at 153 West Ka'ahumanu Avenue, Kahului, Hawaii. The purpose of this project was to assess the presence of readily accessible and identifiable hazardous materials. Hazardous materials included, but were not limited to:

- PCB-containing ballasts/transformers
- mercury-containing lamps
- stored chemicals
- asbestos-containing material
- lead-containing paints

1.1 REGULATORY REQUIREMENTS FOR DEMOLITION/RENOVATION

Mercury

All fluorescent light tubes are considered to be mercury-containing. When lamps are taken out of service and intended to be discarded, they become regulated Universal Waste.

PCB

During removal, identify polychlorinated biphenyl (PCB) vs. non-PCB ballasts per label identification. Leaking PCB ballasts require special handling and disposal. All other ballasts meet the definition of a non-regulated Small Capacitor and therefore do not have specialized disposal requirements.

Asbestos

The removal of regulated asbestos containing material (RACM) is required prior to demolition for all RACM that exceeds the threshold limits as defined in the regulations, National Emission Standards for Hazardous Air Pollutants (NESHAPS).

Notification to the State of Hawaii, Department of Health is required for all demolition projects in Hawaii. Requirements for NESHAPS RACM occur when a cumulative threshold limit of 160 square feet, 260 linear feet of pipe insulation and/or 35 cubic feet is exceeded.

Lead Containing Paints

If the property is to undergo demolition, OSHA regulations apply to abatement workers. Additionally, demolition debris shall need to be sampled and tested (using toxicity characteristic leaching procedure [TCLP] analytical procedures) to meet municipal disposal site acceptance criteria. Other than demolition considerations, no other regulations apply.

United States Environmental Protection Agency (EPA) regulations effective April 2010 require that specialized lead-based paint training is required for all renovators/painters who disturb greater than six square feet of interior painted surfaces per room, or greater than twenty square feet of exterior painted surfaces in target housing and child occupied facilities constructed prior to 1978. If an assessment has not been conducted to determine if lead based paint (LBP) is present in a pre-1978 structure, the paint may be presumed by the contractor to be LBP, and all requirements apply. Affected areas may be sampled and tested by a certified lead inspector and if no LBP is present, these regulations do not apply. This regulation does not apply to commercial structures and non-target housing.

Additional regulations specifically addressing lead-based paint include Housing and Urban Development (HUD) (1995) guidelines and the Consumer Product Safety Act (1977). and the United States Environmental Protection Agency (EPA) Renovation, Repair and Painting (RRP) Final Rule (2008) for Target Housing and Child Occupied Facilities. These regulations are for housing and consumer products and do not apply to most commercial properties or to demolition activities.

United States Department of Labor Occupational Safety and Health Administration (OSHA) regulations apply to worker protection during renovation and demolition activities. At a minimum OSHA requires lead awareness training for all workers who may be exposed to airborne lead concentrations above the OSHA Action Level (AL) of thirty micrograms per cubic meter (30 µg/m3) for an 8-hour timeweighted average (TWA).

Canec

OSHA regulations apply to worker protection during renovation and demolition activities. At a minimum OSHA requires arsenic awareness training for all workers who may be exposed to airborne arsenic concentrations above the OSHA AL of 5 $\mu g/m^3$ for an 8-hour TWA.

The on-island landfill does not regulate the disposal of canec fiberboard materials which may contain arsenic. In accordance with 40 CFR 261 and HAR 11-261-4(b)(9), wood and wood products with arsenic are exempt from hazardous waste disposal regulations.

Prior to canec removal, the contractor should contact a landfill licensed to accept construction and demolition material solid waste and inquire if a profile (Toxicity Characteristic Leaching Procedure) of the canec waste is required as a prerequisite for disposal. If one is required, the Contractor should prepare the documentation necessary to ensure acceptance and provide the test results and documentation to the Contracting Officer's Representative (COR).

1.2 TASKS

The tasks of performing the hazardous materials investigation and assessment included:

1) Investigation of accessible areas of the project site for PCB-containing ballasts and mercury-containing lamps
2) Inventory and documentation of stored chemicals located on site
3) Investigation of accessible areas of the project site for suspect arsenic-containing materials, particularly sugarcane pressboard (canec)
4) Investigation of accessible areas of the project site for suspect asbestos-containing materials (ACM)
5) Collection of suspect ACM samples and analysis by polarized light microscopy
6) Investigation of accessible areas of the project site to evaluate the different applications of paint
7) Collection of representative paint samples for laboratory analysis by atomic absorption to determine lead content
8) Preparation of a technical report presenting the data and findings of our assessment

1.3 LIMITATIONS

Only readily accessible areas were inspected. Excluded from detailed observation were the following areas:

- A decommissioned outbuilding with poor structural integrity was not accessed for safety reasons
- The roof was not accessed per G70 personnel request

ENPRO has relied upon the Client or the Client's representative for access and assumes no liability for areas not identified by the Client or the Client's representatives. ENPRO is not responsible for inspecting, assessing or otherwise consulting with respect to hidden or inaccessible materials. Areas that may not be sampled are behind walls, above ceilings, inside utility conduits and ventilation ducts, and exterior roofing.

Suspect materials not sampled and analyzed due to limitations or inaccessibility which shall be disturbed during demolition/renovation activities must be sampled and analyzed for asbestos, or assumed to be ACM. Suspect ACM which may be encountered during demolition includes, but is not limited to:

- Thermal system insulation (TSI)
- Surfacing materials including skim coat, paint, texture
- Drywall, tape, and joint compound
- Floor coverings, mastic
- Roofing materials
- Patching materials
- Grout
- Window glaze
- Sealants
- Concrete fillers
- Transite-like materials
- Wallboard
- Ceiling panels

This investigation is limited to the structure and aboveground portions of the subject property only.

This report should be considered in conjunction with any previous hazardous materials investigation reports completed for the project site. This survey report is not an asbestos abatement project specification, all quantifications are estimates and specific layers of homogenous materials identified as asbestos or non-asbestos materials by the laboratory analysis are not segregated in ENPRO's quantifications. ENPRO recommends that the client retain a certified Asbestos Project Designer to prepare asbestos abatement project specifications and an asbestos abatement work plan to address the removal of ACM at the project site prior to demolition/renovation.

1.4 RESULTS OF PREVIOUS INVESTIGATIONS

ENPRO reviewed a previous Asbestos Containing Materials (ACM) investigation prepared by EnvironMeteo (EMET) Services, Inc. dated March, 22 2007. The report revealed that the vinyl floor tiles found in Annex A consisted of 2-3% Chrysotile.

2.0 PROPERTY DESCRIPTION

2.1 GENERAL

The project site was located in Kahului, on the central northside of the island of Maui.

The project site was a single-story school building occupied by Maui Community School for Adult Education.

2.2 BUILDING MATERIALS

The structures at the project site were composed of wood and concrete masonry unit (CMU) exterior walls, drywall interior walls, and a sloped shingle roof. Suspect materials sampled for lead included interior and exterior paints. Suspect materials sampled for asbestos included:

- canec ceiling
- acoustic ceiling tile
- drop ceiling tile
- textured ceiling tile
- caulking materials
- cove base and associated mastic
- carpet and associated mastic
- canec walls

3.0 SAMPLING PROCEDURES

3.1 SUSPECT ASBESTOS-CONTAINING MATERIALS

During the investigation, suspected asbestos-containing materials, including surfacing material and flooring were sampled, quantified, and assessed for current condition and friability.

The following materials are not considered suspect and do not require sampling when discovered during an investigation:

- Metal
- Cork
- Rubber
- Fiberglass
- Wood
- Ceramic tile (not including grout and mastic)

Representative samples of suspect asbestos containing materials were collected from homogeneous areas, three samples of each homogenous material were sampled in accordance with Environmental Protection Agency (EPA) and State of Hawaii Department of Health (DOH) minimum sampling requirements. A total of twenty-seven bulk samples, representing nine homogenous materials, were submitted for analysis. The bulk samples were analyzed by polarized light microscopy using EPA Method 600/M4-82-020 and/or 600/R-93/116 by a NVLAP (National Voluntary Laboratory Accreditation Program) accredited laboratory.

3.2 PAINTED SURFACES

During the investigation, the investigator located, assessed, and sampled the various painted surfaces of the project site. A representative sampling of interior and exterior painted surfaces was performed.

A total of five samples were collected and analyzed for total lead content using EMC SOP Method #L01/1 and EPA SW-846 Method 7420.

4.0 OBSERVATIONS AND MATERIALS INVENTORY

4.1 LIGHT BALLASTS CONTAINING PCBS

Light Ballasts

A total of eighty-six fluorescent light fixtures were observed on the project site. All ballasts associated with these eighty-six fixtures are assumed to contain PCBs.

PCB ballasts are found in the housing of fluorescent, mercury vapor, and high intensity discharge lighting that were manufactured prior to 1980. Over the years, old fixtures have been decommissioned during demolition, renovation, general maintenance projects, and energy-saving lighting installations. When ballasts are put out of service, they become subject to Federal and State waste regulations. The primary law regulating PCBs is the Toxic Substance Control Act (TSCA).

TSCA regulates the manufacture, sale, use, and disposal of certain chemical substances, and requires testing, tracking, pre- screening, and record keeping of chemical products. TSCA also regulates the disposal of PCBs. In specific situations, ballasts are exempt from TSCA requirements. For instance, TSCA does not regulate the disposal of non-leaking, Small Capacitors. A fluorescent lamp ballast is classified as a Small Capacitor if it contains less than 3 pounds of dielectric fluid and/or has a total volume of less than 100 cubic inches. A lighting ballast is also considered a Small Capacitor if it has a volume between 100 and 200 cubic inches and has a total weight of less than nine pounds. Small Capacitors are subject to TSCA under two conditions:

- If the Small Capacitor is leaking PCB's, it is regulated as a PCB Article, as defined in 40 CFR 761.3 of the federal PCB regulations. PCB Articles with concentrations at 500 parts per million (ppm) or greater must be disposed of in an incinerator complying with 40 CFR 761.70, or in a chemical waste landfill complying with 40 CFR 761.75. PCB Articles disposed at a chemical waste landfill must be drained of all free flowing PCBs and the drained PCBs greater than 500 ppm must be disposed of by incineration meeting the specifications in 40 CFR 761.70

- In the second condition, Small Capacitors (intact or leaking) owned by any person who manufactures or at any time manufactured PCB-containing capacitors or PCB-containing equipment defined in 40 CFR 761.60(b)(2)(iv), must ensure delivery of the PCB-containing capacitor to a TSCA-permitted incinerator for disposal. PCB-containing ballasts also may be subject to regulation under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLA has many features including establishing reportable levels for certain substances and a notification requirement for release of these substances.

PCBs are a hazardous substance under CERCLA reportable quantity requirements and releases exceeding one pound during a 24-hour period must be reported to the National Response Center (NRC), as specified in Section 102 (a) of CERCLA. For information on reporting requirements, contact NRC at 1-800-424-8802.

All light ballasts observed on the project site meet the definition of a non-regulated Small Capacitor and therefore not regulated per disposal requirements, presuming they are not leaking.

4.2 LAMPS CONTAINING MERCURY

A total of eighty-six fluorescent light fixtures were observed on the project site. All fluorescent light tubes associated with these eighty-six fixtures are considered to be mercury-containing. These lamps, also referred to as "universal waste lamps" are defined as the bulb or tube portion of an electric lighting device. A lamp is specifically designed to produce radiant energy, most often in the ultraviolet, visible, and infra-red regions of the electromagnetic spectrum. Examples of common universal waste electric lamps include, but are not limited to, fluorescent, high intensity discharge, neon, mercury vapor, high pressure sodium, and metal halide lamps.

Universal Waste Regulations apply to the above lamps only when such lamps are taken out of service intended for disposal. A used lamp becomes a waste on the date it is discarded.

A small quantity handler of universal waste must manage lamps in a way that prevents releases of any universal waste or component of a universal waste to the environment, as follows:

(1) A small quantity handler of universal waste must contain any lamp in containers or packages that are structurally sound, adequate to prevent breakage, and compatible with the contents of the lamps. Such containers and packages must remain closed and must lack evidence of leakage, spillage or damage that could cause leakage under reasonably foreseeable conditions.

(2) A small quantity handler of universal waste must immediately clean up and place in a container any lamp that is broken and must place in a container any lamp that shows evidence of breakage, leakage, or damage that could cause the release of mercury or other hazardous constituents to the environment. Containers must be closed, structurally sound, compatible with the contents of the lamps and must lack evidence of leakage, spillage or damage that could cause leakage or releases of mercury or other hazardous constituents to the environment under reasonably foreseeable conditions.

4.3 HAZARDOUS MATERIALS

No significant quantities of hazardous materials were observed being stored on the project site.

5.0 SUSPECT ARSENIC-CONTAINING BUILDING MATERIALS/CANEC

5.1 BUILDING MATERIALS

During the investigation, building materials, including ceiling and wall material, were assessed for suspect arsenic-containing canec. Approximately 3,800 ft^2 of canec ceiling, and 60,000 ft^2 of canec walls were discovered during the investigation. Canec building materials were discovered in the following areas:

- Annex A
- Principal's Office
- Men's Restroom
- Women's Restroom
- The Learning Center Computer Lab
- Adult Basic Education Resource Room
- Literacy Center
- Family Involvement Trainer Room
- Annex B
- Storage Room
- Clerk Room
- SASA Room
- Annex D

6.0 ANALYTICAL RESULTS

Table 1 presents the results of the asbestos analyses. The table includes the sample number, the location, the material sampled, and the analytical result.

Table 2 presents the results of the total lead analyses. The table includes the sample number, sample location, the material sampled, and the analytical result.

Table 1

Asbestos Sampling Locations and Analytical Results

SAMPLE NUMBER	LOCATION	MATERIAL	ASBESTOS DETECTED
A-1 (a, b, c)	SASA Room Hall	Ceiling Tile, White/ Tan	No
A-2 (a, b, c)	Vice Principal Office	Ceiling Tile, White/ Tan Ceiling Tile, White/ Gray	No No
A-3 (a, b, c)	Account Clerk Room	Ceiling Tile, White/ Tan Glue, Brown	No No
A-4 (a, b, c)	Annex C	Ceiling Tile, Beige/ Off White	No
A-5 (a, b, c)	Annex B	Ceiling Tile, Beige/ Off White	No
A-6 (a, b, c)	Annex D	Cove Base, Gray Mastic, Yellow	No No
A-7 (a, b, c)	Men's Restroom Women's Restroom	Caulking, White/ Off White	No
A-8 (a, b, c)	SASA Room Hall Vice Principal Office	Carpet, Beige/ Brown Mastic, Yellow Carpet, Purple	No No No
A-9 (a, b, c)	Annex A Hall Annex B	Canec Walls, White/ Tan	No

Table 2

Paint Sample Locations and Analytical Results – Total Lead

SAMPLE NUMBER	LOCATION	MATERIAL	TOTAL LEAD (% by Weight)
LP-1	Annex D	White Interior Paint	0.047
LP-2	**Annex B**	**Green Exterior Paint**	**1.30***
LP-3	Annex B	Brown Exterior Paint	0.448
LP-4	Principal Office	Purple Interior Paint	BRL
LP-5	The Learning Center Computer Lab	Brown Interior Paint	0.020

BRL = Below Reportable Limits, * = Dilution Factor Changed, BOLD = Lead-based paint

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 ASBESTOS-CONTAINING MATERIALS

Based on the analytical results, none of the twenty-seven analyzed samples were determined to contain asbestos.

Recommendation

Based on the analytical results, no recommendations are made.

7.2 LEAD-BASED AND LEAD-CONTAINING PAINT

Of the five samples analyzed for total lead content, three were determined to be lead-containing paint and one was determined to be lead-based paint.

- LP-1, White Interior Paint - Lead-containing
- LP-2, Green Exterior Paint - Lead-based
- LP-3, Brown Exterior Paint - Lead-containing
- LP-5, Brown Interior Paint - Lead-containing

EPA regulations effective April 2010 require that specialized lead-based paint training is required for all renovators/painters who disturb greater than six square feet of interior painted surfaces per room or greater than twenty square feet of exterior painted surfaces in target housing and child-occupied facilities constructed prior to 1978. If an assessment has not been conducted to determine if lead based paint (LBP) is present in a pre-1978 structure, the paint may be presumed by the contractor to be LBP, and all requirements apply. Affected areas may be sampled and tested by a certified lead inspector and if no LBP is present, these regulations do not apply. These regulations do not apply to complete demolition jobs.

Additional regulations specifically addressing lead-based paint include Housing and Urban Development (HUD) (1995) guidelines and the Consumer Product Safety Act (1977). These regulations are for housing and consumer products.

OSHA regulations apply to worker protection during renovation and demolition activities.

Recommendation

If the property is to undergo renovation or demolition, OSHA regulations apply to abatement workers. Additionally, demolition debris shall need to be sampled and tested (per TCLP) to meet municipal disposal site acceptance criteria. Other than renovation or demolition considerations, no other regulations apply.

If the property is to undergo renovation or demolition, OSHA regulations apply to abatement workers. At a minimum OSHA requires lead awareness training for all workers who may be exposed to airborne lead concentrations above the OSHA Action Level (AL) of thirty micrograms per cubic meter (30 µg/m3) for an 8-hour time-weighted average (TWA). Additionally, demolition debris shall need to be sampled and tested (per TCLP) to meet municipal disposal site acceptance criteria. Other than demolition considerations, no other regulations apply.

7.3 LIGHT BALLAST CONTAINING PCBs

PCBs (polychlorinated biphenyl) are regulated under the Toxic Substances Control Act (TSCA), which obligates a property owner to clean up any spills occurring on their property. Fluorescent light fixtures are present at the project site. Fluorescent light fixtures manufactured prior to 1980 may contain ballasts with PCBs.

A total of eighty-six fluorescent light fixtures were observed on the project site. All ballasts associated with the eighty-six light fixtures are assumed to contain PCBs.

Recommendation

During removal, identify polychlorinated biphenyl (PCB) vs. non-PCB ballasts per label identification. Leaking PCB ballasts require special handling and disposal. All other ballasts meet the definition of a non-regulated Small Capacitor and therefore do not have specialized disposal requirements.

7.4 LAMPS CONTAINING MERCURY

A total of eighty-six fluorescent light fixtures were observed on the project site. All fluorescent light tubes associated with these fixtures are considered to be mercury-containing.

Recommendation

All fluorescent light lamps associated with these fixtures are considered to be mercury-containing. When lamps are taken out of service and intended to be discarded, they must be disposed of as regulated universal waste.

7.5 SUSPECT ARSENIC-CONTAINING MATERIALS/CANEC

Approximately 3,800 ft^2 of canec ceiling, and 60,000 ft^2 of canec walls were discovered during the investigation.

Recommendation

OSHA regulations apply to workers. All workers exposed to airborne arsenic concentrations greater than the AL shall require specialized training per OSHA regulations and may require respiratory protection if potential exposure may exceed the PEL.

The on-island landfill does not regulate the disposal of canec fiberboard materials which may contain arsenic. In accordance with HAR 11-261-4(b)(9), wood and wood products with arsenic are exempt from hazardous waste disposal regulations. However, the contractor shall contact the landfill and prepare the documentation necessary to ensure acceptance. Moreover, the canec material shall be segregated from other demolition debris and properly wrapped in polyethylene sheeting in order to meet the on-island landfill acceptance requirements.

Other than OSHA worker protection and disposal considerations, no other regulations apply.

7.6 HAZARDOUS MATERIALS

No significant quantities of hazardous materials were observed being stored on the project site.

Recommendation

As there were no significant quantities of hazardous materials observed, no recommendations are made.

8.0 CERTIFICATIONS

ENPRO Environmental (ENPRO) has completed a Hazardous Materials Survey at 153 West Ka'ahumanu Avenue, Kahului, Hawaii (project site). The survey followed the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. This report is exclusively for the use and benefit of the Client identified on the title page of the report and is not for the use or benefit of, nor may it be relied upon by, any other person or entity. The contents of this report may not be quoted in whole or in part or distributed to any person or entity other than the Client hereof without, in each case, the written consent of the undersigned or the Client.



Investigated By: Daisy Finch, Environmental Professional
HIASB Certification Number: 4262



Prepared By: Shawn Champion, Environmental Technition



Reviewed By: Randy Herold, President

9.0 APPENDICES

Photographs

Figures

Analytical Results

SITE PHOTOGRAPHS



Photo 1

153 West Ka’ahumanu Avenue, Kahului, Hawaii

Project Number: 1905-00082-HAZ

153 West Ka’ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019



Photo 2

Sample A-1a Canec Ceiling, SASA Room

Project Number: 1905-00082-HAZ

153 West Ka'ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019

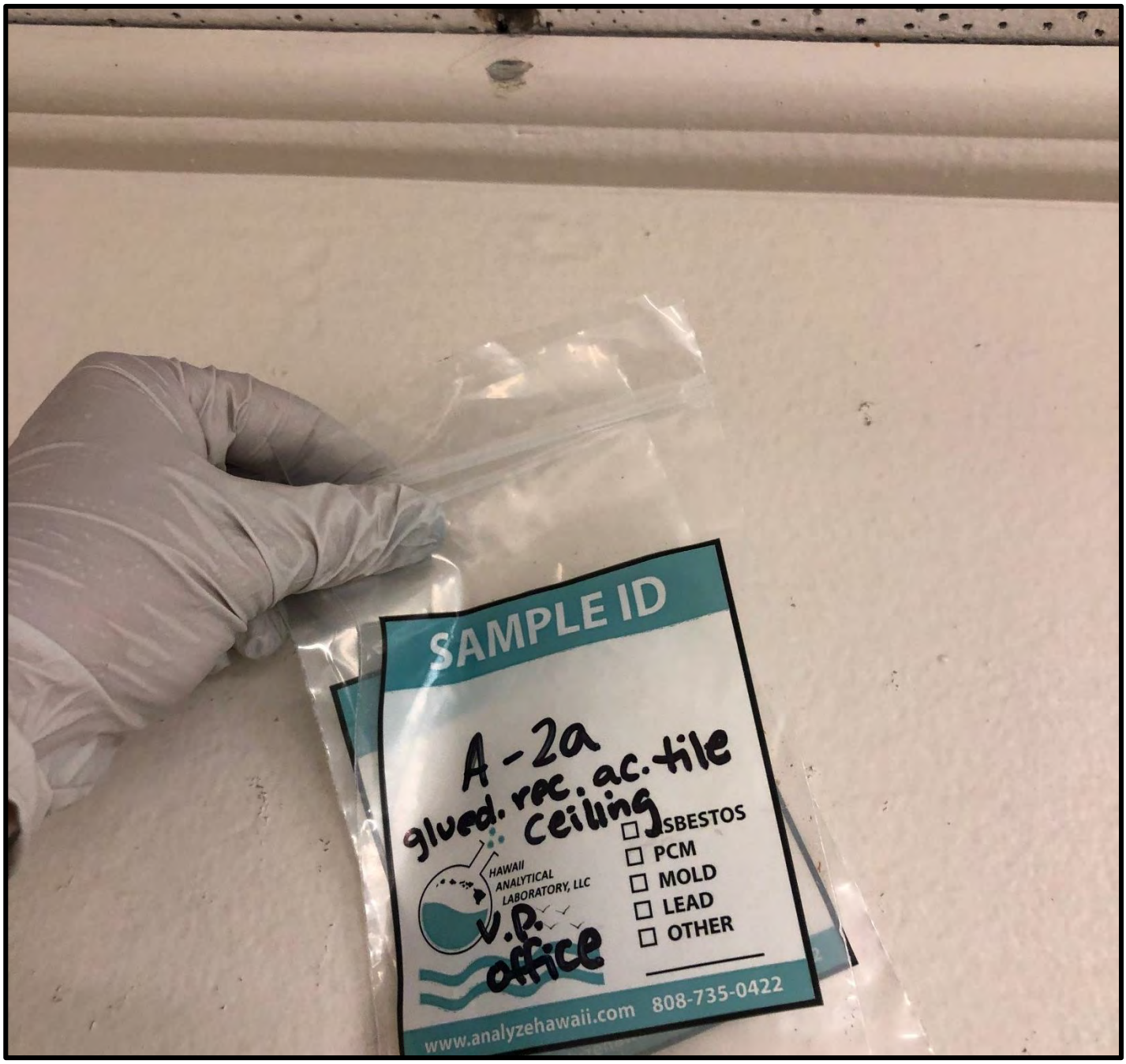


Photo 3

Sample A-2a Rectangle Glued Acoustic Ceiling Tile, Vice Principal Office

Project Number: 1905-00082-HAZ

153 West Ka'ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019

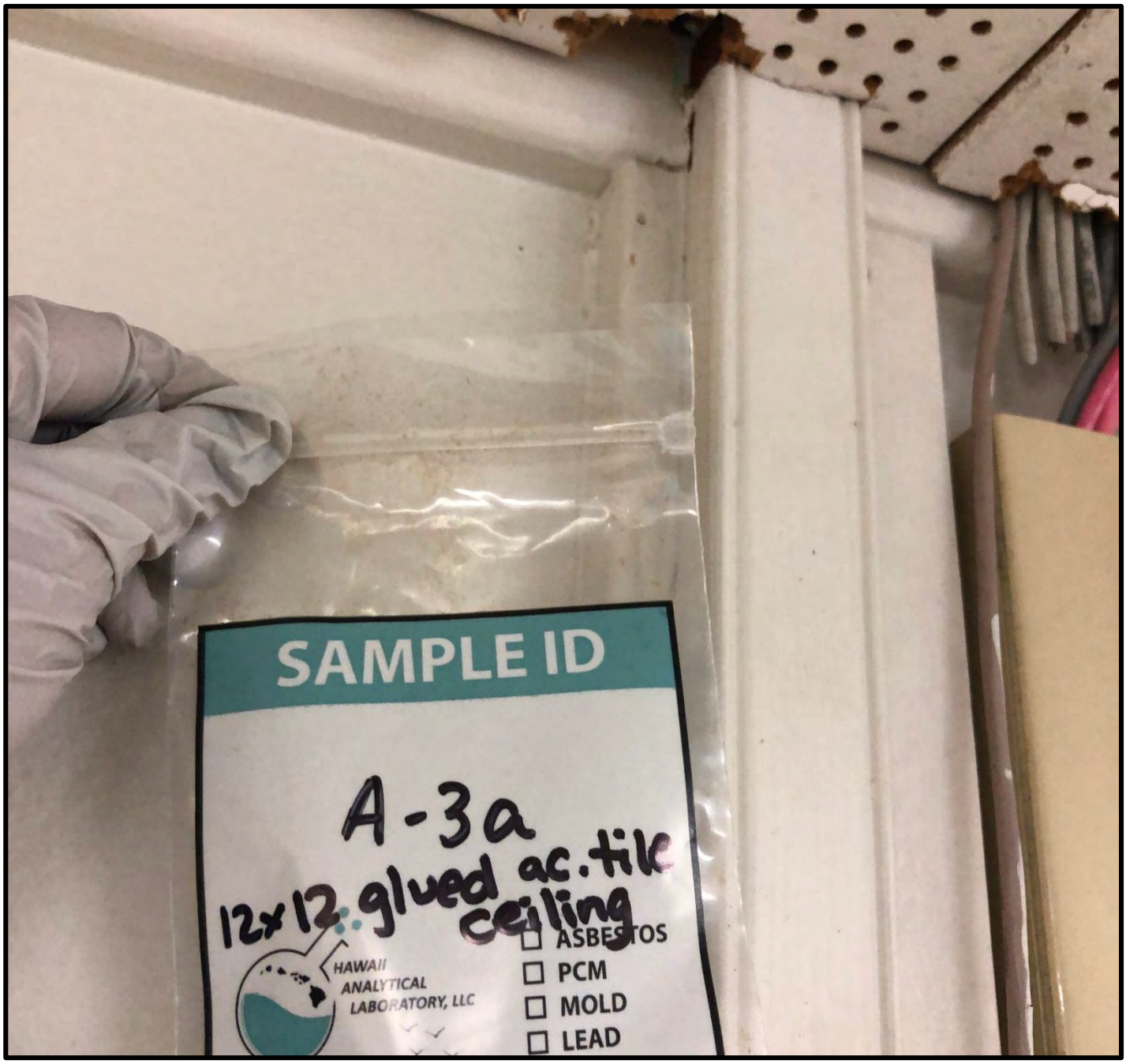


Photo 4

Sample A-3a 12”x12” Glued Acoustic Ceiling Tile, Account Clerk Room

Project Number: 1905-00082-HAZ

153 West Ka’ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019

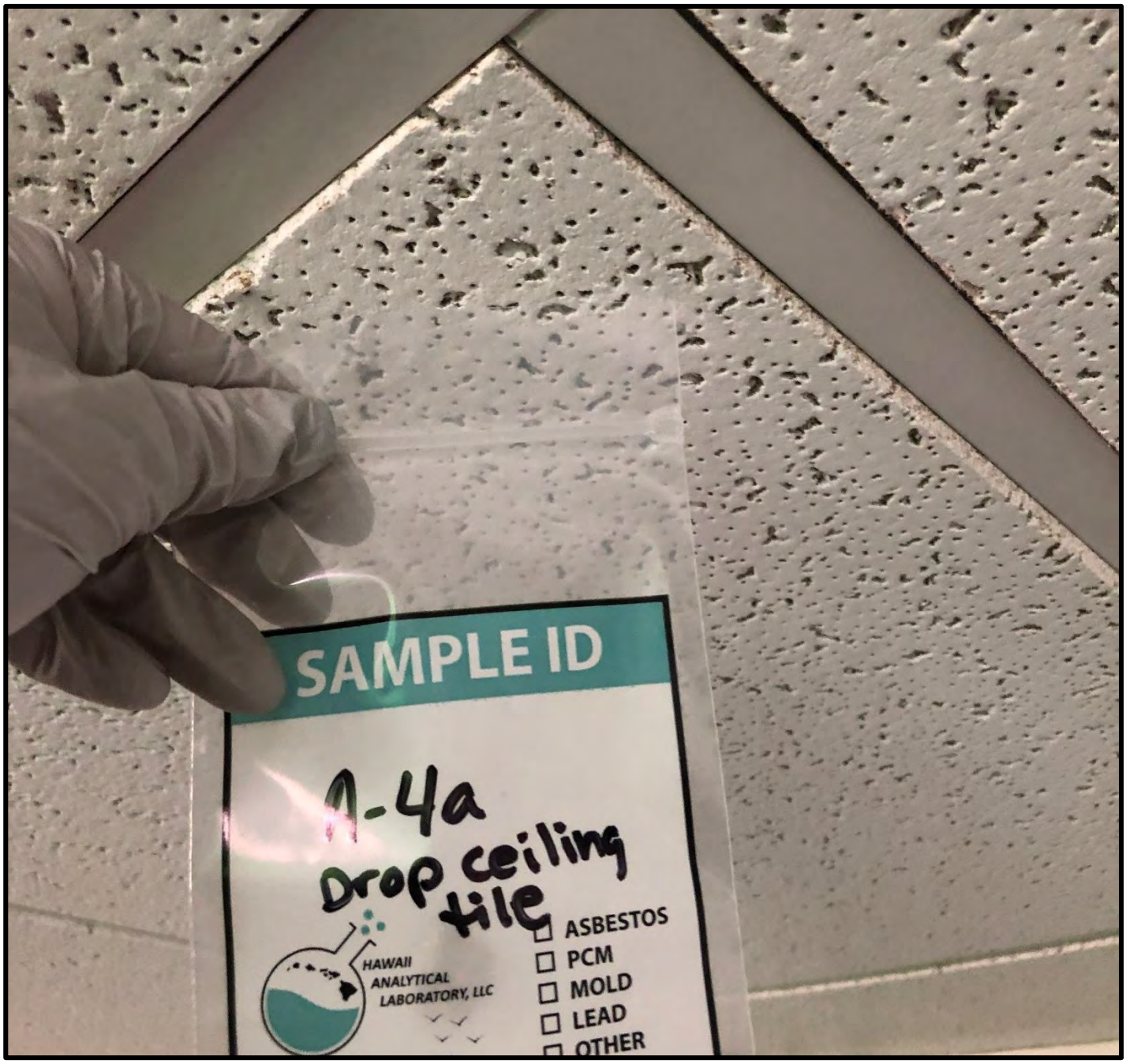


Photo 5

Sample A-4a Drop Ceiling Tile, Annex C



Photo 6

Sample A-5a Textured Ceiling Tile, Annex B



Photo 7

Sample A-6a Cove Base, Annex D

Project Number: 1905-00082-HAZ

153 West Ka'ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019



Photo 8

Sample A-7a Caulking, Women's Restroom

Project Number: 1905-00082-HAZ

153 West Ka'ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019

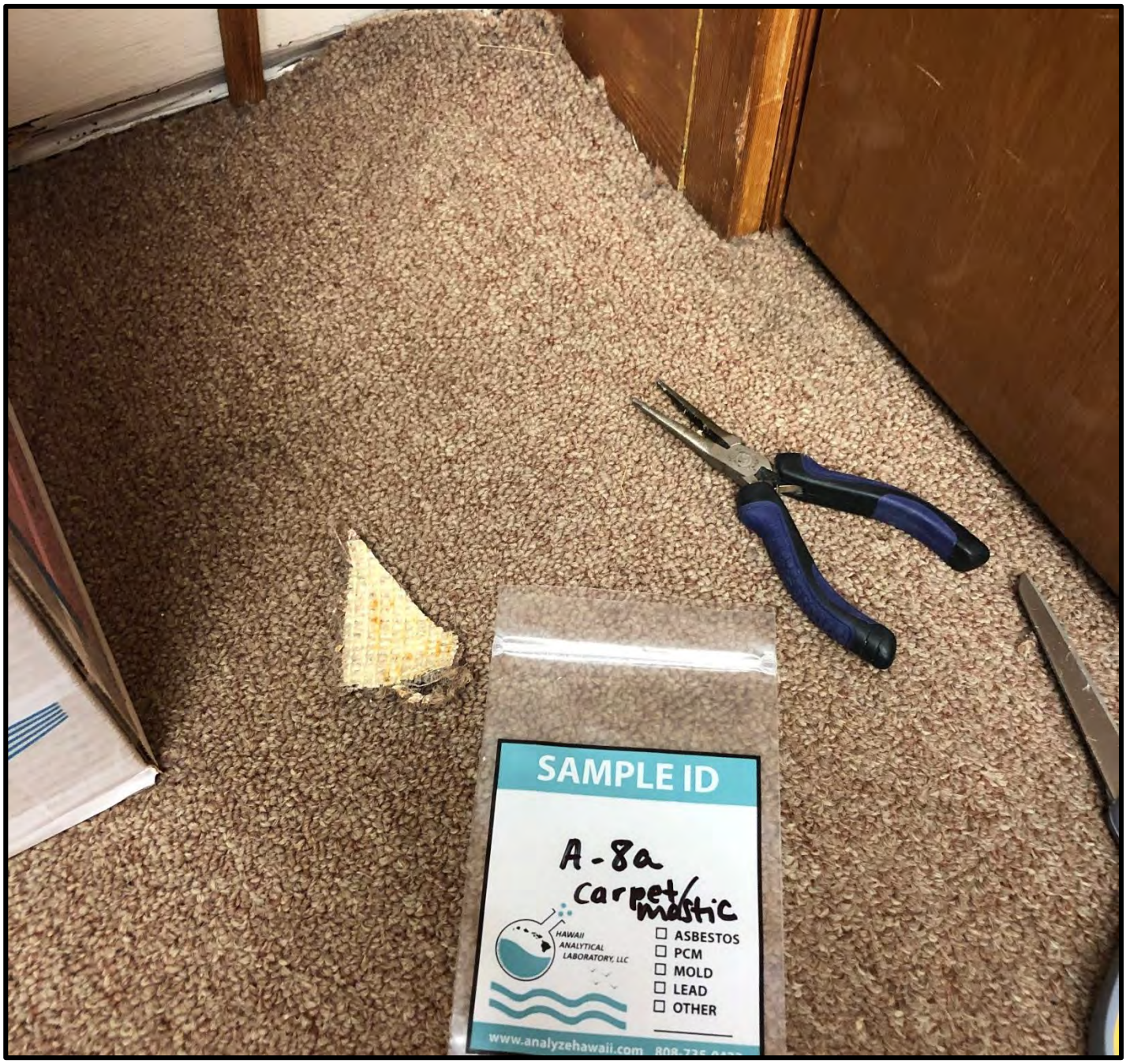


Photo 9

Sample A-8a Carpet/Mastic, SASA Room

Project Number: 1905-00082-HAZ

153 West Ka'ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019

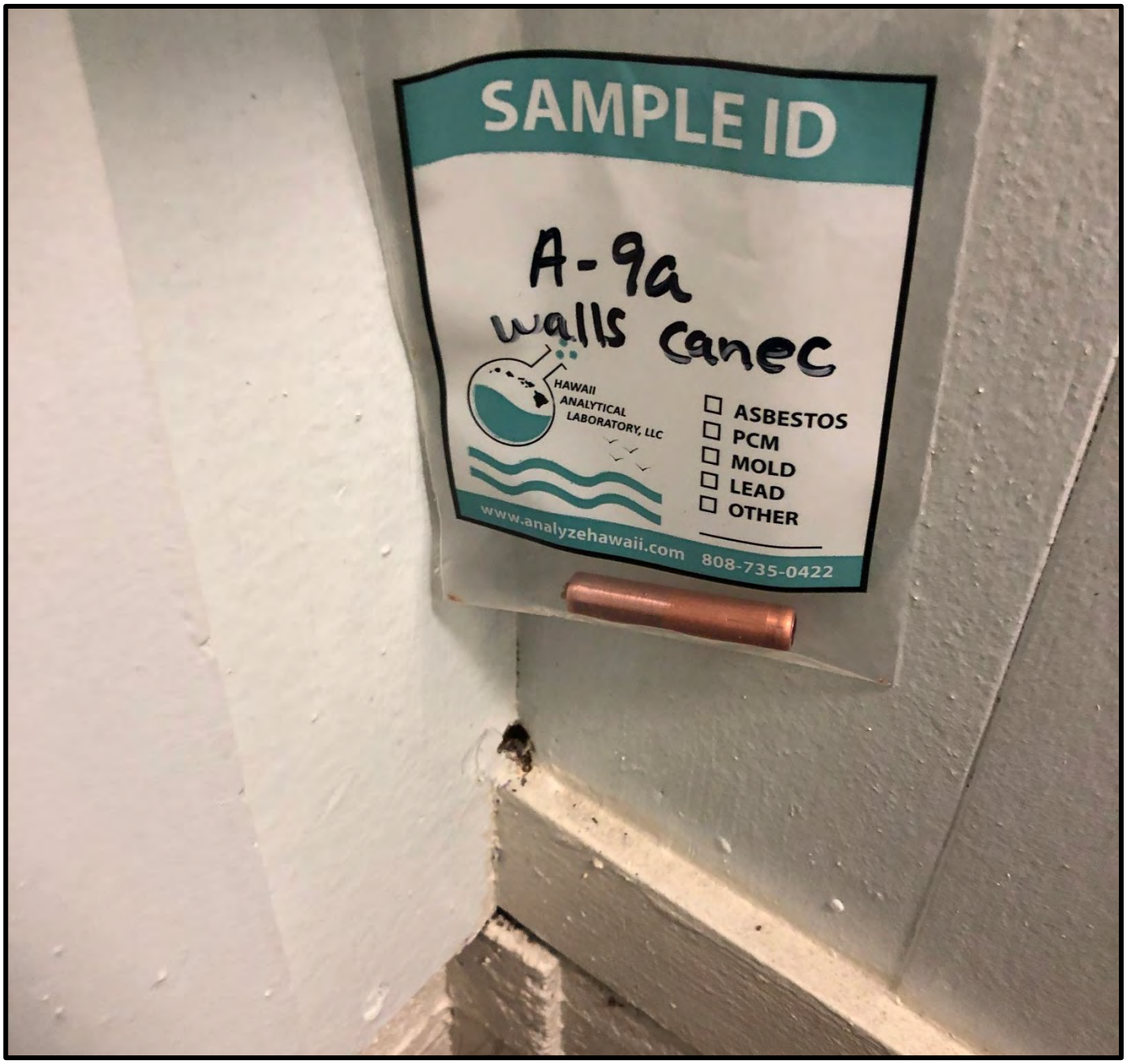


Photo 10

Sample A-9a Canec Walls, Annex A

Project Number: 1905-00082-HAZ

153 West Ka'ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019

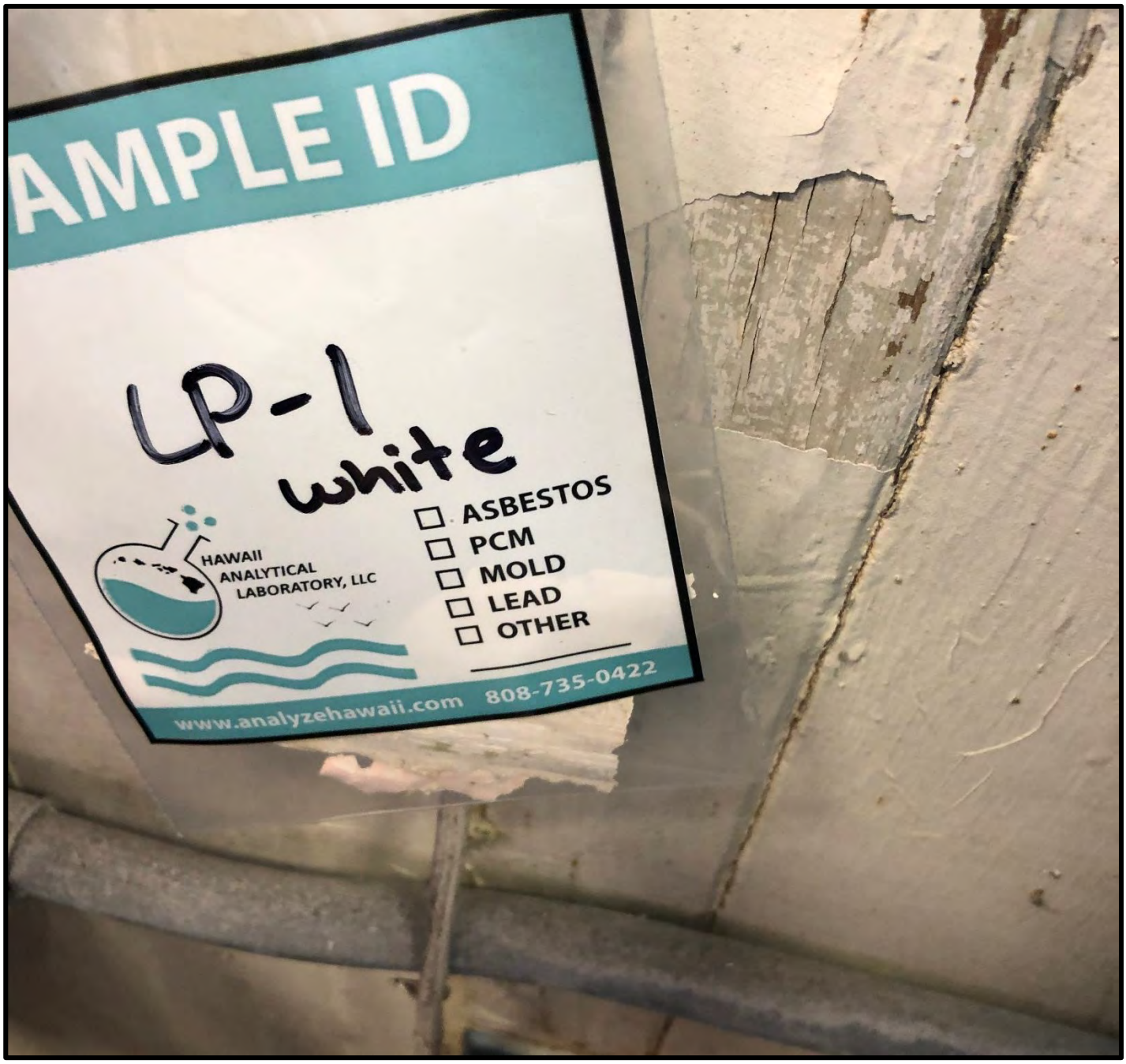


Photo 11

Paint Sample 1 White Interior Paint, Annex D

Project Number: 1905-00082-HAZ

153 West Ka'ahumanu Ave, Kahului, Hawaii

Date of Photos: May 9 2019



Photo 12

Paint Sample 2 Green Exterior Paint, Annex B

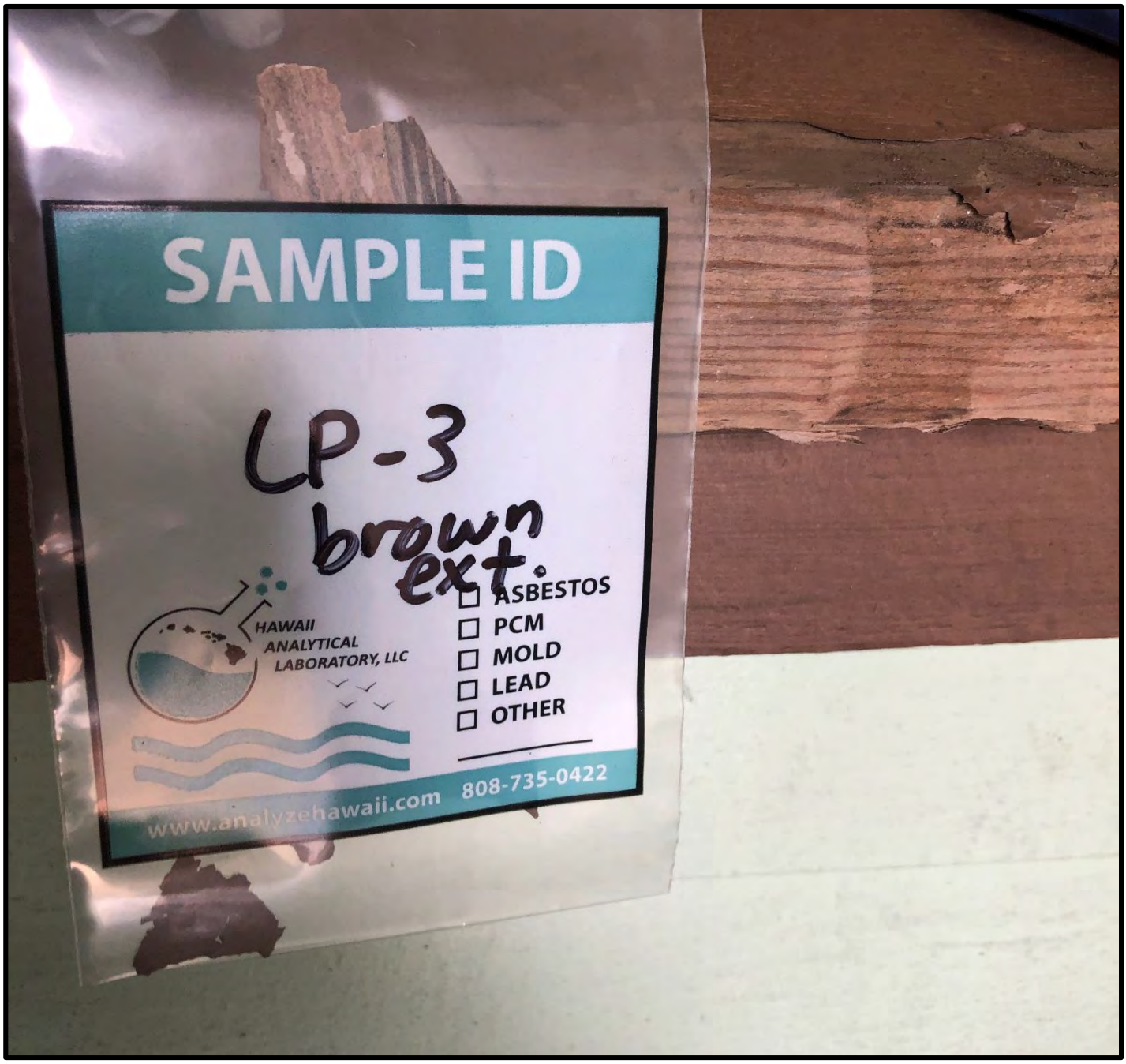


Photo 13

Paint Sample 3 Brown Exterior Paint, Annex B



Photo 14

Paint Sample 4 Purple Interior Paint, Principal Office



Photo 15

Paint Sample 5 Brown Interior Paint, The Learning Center Computer Lab

FIGURES

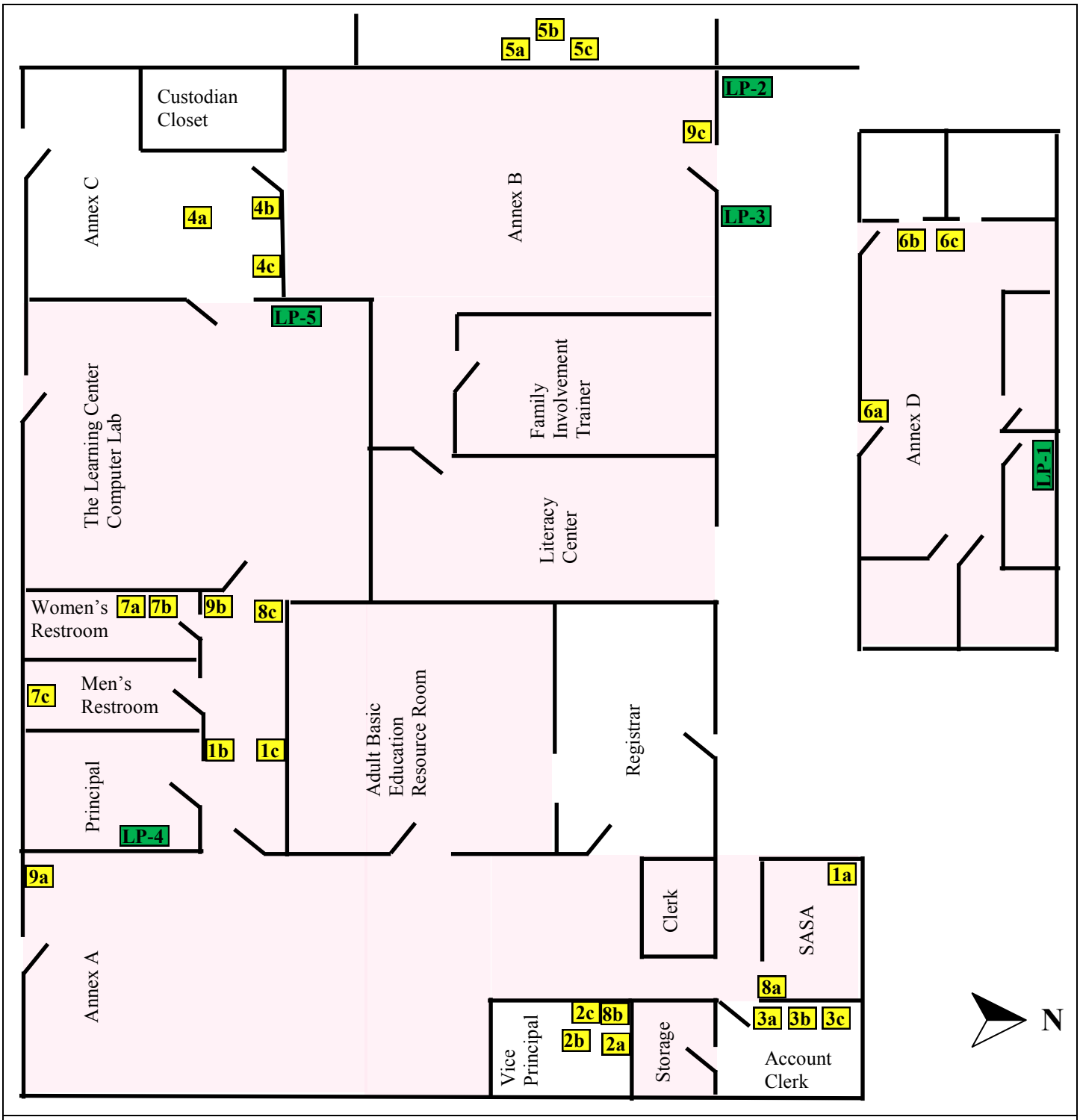


Figure 1

153 West Ka'ahumanu Avenue, Kahului, Hawaii

Standardized Floor Plan Graphics



Paint Sample

Asbestos Sample

LP-1 LP-2 LP-3 LP-4 LP-5

1 2 3 4 5 6 7 8 9

Canec Material Observed

Key

ANALYTICAL RESULTS

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0220059

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	ENPRO	Job# / P.O. #:	1902-00082-HAZ
Address:	151 HEKILI ST, STE 210	Date Received:	05/14/2019
	KAILUA, HI 96734	Date Analyzed:	05/17/2019
Collected:	05/09/2019	Date Reported:	05/17/2019
Project Name:	153 W. KA'AHUMANU AVE	EPA Method:	EPA 600/R-93/116
Address:	KAHULUI, MAUI	Submitted By:	DAISY FINCH
		Collected By:	

Lab ID / Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0220059-001 A-1a		Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber	85%
					Carbonates Gypsum Quartz	
					Binder/Filler	15%
0220059-002 A-1b		Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber	85%
					Carbonates Gypsum Quartz	
					Binder/Filler	15%
0220059-003 A-1c		Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber	85%
					Carbonates Gypsum Quartz	
					Binder/Filler	15%
0220059-004 A-2a		LAYER 1 Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber	85%
					Carbonates Gypsum	
					Binder/Filler	15%
		LAYER 2 Ceiling Tile, White/ Gray	No	None Detected	Mineral Wool	45%
					Cellulose Fiber	35%
					Carbonates Gypsum Quartz Perlite	
					Binder/Filler	20%

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Address:	KAHULUI, MAUI	Submitted By:	DAISY FINCH
		Collected By:	

Lab ID / Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0220059-005 A-2b		LAYER 1 Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	85% 15%
		LAYER 2 Ceiling Tile, White/ Gray	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Quartz Perlite Binder/Filler	50% 30% 20%
0220059-006 A-2c		LAYER 1 Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	85% 15%
		LAYER 2 Ceiling Tile, White/ Gray	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Quartz Perlite Binder/Filler	45% 35% 20%
0220059-007 A-3a		Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	85% 15%
0220059-008 A-3b		LAYER 1 Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	85% 15%
		LAYER 2 Glue, Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Binder/Filler	<1% 99%

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Project Name:	153 W. KA'AHUMANU AVE	EPA Method:	EPA 600/R-93/116
Address:	KAHULUI, MAUI	Submitted By:	DAISY FINCH
		Collected By:	

Lab ID / Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0220059-009 A-3c		LAYER 1 Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	85% 15%
		LAYER 2 Glue, Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Binder/Filler	1% 99%
0220059-010 A-4a		Ceiling Tile, Beige/ Off White	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Gypsum Quartz Perlite Binder/Filler	75% 5% 20%
0220059-011 A-4b		Ceiling Tile, Beige/ Off White	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Gypsum Quartz Perlite Binder/Filler	75% 5% 20%
0220059-012 A-4c		Ceiling Tile, Beige/ Off White	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Gypsum Quartz Perlite Binder/Filler	75% 5% 20%

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Project Name:	153 W. KA'AHUMANU AVE	EPA Method:	EPA 600/R-93/116
Address:	KAHULUI, MAUI	Submitted By:	DAISY FINCH
		Collected By:	

Lab ID / Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0220059-013 A-5a		Ceiling Tile, Beige/ Off White	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Quartz Perlite Binder/Filler	55% 25% 20%
0220059-014 A-5b		Ceiling Tile, Beige/ Off White	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Quartz Perlite Binder/Filler	55% 25% 20%
0220059-015 A-5c		Ceiling Tile, Beige/ Off White	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Quartz Perlite Binder/Filler	60% 20% 20%
0220059-016 A-6a		LAYER 1 Cove Base, Gray	No	None Detected	Carbonates Quartz Binder/Filler	 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler	<1% 99%

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Laboratory Report
0220059

Bulk Asbestos Analysis by Polarized Light Microscopy

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Collected:	05/09/2019	Date Reported:	05/17/2019
Project Name:	153 W. KA'AHUMANU AVE	EPA Method:	EPA 600/R-93/116
Address:	KAHULUI, MAUI	Submitted By:	DAISY FINCH
		Collected By:	

Lab ID / Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type	(%)	Non-Asbestos Constituents	
0220059-017 A-6b		LAYER 1 Cove Base, Gray	No	None Detected		Carbonates Quartz Binder/Filler	100%
		LAYER 2 Mastic, Yellow	No	None Detected		Carbonates Quartz Binder/Filler	100%
0220059-018 A-6c		LAYER 1 Cove Base, Gray	No	None Detected		Carbonates Quartz Binder/Filler	100%
		LAYER 2 Mastic, Yellow	No	None Detected		Carbonates Quartz Binder/Filler	100%
0220059-019 A-7a		Caulking, White/ Off White	No	None Detected		Silicone	100%
0220059-020 A-7b		Caulking, White/ Off White	No	None Detected		Quartz Silicone	100%
0220059-021 A-7c		Caulking, White/ Off White	No	None Detected		Silicone	100%

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Laboratory Report
0220059

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

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	KAILUA, HI 96734	Date Analyzed:	05/17/2019
Collected:	05/09/2019	Date Reported:	05/17/2019
Project Name:	153 W. KA'AHUMANU AVE	EPA Method:	EPA 600/R-93/116
Address:	KAHULUI, MAUI	Submitted By:	DAISY FINCH
		Collected By:	

Lab ID / Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0220059-022		LAYER 1	No	None Detected	Synthetic Fiber	85%
A-8a		Carpet, Beige/ Brown			Carbonates	
					Binder/Filler	15%
		LAYER 2	No	None Detected	Synthetic Fiber	1%
		Mastic, Yellow			Cellulose Fiber	<1%
					Carbonates	
					Quartz	
					Binder/Filler	98%
0220059-023		LAYER 1	No	None Detected	Synthetic Fiber	85%
A-8b		Carpet, Beige/ Brown			Carbonates	
					Binder/Filler	15%
		LAYER 2	No	None Detected	Synthetic Fiber	1%
		Mastic, Yellow			Cellulose Fiber	<1%
					Carbonates	
					Quartz	
					Gypsum	
					Binder/Filler	98%
0220059-024		LAYER 1	No	None Detected	Synthetic Fiber	85%
A-8c		Carpet, Purple			Carbonates	
					Binder/Filler	15%
		LAYER 2	No	None Detected	Cellulose Fiber	<1%
		Mastic, Yellow			Carbonates	
					Quartz	
					Binder/Filler	99%
0220059-025		Canec Walls, White/ Tan	No	None Detected	Cellulose Fiber	85%
A-9a					Carbonates	
					Gypsum	
					Quartz	
					Binder/Filler	15%

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0220059

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	KAILUA, HI 96734	Date Analyzed:	05/17/2019
Collected:	05/09/2019	Date Reported:	05/17/2019
Project Name:	153 W. KA'AHUMANU AVE	EPA Method:	EPA 600/R-93/116
Address:	KAHULUI, MAUI	Submitted By:	DAISY FINCH
		Collected By:	

Lab ID / Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0220059-026 A-9b		Canec Walls, White/ Tan	No	None Detected	Cellulose Fiber	85%
					Carbonates	
					Gypsum	
					Quartz	
					Binder/Filler	15%
0220059-027 A-9c		Canec Walls, White/ Tan	No	None Detected	Cellulose Fiber	85%
					Carbonates	
					Gypsum	
					Quartz	
					Binder/Filler	15%

Analyst - Octavio Gavarreteayestas

Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

EMC LABS, INC.

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emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES

EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420

EMC LAB #:	L75020	**DATE RECEIVED:**	05/14/19
CLIENT:	ENPRO Environmental	**REPORT DATE:**	05/17/19
		DATE OF ANALYSIS:	05/15/19
CLIENT ADDRESS:	151 Kekili Street, Suite 210 Kailua, HI 96734	**P.O. NO.:**	
PROJECT NAME:	153 W. Ka'ahumanu Ave. Kahului Maui	**PROJECT NO.:**	1902-00082-HAZ

EMC # L75020-	**SAMPLE DATE /19**	**CLIENT SAMPLE #**	**DESCRIPTION**	**REPORTING LIMIT** (%Pb by weight)	**%Pb BY WEIGHT**
1	05/09	LP-1	White Interior Paint	0.010	0.047
2	05/09	LP-2	Green Exterior Paint	0.10	1.30^
3	05/09	LP-3	Brown Exterior Paint	0.010	0.448
4	05/09	LP-4	Purple Interior Paint	0.010	BRL
5	05/09	LP-5	Brown Interior Paint	0.010	0.020

^ = Dilution Factor Changed ***** = Excessive Substrate May Bias Sample Results **BRL** = Below Reportable Limits **#** = Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

Where it is noted that a sample with excessive substrate was submitted for laboratory analysis, such analysis may be biased. The lead content of such sample may, in actuality, be greater than reported. EMC makes no warranty, express or implied, as to the accuracy of the analysis of samples noted to have been submitted with excessive substrate. Resampling is recommended in such situations to verify original laboratory results.

These reports are for the exclusive use of the addressed client and are rendered upon the condition that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. Samples not destroyed in testing are retained a maximum of sixty (60) days.

ANALYST: Jason Thompson

QA COORDINATOR: Kurt Kettler

Rev. 11/30/08

Page 1 of 3

CHAIN OF CUSTODY

EMC Laboratories
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 2205059 (2)
TAT: 3day
Rec'd: MAY 14 P.M.

COMPANY NAME: ENPRO Environmental
151 Hekili Street, Suite 210
Kailua, HI 96734
CONTACT: Daisy Finch
Phone/Fax: 866-262-0909 / 808-268-2124
Email: dfinch@enproenvironmental.com

BILL TO: (if different Location)
info@enproenvironmental.com

Now Accepting: VISA - MASTERCARD

Price Quoted: $ _____ / Sample $_____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. TURNAROUND TIME: [4hr rush] [8hr rush] [1-Day] [2-Day] [3-Day] [4-Day] [5-Day] [6-10 Day]
   - Standard
   **** Prior to confirmation of turnaround time is required.
   **** Additional charges for rush analysis (please call marketing department for pricing details)
   **** Laboratory analysis may be subject to delay if credit terms are not met.
2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]
3. DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] [Return samples to me at my expense]
   (if you do not indicate preference, EMC will dispose of samples 60 days from analysis)

(27)

4. Project Name: 153 W. Ka'ahumanu Ave. Kahului Maui
   P.O. Number: _____ Project Number: 1902-00082-HAZ

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION / MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS ON	OFF	FLOW RATE
1	A-1a	5/9/19	canec ceiling	Y N			
2	b		1	Y N			
3	c		1	Y N			
4	A-2a		Rectangle Accoustic tile ceiling	Y N			
5	b		1	Y N			
6	c		1	Y N			
7	A-3a		12x12 glued ac. tile ceiling	Y N			
8	b		1	Y N			
9	c		1	Y N			
10	A-4a		Drop ceiling tile	Y N			
11	b		1	Y N			
12	c		1	Y N			
13	A-5a		Textured ceiling tile	Y N			
14	b		1	Y N			
15	c		1	Y N			
				Y N			

SPECIAL INSTRUCTIONS: Stop at first positive homogeneous layer per sample

Sample Collector: (Print) Daisy Finch (Signature) D Finch

Relinquished by:	D. Finch	Date/Time: 5/9/19	Received by:	Fed Ex	Date/Time: 5/9/19
Relinquished by:		Date/Time: 4pm	Received by:	Diana Federico	Date/Time: 5/14/19 4pm
Relinquished by:	Diana Federico	Date/Time: 5/14/19	Received by:		Date/Time: 5/14/19

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

CHAIN OF CUSTODY

EMC Laboratories
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#:
TAT: 220059
Rec'd:

COMPANY NAME: ENPRO Environmental
151 Hekili Street, Suite 210
Kailua, HI 96734
CONTACT: Daisy Finch
Phone/Fax: 866-262-0909 / 808-268-2124
Email: dfinch@enproenvironmental.com

BILL TO: (if different Location)
info@enproenvironmental.com

Now Accepting: VISA - MASTERCARD

Price Quoted: $ _____ / Sample $ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. TURNAROUND TIME: [4hr rush] [8hr rush] [1-Day] [2-Day] [3-Day] [4-Day] [5-Day] [6-10 Day]
   Standard
   **** Prior to confirmation of turnaround time is required.
   **** Additional charges for rush analysis (please call marketing department for pricing details)
   **** Laboratory analysis may be subject to delay if credit terms are not met.
2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]
3. DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] / [Return samples to me at my expense]
   (if you do not indicate preference, EMC will dispose of samples 60 days from analysis)

4. Project Name: 153 W. Ka'ahumanu Ave. Kahului Maui
   P.O. Number: _____ Project Number: 1902-00082-HAZ

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION / MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS ON	OFF	FLOW RATE
16	A-6a	5/9/19	cove base	Y N			
17	1 b		1	Y N			
18	1 c		1	Y N			
19	A-7 a		caulking (bathroom)	Y N			
20	1 b		1	Y N			
21	1 c		1	Y N			
22	A-8 a		carpet/mastic	Y N			
23	1 b		1	Y N			
24	1 c		1	Y N			
25	A-9 a		canec walls	Y N			
26	1 b		1	Y N			
27	1 c		1	Y N			
28*	LP-1		White Interior Paint	Y N			
29*	LP-2		Green Exterior "	Y N			
30*	LP-3		Brown Exterior "	Y N			
31*	LP-4		Purple Interior "	Y N			

SPECIAL INSTRUCTIONS: Stop at first positive homogeneous layer per sample

Sample Collector: (Print) Daisy Finch (Signature) DFinch

Relinquished by: D. Finch	Date/Time: 5/9/19	Received by: Fed Ex	Date/Time: 5/9/19
Relinquished by:	Date/Time: 4pm	Received by: Diana Federico	Date/Time: 5/14/19 4pm
Relinquished by: Diana Federico	Date/Time: 5/14/19	Received by:	Date/Time: 17419

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CHAIN OF CUSTODY

EMC Laboratories
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 475020
TAT: 3day
Rec'd: 5/14/19

COMPANY NAME: ENPRO Environmental
151 Hekili Street, Suite 210
Kailua, HI 96734
CONTACT: Daisy Finch
Phone/Fax: 866-262-0909 / 808-268-2124
Email: dfinch@enproenvironmental.com

BILL TO: (if different Location)
info@enproenvironmental.com

Now Accepting: VISA - MASTERCARD

Price Quoted: $ _____ / Sample $_____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. TURNAROUND TIME: [4hr rush] [8hr rush] [1-Day] [2-Day] [3-Day] [4-Day] [5-Day] [6-10 Day]
   **** Prior to confirmation of turnaround time is required.
   **** Additional charges for rush analysis (please call marketing department for pricing details)
   **** Laboratory analysis may be subject to delay if credit terms are not met. *
   Standard
2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]
3. DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] / [Return samples to me at my expense]
   (if you do not indicate preference, EMC will dispose of samples 60 days from analysis)

4. Project Name: 153 W. Ka'ahumanu Ave. Kahului Maui
   P.O. Number: _____ Project Number: 1902-00082-HAZ

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION / MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS ON	OFF	FLOW RATE
16	A-6a	5/9/19	cove base	Y N			
17	1 b	1	1	Y N			
18	1 c	1	1	Y N			
19	A-7a	1	caulking (bathroom)	Y N			
20	1 b	1	1	Y N			
21	1 c	1	1	Y N			
22	A-8a	1	carpet/mastic	Y N			
23	1 b	1	1	Y N			
24	1 c	1	1	Y N			
25	A-9a	1	canec walls	Y N			
26	1 b	1	1	Y N			
27	1 c	1	1	Y N			
28 *	LP-1	1	White Interior Paint	Y N			
29 *	LP-2	1	Green Exterior "	Y N			
30 *	LP-3	1	Brown Exterior "	Y N			
31 *	LP-4	1	Purple Interior "	Y N			

SPECIAL INSTRUCTIONS: Stop at first positive homogeneous layer per sample

Sample Collector: (Print) Daisy Finch (Signature) DFinch

Relinquished by:	D. Finch	Date/Time: 5/9/19	Received by: Fed Ex	Date/Time:	5/9/19
Relinquished by:		Date/Time: 4pm	Received by: DJoyce	Date/Time:	5/14/19
Relinquished by:	DJoyce	Date/Time: 5/14/19	Received by:	Date/Time:	5/14/19

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Page 3 of 3

CHAIN OF CUSTODY

EMC Laboratories
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: L75020
TAT:
Rec'd:

COMPANY NAME: ENPRO Environmental
151 Hekili Street, Suite 210
Kailua, HI 96734
CONTACT: Daisy Finch
Phone/Fax: 866-262-0909 / 808-268-2124
Email: dfinch@enproenvironmental.com

BILL TO: (if different Location)
info@enproenvironmental.com

Now Accepting: VISA - MASTERCARD

Price Quoted: $ _____ / Sample $ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. TURNAROUND TIME: [4hr rush] [8hr rush] [1-Day] [2-Day] [3-Day] [4-Day] [5-Day] [6-10 Day]
Standard
**** Prior to confirmation of turnaround time is required.
**** Additional charges for rush analysis (please call marketing department for pricing details)
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2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]
3. DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] / [Return samples to me at my expense]
(if you do not indicate preference, EMC will dispose of samples 60 days from analysis)

4. Project Name: 153 W. Ka'ahumanu Ave. Kahului Maui
P.O. Number: _____ Project Number: 1902-00082-HAZ

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION / MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS ON	OFF	FLOW RATE
32	LP-5	5/9/19	Brown Interior Paint	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

5

SPECIAL INSTRUCTIONS: Stop at first positive homogeneous layer per sample
Sample Collector: (Print) Daisy Finch (Signature)

Relinquished by: D. Finch Date/Time: 5/9/19 Received by: Fed Ex Date/Time: 5/9/19
Relinquished by: _____ Date/Time: 4pm Received by: _____ Date/Time: 5/14/19
Relinquished by: _____ Date/Time: 5/14/19 Received by: _____ Date/Time: 5/14/19

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Toll Free Phone 866.262.0909 • Toll Free Fax 866.262.4440
www.enproenvironmental.com

EXHIBIT 26

LIMITED ASBESTOS, TOXICITY CHARACTERISTIC LEACHING PROCEDURE, AND LEAD-BASED PAINT SAMPLING AND ANALYSIS REPORT

Appendix H

Limited Asbestos, TCPL, and Lead-Based Paint Sampling and Analysis

January 21, 2020

Mr. Jeffrey H. Overton
G70
111 South King Street, Suite 170
Honolulu, Hawaii 96817

RE: Limited Asbestos, TCLP, and Lead-Based Paint Sampling and Analysis
153 West Ka'ahumanu Avenue
Kahului, Hawaii
ENPRO Project Number: 1902-00082-HAZ

Dear Mr. Overton,

This letter is in regard to the limited asbestos, Toxicity Characteristic Leaching Procedure (TCLP) and lead-based paint sampling and analysis, conducted on December 27, 2019 at the above referenced property. The purpose of this project was to collect and analyze samples of certain suspect asbestos containing materials (ACM) from the roof of the former education building as well as the collapsed structure adjacent to the former education building, collect a representative sample of building materials for TCLP lead analysis from the collapsed structure, and collect representative paint chip samples for total lead analysis from the collapsed structure. Sampling focused on materials which may be disturbed during demolition activities.

Asbestos

Specific materials for asbestos sampling and analysis included:

- Roofing materials with associated layers from the former education building and collapsed structure
- Canec board from the collapsed structure

Three samples of each suspect material were collected by a State of Hawaii Department of Health (DOH) certified asbestos inspector (HIASB certification # 4262) and submitted to an independent laboratory for asbestos analysis.

The suspect asbestos samples were analyzed by polarized light microscopy using EPA Method 600/M4-82-020 by Hawaii Analytical Laboratory, LLC, a NVLAP (National Voluntary Laboratory Accreditation Program) accredited laboratory. The results for the samples are listed in the following table:

Table 1

Asbestos Sampling Locations and Analytical Results

SAMPLE NUMBER	LOCATION	MATERIAL	ASBESTOS DETECTED
A-1 (a, b, c)	Asphalt Roof of Former Education Building	Black felt Black mastic material Black shingle Black shingle (1) Black shingle (2)	No No No No No
A-2 (a, b, c)	Thermoplastic Polyolefin Roof of Former Education Building	Off-white/black membrane material Brown fibrous layer Yellow foam	No No No
A-3 (a*, b*, c)	**Roof of Collapsed Structure**	Black roofing tar material Black shingle **Black mastic**	No No **Yes**
A-4 (a, b, c)	Collapsed Structure	White/brown canec board	No

Based on the analytical results, the following material from the roof of the collapsed structure contained asbestos:

- Black mastic, 4% chrysotile

National Emission Standards for Hazardous Air Pollutants (NESHAP) states that if asbestos is identified in amounts less than 10%, the owner or operator of the building must elect to assume the amount to be greater than 1% and treat the material as asbestos-containing material or request verification of the amount by point counting. All sampled materials containing <1% asbestos must be further analyzed via point count or assumed and handled as ACM.

To the extent feasible, the roofing material of the collapsed structure should be segregated and disposed as asbestos containing material. Due to the condition of the structure, this work would be expected to require a variance from the DOH. We recommend that an Asbestos Abatement Work Plan be prepared and submitted to the DOH for review, along with a request for a variance to perform this work.

Workers disturbing any quantity of ACM must have minimum United States Occupational Safety and Health Administration (OSHA) asbestos awareness training as specific to the class of disturbance work. A ten-day notification to the DOH is required for the removal of 160 square feet or 260 linear feet or more of Regulated ACM, however a courtesy notification is recommended for smaller quantities of ACM.

TCLP

A composite sample of the components of the waste to be generated during demolition of the collapsed structure adjacent to the former educational building was collected. The sample was assembled to represent each component in proportion to its contribution to the total volume of the waste. The selected increments or each waste material were combined as one composite sample for TCLP lead analysis using EPA Method 1311m/7000Bm. The result of the sample is listed in the table on the following page.

Table 2

Building Materials Sampling Locations and Analytical Results
TCLP- Lead

SAMPLE NUMBER	LOCATION	MATERIAL	TCLP - LEAD (mg/L)
TCLP-1	Collapsed structure adjacent to the former educational building	Bulk	2.4

The composite sample collected for TCLP testing for leachable lead indicated the presence of 2.4 mg/L of leachable lead, which is below the EPA's regulatory level of 5 mg/L.

Based on the result of the TCLP sampling and analysis, there are no special handling or disposal requirements.

Lead Paint

A total of two paint chip samples were collected from the collapsed structure adjacent to the former educational building. The samples were analyzed for total lead by flame atomic absorption spectrophotometry (FAAS) using the National Institute for Occupational Safety and Health (NIOSH) Method 7082m. The results of the samples are listed in the following table:

Table 3

Building Materials Sampling Locations and Analytical Results
Lead-Based Paint

SAMPLE NUMBER	LOCATION	MATERIAL	LEAD (mg/kg)
LP-1	Collapsed structure adjacent to the former educational building, exterior	Paint-Green	6,100
LP-2	Collapsed structure adjacent to the former educational building, exterior	Paint-Brown	19,000

Based on the analytical results, sample LP-1 and sample LP-2 were determined to be lead-based paint. Lead-based paint is classified as any paint containing 5,000 milligrams per kilogram of lead or greater.

EPA regulations effective April 2010 require that specialized lead-based paint training is required for all renovators/painters who disturb greater than six square feet of interior painted surfaces per room or greater than twenty square feet of exterior painted surfaces in target housing and child-occupied facilities constructed prior to 1978.

Additional regulations specifically addressing lead-based paint include Housing and Urban Development (HUD) (1995) guidelines and the Consumer Product Safety Act (1977). These regulations are for housing and consumer products.

If the property is to undergo renovation or demolition, OSHA regulations apply to abatement workers. At a minimum OSHA requires lead awareness training for all workers who may be exposed to airborne lead concentrations above the OSHA Action Level (AL) of thirty micrograms per cubic meter (30 µg/m3) for an 8-hour time-weighted average (TWA). Additionally, demolition must be sampled and tested (per TCLP) to meet municipal disposal site acceptance criteria (see prior section). Following demolition and removal of the building we recommend sampling soil beneath the building footprint for lead and organochlorine termiticides.

It has been a pleasure to be of service to you. Please contact me at 748-2116 if you have any questions regarding this project.

Sincerely,

S. Champion

Shawn Champion
Environmental Professional
HIASB Certification Number 4790

Enclosures: Laboratory Reports
Photographs

Laboratory Report

Hawaii Analytical Laboratory
ANALYTICAL REPORT

Friday, January 3, 2020

ENPRO Environmental
151 Hekili Street,Suite. 210
Kailua HI 96734

Phone Number: (808) 262-0909
Facsimile: (808) 262-4449
Email: -

Lab Job No: 201911063
Date Submitted: 12/30/2019
Your Project: 1902-00082-HAZ, 153 W.Kaahumanu Ave Kahului, 12/27/19

Bulk Asbestos Determination

Sample No.	Your Sample Description	Asbestos Present?	Type	%v/v	Other Fibrous	%v/v	Matrix	Date Analyzed
201965729	**A-1a Asphalt roof adult school NE**		NONE DETECTED		Cellulose / wood fiber (undulose)	**20**	Tar	1/2/2020
Layer	Black felt							
Comments								
201965729	**A-1a Asphalt roof adult school NE**		NONE DETECTED		None detected		Tar	1/2/2020
Layer	Black mastic material							
Comments								
201965729	**A-1a Asphalt roof adult school NE**		NONE DETECTED		Fibrous glass (amorphous)	**10**	Tar + aggregate	1/2/2020
Layer	Black shingle							
Comments								
201965730	**A-1b Asphalt roof adult school SW**		NONE DETECTED		Cellulose / wood fiber (undulose)	**20**	Tar	1/2/2020
Layer	Black felt							
Comments								
201965730	**A-1b Asphalt roof adult school SW**		NONE DETECTED		Fibrous glass (amorphous)	**10**	Tar + aggregate	1/2/2020
Layer	Black shingle (1)							
Comments								
201965730	**A-1b Asphalt roof adult school SW**		NONE DETECTED		Fibrous glass (amorphous)	**10**	Tar + aggregate	1/2/2020
Layer	Black shingle (2)							
Comments								

ENPRO Environmental
151 Hekili Street,Suite. 210
Kailua HI 96734

Phone Number: (808) 262-0909
Facsimile: (808) 262-4449
Email: -

Lab Job No: 201911063
Date Submitted: 12/30/2019
Your Project: 1902-00082-HAZ, 153 W.Kaahumanu Ave Kahului, 12/27/19

Bulk Asbestos Determination

Sample No.	Your Sample Description	Asbestos Present?	Type	%v/v	Other Fibrous	%v/v	Matrix	Date Analyzed
201965731	**A-1c Asphalt roof adult school SE**		NONE DETECTED		Cellulose / wood fiber (undulose)	**20**	Tar	1/2/2020
Layer	Black felt							
Comments								
201965731	**A-1c Asphalt roof adult school SE**		NONE DETECTED		None detected		Tar	1/2/2020
Layer	Black mastic material							
Comments								
201965731	**A-1c Asphalt roof adult school SE**		NONE DETECTED		Fibrous glass (amorphous)	**10**	Tar + aggregate	1/2/2020
Layer	Black shingle							
Comments								
201965732	**A-2a TPO roof adult school SW**		NONE DETECTED		Synthetic fiber (undulose)	**2**	Binder + other	1/2/2020
Layer	Off-white/black membrane material							
Comments								
201965733	**A-2b TPO roof adult school S**		NONE DETECTED		Cellulose (undulose) + fibrous glass (amorphous)	**85**	Binder	1/2/2020
Layer	Brown fibrous layer							
Comments								
201965733	**A-2b TPO roof adult school S**		NONE DETECTED		Synthetic fiber (undulose)	**5**	Binder + other	1/2/2020
Layer	Off-white/black membrane material							
Comments								
201965733	**A-2b TPO roof adult school S**		NONE DETECTED		None detected		Foam	1/2/2020
Layer	Yellow foam							
Comments								
201965734	**A-2c TPO roof adult school SE**		NONE DETECTED		Synthetic fiber (undulose)	**2**	Binder + other	1/2/2020
Layer	Off-white/black membrane material							
Comments								

Hawaii Analytical Laboratory is a NIST NVLAP accredited laboratory (NVLAP Lab Code 200655-0) and is accredited in accordance with the recognized ISO/ IEC 17025:2017. Controlled doc.: Asbestos Report, rev. 2 - 20190622

ENPRO Environmental
151 Hekili Street,Suite. 210
Kailua HI 96734

Phone Number: (808) 262-0909
Facsimile: (808) 262-4449
Email: -

Lab Job No: 201911063
Date Submitted: 12/30/2019
Your Project: 1902-00082-HAZ, 153 W.Kaahumanu Ave Kahului, 12/27/19

Bulk Asbestos Determination

Sample No.	Your Sample Description	Asbestos Present?	Type	%v/v	Other Fibrous	%v/v	Matrix	Date Analyzed
201965735	**A-3a Roofing collapsed building**	**N**	NONE DETECTED		Cellulose (undulose)	**20**	Tar	1/2/2020
Layer	Black roofing tar material							
Comments								
201965735	**A-3a Roofing collapsed building**	**N**	NONE DETECTED		Fibrous glass (amorphous)	**10**	Tar + aggregate	1/2/2020
Layer	Black shingle							
Comments								
201965736	**A-3b Roofing collapsed building**	**E**	NONE DETECTED		Cellulose (undulose)	**20**	Tar	1/2/2020
Layer	Black roofing tar material							
Comments								
201965736	**A-3b Roofing collapsed building**	**E**	NONE DETECTED		Fibrous glass (amorphous)	**10**	Tar + aggregate	1/2/2020
Layer	Black shingle							
Comments								
201965737	**A-3c Roofing collapsed building**	**S** **Yes**	Chrysotile	**4**	None detected		Tar + other	1/2/2020
Layer	Black mastic							
Comments								
201965737	**A-3c Roofing collapsed building**	**S**	NONE DETECTED		Cellulose (undulose)	**20**	Tar	1/2/2020
Layer	Black roofing tar material							
Comments								
201965737	**A-3c Roofing collapsed building**	**S**	NONE DETECTED		Fibrous glass (amorphous)	**10**	Tar + aggregate	1/2/2020
Layer	Black shingle							
Comments								
201965738	**A-4a Canec collapsed building**	**N**	NONE DETECTED		Cellulose / wood fiber (undulose)	**85**	Binder + paint	1/2/2020
Layer	White/brown canec board							
Comments								

ENPRO Environmental
151 Hekili Street,Suite. 210
Kailua HI 96734

Phone Number: (808) 262-0909
Facsimile: (808) 262-4449
Email: -

Lab Job No: 201911063
Date Submitted: 12/30/2019
Your Project: 1902-00082-HAZ, 153 W.Kaahumanu Ave Kahului, 12/27/19

Bulk Asbestos Determination

Sample No.	Your Sample Description	Asbestos Present?	Type	%v/v	Other Fibrous	%v/v	Matrix	Date Analyzed
201965739	**A-4b Canec collapsed building E**		NONE DETECTED		Cellulose / wood fiber (undulose)	**85**	Binder + paint	1/2/2020
Layer	White/brown canec board							
Comments								
201965740	**A-4c Canec collapsed building S**		NONE DETECTED		Cellulose / wood fiber (undulose)	**85**	Binder + paint	1/2/2020
Layer	White/brown canec board							
Comments								

General Comments
The bulk sample[s] analysis subject of this analytical report were conducted in general accordance with the procedures outlined in the United States Environmental Protection Agency's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA-600/M4-82-020, Dec. 1982) and / or "Method for Determination of Asbestos in bulk Building Materials" (EPA-600/R-93-116, July 1993). The analysis of each bulk sample relates only to the material examined, and may or may not represent the overall composition of its original source. Floor tile and other resinously bound materials, when analyzed by the EPA methods referenced above may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. Alternative methods of identification, including Transmission Electron Microscopy (TEM) may or may not be applicable. We utilize calibrated visual area estimation on a routine basis and do not conduct point counting unless specifically requested to do so. Estimated error for the visual determinations presented are 50% relative (1 to 5%); 25% relative (6 to 25%) and 20% (>26% v/v). We will not separate layers which in our opinion are not readily discernable. This report is not to be duplicated except in full without the expressed written permission of Hawaii Analytical Laboratory. This report must not be used by the client to claim product certification, approval or endorsement by NVLAP, NIST or any agency of Federal Governement. Unless otherwise indicated, the sample condition at the time of receipt was acceptable.

Results and Symbols Definitions
> This testing result is greater than the numerical value listed.
< This testing result is less than the numerical value listed.
None Detected = asbestos was not observed in the sample. If trace amount of asbestos was detected below our quantifiable limits of 1.0%, <1% (trace) would be indicated and the asbestos type listed. Point counting, where applicable, are recommended to improve accuracy.

Jennifer Hsu Liao
Laboratory Manager

Hawaii Analytical Laboratory
ANALYTICAL REPORT

Friday, January 3, 2020

ENPRO Environmental
151 Hekili Street,Suite. 210
Kailua HI 96734

Phone Number: (808) 262-0909
Facsimile: (808) 262-4449
Email: -

Lab Job No: 201911063
Date Submitted: 12/30/2019
Your Project: 1902-00082-HAZ, 153 W.Kaahumanu Ave Kahului, 12/27/19

Lead, total (paint chips)

NIOSH Method: 7082m LEAD by FAAS

Sample No.	Your Sample Description	Results	Units	Date Analyzed
201965741	**LP-1 Green paint collapsed building**	6100	mg/kg	12/30/2019
Comments				
201965742	**LP-2 Brown paint collapsed building**	19000	mg/kg	12/30/2019
Comments				

TCLP Lead

EPA Method: 1311m/7000Bm

Sample No.	Your Sample Description	Results	Units	Date Analyzed
201965743	**TCLP Collapsed building**	2.4	mg/L	1/3/2020
Comments				

ENPRO Environmental
151 Hekili Street,Suite. 210
Kailua HI 96734

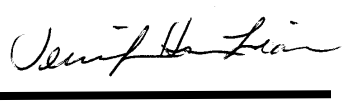
Phone Number: (808) 262-0909
Facsimile: (808) 262-4449
Email: -

Lab Job No: 201911063
Date Submitted: 12/30/2019
Your Project: 1902-00082-HAZ, 153 W.Kaahumanu Ave Kahului, 12/27/19

All Quality Control data are acceptable unless otherwise noted.
MRL for lead air is 5ug.
MRL for lead wipe is 10ug.
MRL for lead paint or soil is 40 mg/kg for a 0.25g sample.

General Comments
The sample[s] analysis subject of this analytical report were conducted in general accordance with the procedures associated with the "analytical method" referenced above. Modifications to this methodology may have been made based upon the analyst's professional judgment and / or sample matrix effects encountered. The analysis of sample relates only to the sample analyzed, and may or may not be representative of the original source of the material submitted for our analysis. All analysts participate in interlaboratory quality control testing to continuously document profiency. This report is not to be duplicated except in full without the expressed written permission of Hawaii Analytical Laboratory. This report should not be construed as an endorsement for a product or a service by the AIHA LAP, LLC or any affiliated organizations. Sample and associated sampling / collection data is reported as provided by client. TWA values have been calculated based on information supplied by the client that the laboratory has not independently verified. Results have not been corrected for blank determinations unless noted in remarks. Unless otherwise indicated the sample condition at the time of receipt was acceptable.

Results and Symbols Definitions
> This testing result is greater than the numerical value listed.
< This testing result is less than the numerical value listed.
# = Analytical methods marked with an "#" are not within our AIHA LAP, LLC Scope of Accreditation.
MRL = Method Reporting Limit.



Jennifer Hsu Liao
Laboratory Manager

HAWAII ANALYTICAL LABORATORY, LLC

3615 Harding Avenue, Suite 308
Honolulu, HI 96816
PH: 808-735-0422
FAX: 808-735-0047

☐ New Client?

Report To*	ENPRO Environmental
Company	ENPRO Environmental
Address*	151Hekili Street, Suite 210
	Kailua, HI 96734
Phone / Cell No.*	262-0909
Report results to	info@enproenvironmental.com
via email or fax	shawnpchampion@gmail.com 1/2/20
or verbal:	to office

Invoice To*	Kanani Cale
Company	ENPRO Environmental
Address*	151Hekili Street, Suite 210
	Kailua, HI 96734
Phone / Cell No.*	262-0909
Purchase Order No.	
Email Invoice To	info@enproenvironmental.com

Need Results By*:
- ☐ 5 Working Days
- ☐ 4 Working Days
- ☒ 72 hour
- ☐ 48 hour
- ☐ 24 Hour
- ☐ Rush - 6 hours
- ☐ Immediate - 4 hrs or less

Site/Project Name: 153 W. Ka'ahumanu Ave Kahului

Client Project No.: 1902-00082-HAZ

Sampled By: D Finch

Comments / Special Instructions: 1/20/20 Shawn asked to add his personal email rl

PLM POSITIVE STOP Instructions:
- ☐ Positive stop per SAMPLE
- ☒ Positive stop per LAYER, per sample

LAB USE ONLY
Lab Report No.: 201911063

Sample Identification* (Maximum of 30 Characters)	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air Volume	Analysis Requested*	Method Reference	Lab ID
A-1a asphalt roof adult school	NE 12/27/19	BULK		PLM		201965729
A-1b "	SW					201965730
A-1C "	SE					201965731
A-2a TPO roof adult school SW						201965732
A-2b " S						201965733
A-2C " SE						201965734
A-3a roofing collapsed buildingN						201965735
A-3b " E						201965736
A-3C " S						201965737
A-4a canec collapsed buildingN						201965738
A-4b " E						201965739
A-4C " S						201965740

Relinquished By (Print and Sign)	Date/Time	Received By (Print and Sign)	Date/Time
D Finch D Finch	12-27-19 10am	Fed EX Stephanie Iha	12-27-19 10 am

Sample description can be paint chips, concrete, specific sample collection location, etc
If matrix is 'soil', please specify if it is a FOREIGN SOIL SAMPLE (outside Hawaii) in the comment section.
All samples submitted are subject to Hawaii Analytical Laboratory terms and conditions.
*Required fields, failure to complete these fields may result in a delay in your samples being processed.
Rev 20140701

12-30-19P01:04 RCVD

3615 Harding Avenue, Suite 308
Honolulu, HI 96816
PH: 808-735-0422
FAX: 808-735-0047

☐ New Client?

Report To*	ENPRO Environmental
Company	ENPRO Environmental
Address*	151Hekili Street, Suite 210
	Kailua, HI 96734
Phone / Cell No.*	262-0909
Report results to	info@enproenvironmental.com
via email or fax or verbal:	to office

Invoice To*	Kanani Cale
Company	ENPRO Environmental
Address*	151Hekili Street, Suite 210
	Kailua, HI 96734
Phone / Cell No.*	262-0909
Purchase Order No.	
Email Invoice To	info@enproenvironmental.com

Need Results By*:
- ☐ 5 Working Days
- ☐ 4 Working Days
- ☒ 72 hour
- ☐ 48 hour
- ☐ 24 Hour
- ☐ Rush - 6 hours
- ☐ Immediate - 4 hrs or less

Site/Project Name: 153 W. Ka'ahumanu Ave Kahului | Client Project No.: 1902-00082-HAZ | Sampled By: D. Finch

Comments / Special Instructions:

PLM POSITIVE STOP Instructions:
- ☐ Positive stop per SAMPLE
- ☒ Positive stop per LAYER, per sample

LAB USE ONLY
Lab Report No.: 201911063

Sample Identification* (Maxmium of 30 Characters)	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air Volume	Analysis Requested*	Method Reference	Lab ID
LP-1 greenpaint collapsed building	12/27/19	PAINT		LEAD		201965741
LP-2 brown paint "	"	"		"		201965742
TCLP collapsed buildings	"	BULK		TCLP LEAD		201965743

last entry DF

Relinquished By (Print and Sign)	Date/Time	Received By (Print and Sign)	Date/Time
DFinch DFinch	12-27-19 10AM	Fed Ex Stephanie Iha	12-27-19 10 AM

Sample description can be paint chips, concrete, specific sample collection location, etc
If matrix is 'soil', please specify if it is a FOREIGN SOIL SAMPLE (outside Hawaii) in the comment section.
All samples submitted are subject to Hawaii Analytical Laboratory terms and conditions.
*Required fields, failure to complete these fields may result in a delay in your samples being processed.
Rev 20140701

12-30-19P01:04 RCVD

PHOTOGRAPHS



Photo 1

153 West Kaahumanu Avenue, Former Education Building, Facing Northeast

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 2

153 West Kaahumanu Avenue, Collapsed Building, Facing East

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 3

Asbestos Sample A1-a, Asphalt Roof, Northeast, Former Education Center Building

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 4

Asbestos Sample A1-b, Asphalt Roof, Southwest, Former Education Center Building

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 5

Asbestos Sample A1-c, Asphalt Roof, Southeast, Former Education Center Building

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 6

Asbestos Sample A2-a, Thermoplastic Polyolefin Roof, Southwest, Former Education Center Building

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 7

Asbestos Sample A2-b, Thermoplastic Polyolefin Roof, South, Former Education Center Building

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 8

Asbestos Sample A2-c, Thermoplastic Polyolefin Roof, Southeast, Former Education Center Building

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 9

Asbestos Sample A3-a, Asphalt Roof, North, Collapsed Structure

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 10

Asbestos Sample A3-b, Asphalt Roof, East, Collapsed Structure

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 11

Asbestos Sample A3-c, Asphalt Roof, South, Collapsed Structure

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 12

Asbestos Sample A4-a, Canec Board, North, Collapsed Structure

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 13

Asbestos Sample A4-b, Canec Board, East, Collapsed Structure



Photo 14

Asbestos Sample A4-c, Canec Board, South, Collapsed Structure

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 15

Lead Paint Chip Sample L-1, Green Paint, Exterior, Collapsed Structure

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019

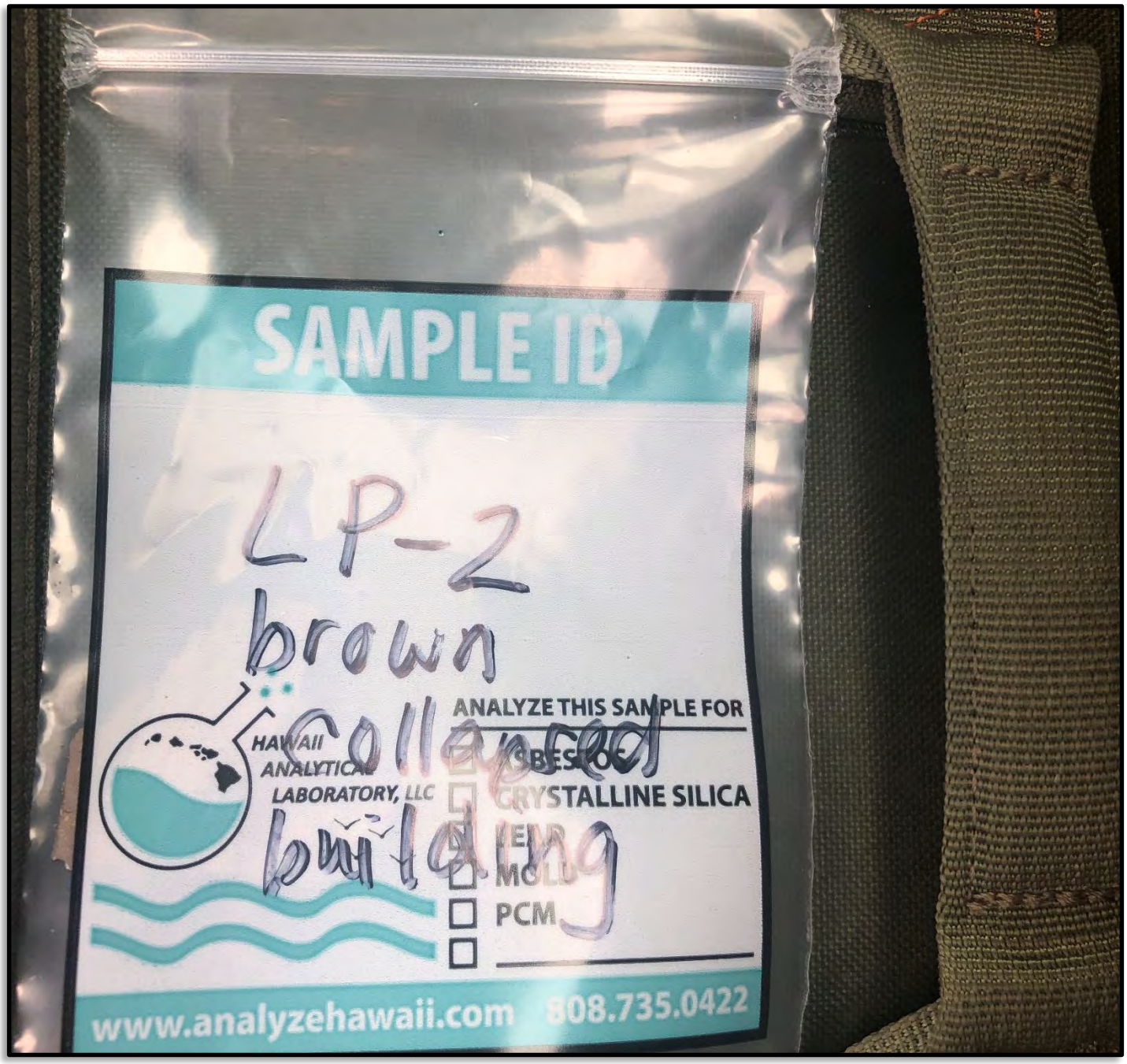


Photo 16

Lead Paint Chip Sample L-2, Brown Paint, Exterior, Collapsed Structure

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019



Photo 17

Toxicity Characteristic Leaching Procedure (TCLP) – Lead Sample, Collapsed Structure

Project Number: 1902-00082-HAZ

153 West Ka'ahuamnu Avenue

Date of Photos: December 27, 2019

EXHIBIT 27

(Reserved)

Exhibit 27:
(Reserved)

EXHIBIT 28

REQUESTED EXEMPTIONS

201H EXEMPTIONS

Exemptions Pursuant to Chapter 201H-38, Hawaii Revised Statues

EXEMPTIONS

Exemptions Pursuant to Chapter 201H-38, Hawaii Revised Statues

The following exemptions are requested from the Maui County Code, pursuant to 201H-38, HRS.

A. Exemptions from Title 8, MCC, Health and Safety

1. An exemption from Chapter 8.04.040, MCC, Disposal permits, is requested to exempt the Project from disposal permit fees, special handling fees, and the requirement of acquiring a disposal permit.
2. An exemption from Section 8.04.050, MCC, Disposal Charges, is requested to exempt the Project from disposal permit fees, special handling fees, and disposal charges during construction.

B. Exemptions from Title 12, MCC, Streets, Sidewalks, and Public Places

1. An exemption from Chapter 12.08, MCC, Driveways, is requested to exempt the Project from driveway permit and inspection fees.
2. An exemption from Chapter 12.08.100, MCC, Standards and Specifications, Standard Details for Public Works Construction, Standard Detail R-49, Driveway Layouts for Concrete Curb Streets is requested to exempt the Project fire access driveway on Vevau Street from the requirement that driveways be separated by a minimum distance of 45 feet. The Project fire access driveway on Vevau Street will be approximately five feet from the Kahului Transit Center driveway.
3. An exemption from Chapter 12.24A, MCC, Landscape Planting and Beautification, is requested to exempt the Project from the required number, species, and location of street trees along Ka‘ahumanu Avenue, Vevau Street, and Kāne Street.

C. Exemptions from Title 14, MCC, Public Services

1. An exemption from Chapter 14.07, MCC, Water System Development Fees is requested to exempt the Project from water impact fees.
2. An exemption from Chapter 14.12, MCC, Water Availability, is requested to exempt the Project from the water availability policy.

3. An exemption from Chapter 14.35, MCC, Wastewater Assessment Fees for Facility Expansion for the Wailuku/Kahului Wastewater Treatment System is requested to exempt the Project from wastewater impact fees.
4. An exemption from Chapter 14.76, MCC, Impact Fees for Traffic and Roadway Improvements in Wailuku-Kahului, Maui, Hawaii**,** is requested to exempt the Project from traffic impact fees.
5. An exemption from Chapter 14, MCC, Public Services, is requested to the extent necessary to allow for the issuance of building permits in accordance with Section 18.28.030, MCC, Building permits, provided that the requirements of Section 18.20.190, MCC, Final approval prior to completion of construction, have been met, so that the construction of the project may be done concurrently with the construction and acceptance of the subdivision improvements.

D. Exemptions from Title 16, MCC, Buildings and Construction

1. An exemption from Chapter 16.04D, MCC, Fire Code, is requested to exempt the Project from plan review, permit, and inspection fees required by the Fire Code.
2. An exemption from Chapter 16.13, MCC, Commercial Signs, is requested to exempt the Project from filing fees.
3. An exemption from Chapter 16.18B, MCC, Electrical Code, is requested to exempt the Project from permit and inspection fees required by the Electrical Code.
4. An exemption from Chapter 16.20C, MCC, Plumbing Code, is requested to exempt the Project from permit and inspection fees required by the Plumbing Code.
5. An exemption from 16.25, MCC, Building Code Administrative and Supplemental Provisions, and 16.26C, Building Code, is requested to exempt the Project from plan review, permit, and inspection fees required by the Building Code.
6. An exemption from 16.25.201, MCC, Improvements to Public Streets, is requested to exempt the Project from the requirement to (1) construct sidewalks, curbs and gutters, and (2) placement of underground utilities.

E. Exemptions from Title 18, MCC, Subdivisions

1. An exemption from the County of Maui Department of Public Works' guidelines to provide bicycle and pedestrian improvements in excess of Title 18, MCC, Subdivisions, is requested to waive the requirement to provide bicycle and pedestrian improvements needed to fully comply with

Maui County's "Complete Streets" policy. Rather, pedestrian connectivity improvements will be provided according to the Project site plan.

2. An exemption from Section 18.16.320, MCC, Parks and Playgrounds, is requested to exempt the Project from park dedication requirements and assessment fees. As proposed, the Project includes approximately 14,696 square feet of on-site recreation facilities, which is 61,054 square feet less than the 75,750 square feet required by Section 18.16.320, MCC.
3. An exemption from 18.20.040, MCC, Existing streets, is requested to exempt the Project from the requirement to construct curbs, gutters and sidewalks along the frontages.
4. An exemption from 18.20.070, MCC, Sidewalks, is requested to exempt the Project from the requirement to construct sidewalks along the frontages.
5. An exemption from 18.20.080, MCC, Curbs and gutters, is required to exempt the Project from the requirement to construct curbs and gutters along the frontages.

F. Exemptions from Title 19, MCC, Zoning

1. An exemption from Chapter 19.18, MCC, B-2 Community Business District, is requested to permit the development of more than a 2.0 Floor Area Ratio (FAR) or 296,482 square feet. According to MCC §19.18.050, the maximum FAR in the B-2 Community Business District is 2.0. As the Project site is 148,241 square feet, the maximum allowable FAR is 296,482 square feet. The Project requests a maximum FAR of 2.2, or 326,130 square feet.
2. An exemption from Chapter 19.36B.020, MCC, Off-street parking and loading, is requested to allow 298 off-street parking spaces in lieu of the required 612 off-street parking spaces.
3. An exemption from Chapter 19.36B.060, MCC, Size or dimensions or parking spaces, is requested to allow approximately 146 compact parking spaces that will be 16 feet x 7.5 feet, which is smaller than standard sized spaces (18 feet x 8.5 feet) as required by Chapter 19.36B.060, MCC. The remaining approximately 152 parking spaces will meet the standard size requirements of Chapter 19.36B.060, MCC.

G. Exemption from Title 20, MCC, Environmental Protection

1. An exemption from Section 20.08.090, MCC, Grubbing and Grading Permit Fees, is requested to exempt the Project from grubbing, grading, and excavation permit fees, as well as inspection fees.

H. Permitting

1. An exemption from Section 16.25.105, MCC, Permits, is requested to exempt the Project from standard permitting process of all County permits necessary for the development of the Project, including subdivision applications, civil construction plan plans and other plans and permits associated with the development of the Project. The Project is composed of 100 percent workforce housing units and is requesting to utilize the fast track permit processing procedures under Section 2.96.160, MCC.

I. Real Property Tax Abatement

1. An exemption from Chapter 3.48, MCC, Real Property Tax, is requested to exempt the Project from real property taxes purposes during the construction period pursuant to Section 3.48.496, Very low income, low income, below-moderate and moderate income housing exemption, and Section 3.48.366, MCC, Land dedicated for fast track housing.

EP SUSPENSION OF LAWS

Suspension of Laws Pursuant to the Governor's Eleventh Proclamation Related to Affordable Housing Dated February 4, 2025 ("EP Suspensions")

1. Suspension of Section 46-1.5, HRS, General Powers and Limitation of the Counties, and related county code(s), as it applies to the authority to impose impact fees relating to wastewater connection and park dedication for state affordable housing projects, subject to the approval of the county planning director.

2. Suspension of Section 46-142.5, HRS, School Impact Districts; New Building Permit Requirements, as it applies to state affordable housing projects.

3. Suspension of Section 46-143, HRS, Impact Fee Calculation, as it applies to the imposition of impact fees relating to wastewater connection and park dedication for state affordable housing projects.

4. Suspension of Section 46-146, HRS, Time of Assessment and Collection of Impact Fees, as it applies to impact fees relating to wastewater connection and park dedication for state affordable housing projects.

5. Suspension of Sections 302A-1601 to 1612, HRS, School Impact Fees for new affordable housing developments within a designated school impact district undertaken by state affordable housing projects.

EXHIBIT 29

LETTERS OF SUPPORT

homeaid HAWAII

January 3, 2025

Dean Minakami
Executive Director
Hawaii Housing Finance and Development Corporation (HHFDC)
677 Queen Street, Suite 300
Honolulu, HI 96813

RE: Letter of Support for the Kahului Civic Center Mixed-Use Complex, Residential Component

Dear Executive Director Minakami,

I am writing to express my strong support for the residential component of the proposed **Kahului Civic Center Mixed-Use Complex, Residential Component**. This project represents a transformative opportunity to address Maui County's critical housing challenges for many, including wildfire survivors and Kauhale residents. As Governor's Kauhale Developer for the Kipuola development in Central Maui, we believe this project will provide a clear and supportive pathway for individuals transitioning from Kauhale living to stable and fulfilling lives in an affordable housing community. And as Governor's Wildfire Housing Developer, we know that many of our residents at Ka La'i Ola will need permanency beyond interim housing solutions.

The residential component of this mixed-use development is particularly significant in its alignment with Maui County's commitment to expanding housing opportunities for individuals and families with diverse needs. Importantly, it offers a welcoming and supportive environment for individuals who have completed resocialization within Kauhale and interim housing communities and are prepared to reintegrate into broader housing communities.

Key reasons for my support include:

1. **Providing Stability for Formerly Homeless Individuals:**
    - This project offers an essential next step for individuals who have transitioned through Kauhale and interim housing communities, allowing them to establish roots in a secure, community-focused environment. Affordable housing options like these are vital for fostering long-term stability, dignity, and independence.
2. **A Centralized, Inclusive Community:**
    - Located in Kahului, this development ensures residents have convenient access to employment, public services, and essential amenities. Its thoughtfully designed environment promotes inclusivity and encourages participation in the broader community, helping residents build meaningful connections and a sense of belonging.
3. **Support for Community Integration:**
    - The integration of affordable housing into a larger civic hub exemplifies a forward-thinking approach to land use and community building. By creating a mixed-use complex, the project enhances opportunities for residents to thrive both socially and economically, ensuring a successful reintegration into society.

HomeAid Hawaii
680 Iwilei Road, Suite 570
Honolulu, HI 96817
www.homeaidhawaii.org

4. **Alignment with HomeAid Hawaii's Mission:**

    - This initiative reflects HomeAid Hawaii's core mission of reducing homelessness by providing innovative and quality housing solutions. By prioritizing accessibility and affordability, the residential component of the Kahului Civic Center embodies the values of collaboration and care that define our organization.

The residential component of the Kahului Civic Center Mixed-Use Complex is much more than just housing. It is a critical step in a comprehensive continuum of care, offering a supportive environment where individuals can transition from the Kauhale model to independent living, regain their sense of agency, and contribute meaningfully to our community.

Thank you for considering this vital initiative. I am confident this project will not only address immediate housing needs but also serve as a foundation for lasting, positive change in Maui County.

Warm regards,



Kimo K. Carvalho
Chief Executive Officer
HomeAid Hawaii
680 Iwilei Road #570
Honolulu, Hawaii 96817

January 14, 2025

Dean Minakami
Executive Director
Hawaii Housing Finance and Development Corporation (HHFDC)
677 Queen Street, Suite 300
Honolulu, HI 96813

RE: SUPPORT FOR THE KAHULUI CIVIC CENTER MIXED-USE COMPLEX

Aloha Mr. Minakami,

On behalf of Mahi Pono, I am pleased to express our support for the Kahului Civic Center Mixed-Use Complex in Central Maui (the "Project"). As a company committed to sustainable agriculture and providing high-quality agricultural employment in Hawaii, we see this Project as an essential step toward addressing the critical housing needs of our community.

Agricultural workers – including our own hard-working employees – play a vital role in furthering Hawaii's food sustainability initiatives. However, like many other industries, agricultural workers also face significant challenges in their pursuit of affordable and well-located housing. The Project's focus on creating affordable residential units in downtown Kahului provides a much-needed opportunity for our farmers to live closer to their jobs and the services they depend on.

We strongly support projects like the Kahului Civic Center Mixed-Use Complex that address the urgent shortage of affordable housing on Maui. We thank you for your leadership in advancing this Project to its next stage.

Sincerely,

Grant Nakama
Senior Vice President of Operations

1001 Bishop Street I Suite 625 I Honolulu, HI 96813-2830
1-866-295-7282 I Fax: 808-536-2882
aarp.org/hi I aarphi@aarp.org I twitter.com/AARPHawaii
facebook.com/AARPHawaii

January 21,2025

Dean Minakami
Executive Director
Hawai'i Housing Finance and Development Corporation (HHFDC)
677 Queen Street, Suite 300
Honolulu, HI 96813

Subject: Letter of Support for the Kahului Civic Center Mixed-Use Complex, Residential Component

Dear Mr. Minakami,

On behalf of AARP Hawai'i, I am pleased to express our strong support for the residential component of the proposed **Kahului Civic Center Mixed-Use Complex**. This project offers an extraordinary opportunity to address Maui County's housing needs in a way that embraces inclusivity and fosters a vibrant intergenerational community.

As advocates for livable communities, AARP Hawai'i recognizes the importance of ensuring that affordable housing projects provide opportunities for residents of all ages. While this development is primarily designed as a family-focused project, its thoughtful design and accessible amenities make it equally welcoming to older adults. By including kūpuna as residents, this community not only meets housing needs but also fosters interaction and shared experiences across generations, enriching the lives of all who call it home.

Supporting the housing project is crucial for fostering a vibrant, inclusive community. This project will provide affordable, high-quality homes, ensuring that families of all income levels have access to safe and comfortable living spaces. By investing in this development, we can reduce homelessness, stimulate local economies, and create job opportunities. Additionally, the project will incorporate open spaces and sustainable building practices, and enhancing the overall quality of life for residents.

Thank you for your leadership in advancing this critical initiative. We are excited to support this project and look forward to seeing its positive impact on the Maui community.



Keali'i S. López
State Director
Phone: 808 545-6001
Email: klopez@aarp.org

Housing Hawaii's Future
PO Box 3043
Honolulu, HI 96802-3043

February 3, 2025

TO: Dean Minakami, Executive Director
Hawai'i Housing Finance and Development Corporation

RE: Kahului Civic Center Mixed-Use Complex

Dear Executive Director Minakami,

Housing Hawai'i's Future supports the creation of affordable workforce housing across the State of Hawai'i. In particular, our organization supports projects that readily reflect the needs of our workforce residents and their families.

We support the Kahului Civic Center Mixed-Use Complex project.

Housing Hawai'i's Future has long observed that outdated zoning and development practices have led to decades of housing scarcity and inefficiency, especially in Maui. In January 2025, our team conducted a tour of Maui, and the team's conclusions about the island's housing shortage only reinforced our support for this project.

More than ever, this is a much-needed project that exemplifies the type of thoughtful, inclusive development essential to addressing Maui's accelerating housing challenges.

In summary, we support the Kahalui Civic Center Mixed-Use Complex project because it (1) promotes intergenerational living; (2) engages in efficient land practices; and (3) addresses the urgent housing needs of Maui County.

We appreciate the HHFDC's careful consideration of this project.

Thank you,



Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org
+1 (808) 630-3943

hawaiisfuture.org

Council Chair
Alice L. Lee

Vice-Chair
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Tom Cook
Gabe Johnson
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Nohelani U'u-Hodgins

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

February 17, 2025

Dean Minakami, Executive Director
Hawaii Housing Finance and Development Corporation (HHFDC)
677 Queen Street, Suite 300 Honolulu, HI 96813

Mr. Dean Minakami

SUBJECT: **LETTER OF SUPPORT FOR THE RESIDENTIAL PORTION OF THE KAHULUI CIVIC CENTER MIXED-USE COMPLEX**

As the Presiding Officer Pro Tempore of the Maui County Council and Chair of the Housing and Land Use Committee, I am writing to express my earnest support for the residential portion of the proposed Kahului Civic Center Mixed-Use Complex. This project represents a critical step forward in addressing Maui County's urgent need for affordable housing while enhancing the community's access to vital amenities.

The residential component of this mixed-use development is particularly significant in its alignment with Maui County's commitment to expanding housing opportunities for local families, workforce members, and seniors. By integrating affordable housing into a thoughtfully planned, centralized civic hub, this project sets a precedent for responsible, inclusive development that fosters a sense of community and enhancing the quality of life for our residents.

Key reasons for my support include:

1. **Tackling Housing Shortages:** The project will add much-needed affordable residential units to our housing inventory, directly addressing the chronic shortage of attainable housing for Maui's residents.

2. **Centralized, Walkable Design:** Situated in Kahului, this development will provide residents with convenient access to employment, retail,

transportation, and essential services, fostering a connected and walkable community.

3. **Efficient Land Use:** The integration of housing into a larger mixed-use civic complex exemplifies a forward-thinking approach to land use, maximizing the entire potential of the site to meet multiple community needs.

4. **Alignment with County Priorities:** This project supports Maui County's broader goals of reducing housing insecurity, creating vibrant urban centers, and promoting sustainable, smart-growth principles.

The residential portion of the Kahului Civic Center Mixed-Use Complex is more than just a housing project - it is a testament to our ability to collaborate and innovate in ways that serve Maui's people and reflect our island values. As Chair of the Housing and Land Use Committee, I am fully supportive of this project and have been since I first learned of the concept years ago. I believe in this vision and its transformative potential for our community.

Thank you for your consideration of this vital initiative. I am confident that it will make a lasting and positive impact on the lives of Maui's residents and our shared future.

I am providing this letter of support as an individual member of the Maui County Council as the full council has not discussed this request for support.

Mahalo,

TASHA KAMA
Presiding Officer Pro Tempore
Housing and Land Use Committee Chair

cc:

EXHIBIT 30

STATE OF HAWAIʻI EMERGENCY PROCLAMATION RELATING TO AFFORDABLE HOUSING

STATE OF HAWAII
EMERGENCY PROCLAMATION RELATING TO AFFORDABLE HOUSING

PROJECT APPLICATION FORM

Under the Governor's Eleventh Proclamation Relating to Affordable Housing, dated February 4, 2025, and any successive Proclamations issued ("Proclamation"), the Hawaii Housing Finance and Development Corporation ("HHFDC") shall review and approve affordable housing projects submitted for certification under the Proclamation.

Exhibits Required at Submission

Exhibit 1 DCCA Certificate of Good Standing

Exhibit 2 Proof of project site control (e.g., deed, agreement of sale, long-term lease, option to lease, or other disposition)

Exhibit 3 Conceptual site plan showing the basic relationship between proposed uses and illustrating the approximate location of existing and proposed structures, parking areas, site access, open space, unusual site areas, major drainage facilities, ground disturbances, and other major site features.

Exhibit 4 Copy of agreement or evidence of county involvement required under the definition of "affordable housing project" in the Proclamation.

Submittal Instructions

Email the completed PDF along with the Exhibits to randy.n.t.chu@hawaii.gov with the subject: HHFDC EP Project Application.

Submission of this application is required to apply for certification under the Proclamation. Exception: Projects applying for exemptions under Hawaii Revised Statutes ("HRS") 201H-38 or financing from HHFDC's Dwelling Unit Revolving Fund ("DURF") which are also applying for certification under the Proclamation at the same time only need to submit the respective 201H or DURF application and do not need to submit this entire application in addition, provided that the 201H or DURF application also includes: (1) a written request for certification under the Proclamation; (2) Section 6 of this application; and (3) the completed Certifications and Assurances form from this application.

Section 6. Justification for Certification

6.A. Qualifying Project Category	
1. The Project meets the following definition of "housing" as defined in the Proclamation (check at least one of the following nine boxes):	
☐	a. Conversion of existing residential units to affordable or subsidized units;
☐	b. Development, redevelopment, or adaptive reuse that results in new residential units offered for sale as owner-occupied units;
☐	c. Development, redevelopment, or adaptive reuse that results in new residential units offered for rental to Hawaii residents for which the unit will be the renter's principal residence; *[Note: do not check this box for rental projects utilizing HHFDC's LIHTC, HMMF, RHRF, 201H, or DURF programs. Use the following box instead.]*
■	d. Development, redevelopment, or adaptive reuse that results in new income restricted residential units;
☐	e. Renovations, rehabilitation, or repair of existing affordable or subsidized units;
☐	f. Renovations, rehabilitation, or repair of existing units that will be offered for sale as owner-occupied units;
☐	g. Renovations, rehabilitation, or repair of existing units that will be offered for rental to Hawaii residents for which the unit will be the renter's principal residence;
☐	h. Housing projects may include mixed-use/mixed income projects; or
☐	i. Infrastructure that will primarily provide services to housing.
2. The Project meets the following definition of "affordable housing project" as defined in the Proclamation (check at least one of the following four boxes):	
■	a. A housing project that has entered into an agreement with HHFDC pursuant to chapter 201H, HRS (or a housing project which is applying for certification under the Proclamation at the same time as they are applying to HHFDC for 201H exemptions or DURF financing and will execute an agreement with HHFDC under the 201H or DURF programs);
☐	b. A housing project that has executed a declaration of restrictive covenants under Revised Ordinances of Honolulu chapter 32 (sometimes called "Bill 7 projects");
☐	c. A housing project that involves a county pursuant to section 46-15.1, HRS, or which is subject to any county ordinance or funding appropriation that has an income restriction requirement otherwise applicable by law; or
☐	d. A housing project which desires to utilize the suspension of Section 46-4, HRS, County Zoning, and which intends to apply to HHFDC for Low Income Housing Tax Credits (LIHTC) and enters into an agreement with HHFDC under the LIHTC program at a later date. Certification under this Proclamation shall be subject to the receipt of a LIHTC award from HHFDC.
Explain: The Applicant and HHFDC executed a Development Agreement on January 10, 2025. The Development Agreement is on file with HHFDC.	

3. Check one of the following three boxes:	
☐	Submit **Exhibit 4 – Copy of Agreement or Evidence of County Involvement**
☒	Check this box if the project is applying for certification under the Proclamation at the same time as it is applying to HHFDC for 201H exemptions or DURF financing, and the project will execute an agreement with HHFDC under the 201H or DURF programs. These projects are exempt from submitting this entire application as noted on Page 1 and do not need to submit Exhibit 4. Refer to Page 1 for instructions about which portions of this application must be included in the Applicant's 201H or DURF application.
☐	Check this box if the project is requesting to utilize the suspension of Section 46-4, HRS, County Zoning, and also intends to apply to HHFDC for LIHTC (checked box 2.d above).

Projects must also meet all of the requirements under the definition of "Certified affordable housing project" as defined in the Proclamation.

The Applicant shall provide a full list of all agency approvals the project would otherwise be required to obtain absent certification under the Proclamation, including any waivers, variances, and/or exemptions being sought from said agencies.

6.B. Emergency Proclamation Suspensions Requested

List and describe all approvals the Applicant would otherwise be required to obtain for the project absent certification under the Proclamation and suspension of the applicable section or chapter of the Hawaii Revised Statutes. Include all suspensions of law sought to be utilized under the Proclamation. If possible, indicate which department or agency would otherwise manage the approval being waived. Additional information may be included as an attachment to this application.

Development Standard or Approval Waived	Statute / Ordinance
General Powers and Limitation of the Counties, and related county code (s), as it applies to the authority to impose impact fees relating to wastewater connection and park dedication for state affordable housing projects, subject to the approval of the county planning director.	Section 46-1.5, HRS
School Impact Districts; New Building Permit Requirements as it applies to state affordable housing projects.	Section 46-142.5, HRS
Impact Fee Calculation, as it applies to the imposition of impact fees relating to wastewater connection and park dedication for state affordable housing projects.	Section 46-143, HRS
Time of Assessment and Collection of Impact Fees, as it applies to impact fees relating to wastewater connection and park dedication for state affordable housing projects.	Section 46-146, HRS
School Impact Fees for new affordable housing developments within a designated school impact district undertaken by state affordable housing projects.	Sections 302A-1601 to 1612, HRS

6.C. Other Waivers, Variances, & Exemptions Sought	
Indicate below any other waivers, variances, and/or exemptions the Applicant is seeking or will seek for the project in addition to the suspensions sought under the EP. *Additional information may be included as an attachment to this Application.*	
Department / Agency	**Waiver Description**
See Exhibit 28 of the 201H Application	Requested exemptions pursuant to Chapter 201H-38, Hawaii Revised Statues

6.D. Wage and Hour Certification	
▣	The applicant certifies that the project shall comply with wage and hour requirements, including but not limited to submission of certified payrolls, as required in the Proclamation, under the definition of "Certified affordable housing project" by having entered into an agreement to pay all mechanics and laborers employed on the project minimum prevailing wages for the corresponding work classifications as determined by the Director of the Department of Labor and Industrial Relations pursuant to Chapter 104, HRS, subject to the project labor agreement in place, or otherwise required to pay prevailing wages for the duration of the project until it is completed.

6.E. Benefit to the State

Indicate below what the benefit is to the State of certifying the Project to proceed under the Proclamation utilizing the suspensions of law proposed to be utilized in Section 6.C.

Additional information may be included as an attachment to this Application.

The benefit to the state will be the construction of 301 affordable homes and 2 non-revenue (staff) homes (303 total homes constructed) to address Hawaii's affordable housing shortage.

6.F. Utilization of Cost Savings

If the Project will realize cost savings as a result of the suspensions of law proposed to be utilized as indicated above, state below how those cost savings will be utilized.

Additional information may be included as an attachment to this Application.

The cost savings resulting from the HRS suspensions will be directly applied to the overall development budget of the project, helping to maintain financial feasibility while delivering 303 total units (301 affordable units and 2 non-revenue (staff) units).

The savings will not fund specific additional amenities or improvements that would otherwise be omitted. Rather, they are critical to close the financial gap that exists in developing affordable housing in the current high-cost construction environment in Hawaii. Without these savings, the project would face significant financial challenges that could jeopardize its ability to proceed as planned or require substantial reductions in quality or quantity of affordable units.

The cost savings resulting from the HRS suspensions will specifically offset construction hard costs that continue to escalate due to inflation, supply chain challenges, tariffs, and labor constraints in Hawaii's construction market. This ensures that the project can maintain the proposed quality standards, energy efficiency measures, and durability features that make these homes sustainable and affordable for residents in the long term.

By reducing the overall per-unit development costs, the cost savings resulting from the HRS suspensions directly contribute to maintaining affordability levels that serve the targeted income populations while ensuring the project remains financially viable for development and operation.

Certification and Assurances

Whereas, HKI Kahului Kaiahale LLC (the "Applicant") is applying to the Hawaii Housing Finance and Development Corporation ("HHFDC") to have the terms of the Governor's Eleventh Proclamation Relating to Affordable Housing (the "Proclamation"), dated February 4, 2025, and any succeeding Proclamation issued thereafter, apply to their project.

Whereas, the Applicant understands that it is necessary that certain conditions be satisfied as part of the Application requirements.

Therefore, the Applicant certifies as follows:

1. The Applicant is eligible for assistance under the Proclamation and the Rules Relating to the Implementation of the Eleventh Proclamation Relating to Affordable Housing (the "Rules").

2. The Applicant agrees to indemnify and hold harmless HHFDC for any and all losses, costs, damages, expenses, and liabilities whatsoever in nature or kind (including but not limited to attorney's fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgment, any loss from judgment from the Internal Revenue Service) directly and indirectly resulting from, arising out of, or related to acceptance, consideration, and approval or disapproval of the Application.

3. The Applicant has received, reviewed, and accepts all the documents that are attached to the Application and made a part hereof.

4. The Applicant understands and agrees that HHFDC's receipt of an Application does not constitute acceptance of the Application. HHFDC reserves the right to return an Application at any time without taking further action on the Application due to, but not limited to, the following:

    a. Failure to meet the Application submittal requirements.

    b. Failure to meet the project criteria set forth in the Rules.

    c. Failure to disclose in the Application any known material defects about the development of the Project, any misrepresentation or fraud.

5. The Applicant further understands and agrees that:

    a. HHFDC reserves the right to reject any application submitted and may exercise such right without notice and without liability to any Applicant or other parties for their expenses incurred in the preparation of an Application.

    b. Applications are prepared at the sole risk and expense of the Applicant. The completion, receipt, or acceptance of an Application does not commit HHFDC to pay any costs incurred in the preparation of the Application. HHFDC shall not be responsible for any costs incurred by the Applicant due to the rejection of any

Application.

6. The Applicant understands and agrees that HHFDC in no way represents or warrants to any party which may include, but is not limited to, any developer, project owner, investor, or lender that the Project is, in fact, feasible or viable. No member, employee, officer, agent, representative, or the like of HHFDC shall be personally liable concerning any matter arising out of or in relation to the approval or disapproval of the Application.

7. The Applicant is responsible to review the applicable federal, state, and county laws to ensure compliance with current regulations.

8. That the foregoing information and the statements made in this Application are true, complete, accurate, and correct to the best of the Applicant's knowledge, and hereby authorizes HHFDC to obtain further information and to verify any statement made as it deems necessary.

9. The Applicant understands that the completed and accepted Application is subject to Chapter 92F, Hawaii Revised Statutes, the Uniform Information Practices Act of the State of Hawaii.

In Witness Whereof, the Applicant has caused the document to be executed in its name on the 12 th day of February, 20 25.

HKI Kahului Kaiahale LLC
Applicant

By Karen Seddon
Karen Seddon (Feb 12, 2025 15:04 HST)
Its Authorized Agent

By _____
Its _____

Witness Questor Lau
Questor Lau (Feb 12, 2025 15:05 HST)
Name: Questor Lau

(witness signature is required)

EXHIBIT 31

STATE OF HAWAI'I, STATE HISORIC PRESERVATION DIVISION (SHPD) PROJECT EFFECT CONCURRENCE

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

DEAN D. UYENO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

March 18, 2024

IN REPLY REFER TO:
Project No.: 2021PR00254
Doc. No.: 2403AM04
Archaeology, Architecture

Dean Minakami, Director
State of Hawai'i
Department of Business, Economic Development, and Tourism
Hawaii Housing Finance and Development Corporation
677 Queens Street, Suite 300
Honolulu, Hawaii 96813
c/o Michele Leong
Email: michele.m.leong@hawaii.gov

Dear Dean Minakami:

SUBJECT: **Hawaii Revised Statutes Chapter 6E-8 Historic Preservation Review –**
State of Hawai'i, Department of Business, Economic Development, and Tourism
Hawaii Housing Finance and Development Corporation
Kahului Civic Center Mixed-Use Complex
Archaeological Inventory Survey Report
Architectural Resource Evaluation Report
Request for Concurrence with Project Effect Determination
Wailuku Ahupua'a, Pū'ali Komohana District, Island of Maui
TMK: (2) 3-7-004:003 por.

This letter provides the State Historic Preservation Division's (SHPD's) review of the draft archaeological inventory survey (AIS) report titled *Archaeological Inventory Survey for the Kahului Civic Center Mixed-Use Complex Project, Wailuku Ahupua'a, Wailuku District, Island of Maui, Hawai'i* (McElroy, November 2023) and the architectural report titled *Historical Resource Evaluation Report Kahului Civic Center and Mixed-Use Complex Project, Wailuku Ahupua'a, Wailuku District, Island of Maui, Hawai'i* (Yarbrough, November 2023) for the Kahului Civic Center Mixed-Use Complex. SHPD received the report submissions on December 4, 2023, along with a letter from the State of Hawai'i, Department of Business, Economic Development, and Tourism, Hawaii Housing Finance and Development Corporation (HHFCD), requesting SHPD's concurrence with a project effect determination of "Effect, with proposed mitigation commitments."

The HHFDC proposes the Kahului Civic Center Mixed-Use Complex within a 4.72-acre project area. The project includes the construction of approximately 300 multi-family dwelling units with approximately 414 parking spaces. It also includes the development of a ~66,000-square-foot Civic Center with approximately 182 parking spaces. The Civic Center will include State office space, a classroom, and support facilities for the Department of Education's (DOE's) McKinley Community School for Adults (MCSA) Maui Campus, possible commercial space, and a new Kahului Public Library. Additionally, the project will include the demolition of several architectural elements associated with the historic Kahului School Campus (State Inventory of Historic Places [SIHP] Site 50-50-04-08872).

Keala Pono Archaeological Consulting, LLC (Keala Pono) conducted an AIS in support of the project. The AIS included a pedestrian survey of the project area and the excavation of 17 backhoe test trenches. McElroy (November 2023) summarizes the historic land-use practices and archaeological investigations that have occurred in the area. The

results section indicates no archaeological historic properties were identified during the survey and soils within the project area consist of historic fill deposits overlying the natural sedimentary layers including a possible streambed or coastline remnant.

Yarbrough Architectural Resources (an architectural historian firm) conducted an architectural survey in support of the project. Yarbrough (November 2023) identifies one significant historic property consisting of several architectural elements associated with the former Kahului School Campus (SIHP Site 50-50-04-08872) which is a contributing component to the Kahului Historic District (SIHP Site 50-50-04-01607). The district is comprised of several historic properties including the Kahului Roundhouse, shop, and office; the Kahului School, the Fairgrounds, and the First Hawaiian Bank Building. Yarbrough (November 2023) indicates the following elements associated with the Kahului School Campus remain within the project area: The Administration Building (1932; aka MCSA, McKinley Community School for Adults) is in fair to good condition; a Cafeteria Building in an advanced state of collapse, and a utility shed (ca. unknown for both); and a historic-era Stone and Mortar boundary wall (1939) in good condition.

SIHP #	Function	Formal Type	Significance Criteria	Integrity	Mitigation Recommendation
50-50-04-08872	Kahului School Campus	Buildings and boundary wall	a, c	Feeling, location, materials, design, workmanship, association	Preservation, architectural recordation, historic data recovery, and archaeological monitoring

The Kahului School Campus (SIHP Site 50-50-04-08872) is significant under Criterion **a** for its association with community life and development during the early 20th century in the Kahului and Central Maui communities as its connection through the Kahului Railroad and Criterion **c** for its representative high-quality territorial-era construction reflecting the importance of the community it was built to serve.

The project proposes the demolition of the Administration Building, the Cafeteria Building, and the utility shed. Additionally, portions of the Stone and Mortar Boundary Wall will be removed to accommodate a multi-use path; however, most of the Boundary Wall will be preserved in place, including highly visible and intact sections and sections with the "WPA 1939" plaque/inscription.

SHPD agrees with the significance evaluation and mitigation recommendations. The AIS report (McElroy, November 2023) meets the minimum requirements of HAR §13-276-5 and the architectural report (Yarbrough, November 2023) provides an adequate basis for making historic preservation decisions. **They are accepted.** Please send one hard copy and a text-searchable PDF copy of each, clearly marked Final, along with a copy of this acceptance letter to the Kapolei SHPD office, attention SHPD Library. Additionally, please submit a text-searchable PDF copy to SHPD HICRIS Project No. 2021PR00254 using the Project Supplement option and submit a text-searchable PDF copy to lehua.l.soares@hawaii.gov.

Based on the information provided, SHPD concurs with the HHFDC's project effect determination of "Effect, with proposed mitigation commitments" pursuant to HAR §13-275-7(a)(2), and with mitigation in the form of architectural recordation, historical data recovery, and preservation as well as archaeological monitoring during all ground disturbing activities associated with the project.

SHPD looks forward to receiving for review and acceptance the following documents and information:

1. A Historic American Landscapes Survey report for the entire Kahului School Campus (architectural recordation).
2. A Historic American Buildings Survey (HABS) report for the Kahului School Campus Administration building (historic data recovery).
3. Plans detailing the removal of sections of the Stone and Mortar Boundary Wall for SHPD approval. p The highly visible and intact sections of the boundary wall and sections with the "WPA 1939" plaque/inscription should remain in place. Removed portions of the wall should either be relocated

to a nearby location within the project site or the rocks should be incorporated into the design of the building(s) with accompanying interpretive signage.

4. Submission of the Stone and Mortar Boundary Wall as a resource to HICRIS (SHPD will send a request to enter the resource via HICRIS).
5. A preservation plan (PP) meeting the requirements of HAR §13-277 for the Kahului School Campus.
6. An archaeological monitoring plan (AMP) meeting the requirements of HAR §13-279-4 for archaeological monitoring during all ground disturbing activities.

SHPD notes that this project was presented to the Maui Cultural Resources Commission (CRC) on December 1, 2022, and in a letter dated December 16, 2022, the Maui CRC listed several recommendations. SHPD requests that the project proponent respond to Maui CRC to address their recommendations.

SHPD will notify the HHFDC when the proposed mitigation reports and plans have been reviewed and accepted, and the project initiation process may continue.

When completed, please submit the draft mitigation reports, plans, and the associated filing review fees, and any other project documentation or correspondence to SHPD HICRIS Project No. 2021PR00254 using the project supplement option.

Please contact Mary Kodama, Architectural Historian, at mary.kodama@hawaii.gov, for any matters regarding architectural resources and contact ʻIolani Kauhane, Maui Archaeologist III, at iolani.kauhane@hawaii.gov, for any matters regarding archaeological resources or this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Stanley Fujimoto, HHFDC, stanley.s.fujimoto@hawaii.gov
Stanley Solamillo, County of Maui, stanley.c.solamillo@co.maui.hi.us
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Cody Winchester, G70, codyw@g70.design
Jeffrey Overton, G70, jeff@g70.design

EXHIBIT 32

MOBILITY ANALYSIS REPORT

March 13, 2025

Mr. Questor Lau
EAH Housing
733 Bishop Street, Suite 1717
Honolulu, Hawai'i 96813

Re: Kahului Civic Center Mixed-Use Complex

Dear Mr. Lau:

The purpose of this letter is to confirm that the traffic evaluation conducted as part of the Final Environmental Assessment/ Finding of No Significant Impact for the Kahului Civic Center Mixed-Use Complex (FEA/FONSI) are still valid and can be used for its current 201H application.

Appendix I of the FEA/FONSI contained a Mobility Analysis Report for the Proposed Kahului Civic Center Mixed-Use Complex (MAR) dated December 7, 2021 prepared by Fehr-Peers & Associates. This MAR evaluated traffic impacts and identified recommended improvements to the roadway infrastructure. It included the following findings and recommendations:

- The project will not have a significant impact at any study intersection. However, operations at Kane Street/Vevau Street are expected to be LOS F for the side street approaches in the PM peak hour, both without and with the project. Furthermore, without providing additional capacity or modifying traffic control at Kane Street/Vevau Street, the westbound queues are projected to extend past the project driveway on Vevau Street in the PM peak hour.
- To improve operations at the Kane Street/Vevau Street intersection, traffic control devices would have to be modified to provide additional gaps in traffic on Kane Street. A multi-way stop warrant was projected to be met at the Kane Street/Vevau Street intersection under Existing (2020) conditions, as well as under Future (2026) conditions both without and with the project. This improvement would result in average vehicle delays of 12.5 and 17.8 seconds in the AM and PM peak hours, respectively. An evaluation of volume warrants for a traffic signal showed that a signal is not warranted under any of the study scenarios.

  Because the all-way stop control (AWSC) was expected to be warranted without the project, the new development would typically be required to contribute its fair share (30.1%) toward the design and installation. If AWSC is not implemented, a rectangular rapid-flashing beacon (RRFB) should be installed to enhance pedestrian access and safety.

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wsp.com

- The section of Kane Street between Vevau Street and West Kaahumanu Avenue should be restriped to allow partial access to the project site via a driveway on the east side of Kane Street. Given the proximity of the Kane Street driveway to the Kane Street/Vevau Street intersection and potential safety issues with outbound vehicles crossing a left-turn lane, it is recommended that left turns out of the Kane driveway be prohibited.

The MAR was prepared during the COVID-19 pandemic and used estimated traffic volumes for its analyses.

A review of current conditions indicates that the MAR used traffic volumes that are much higher in magnitude than the current traffic volume conditions, making the MAR conclusions and recommendations conservative in over-estimating impacts and recommended improvements for the roadway infrastructure.

Therefore, given the MAR concluded that "the project will not have a significant impact at any study intersection," even with the conservatively high magnitude of future traffic volumes, this conclusion should remain valid for the current situation with lower magnitudes of traffic volumes.

The current project configuration will propose slightly modified improvements than those contained in the MAR:

- Multi-way STOP control: – the multi-way STOP control at the Kane Street/Vevau Street intersection recommended in the MAR does not appear warranted given the low current traffic volumes. The MAR recommended an alternative installation of a Rectangular Rapid-Flashing Beacon (RRFB) at the Kane Street/Vevau Street intersection should the multi-way STOP not be installed. This improvement was installed after the MAR was completed and appears to be achieving the goal of enhancing pedestrian safety at the intersection. Therefore, existing traffic control at the Kane Street/Vevau Street is recommended to remain as currently configured: STOP-sign control on the Vevau Street and Ka'ahumanu Center Driveway approaches only.
- Pavement Striping on Kane Street: pavement striping improvements are included for the current project. Due to the lower current traffic volumes, left-turn movements out of the project are recommended to be allowed.

Because the MAR overestimated traffic impacts in the vicinity of the proposed Kahului Civic Center Multi-Use Complex, and also found that the project would not have significant impacts on any study intersection, another MAR is not necessary. A supplemental evaluation is being prepared to document proposed changes to the recommendations of the MAR.

If you have questions or comments regarding this letter, please let me know.

Very truly yours,



WSP USA INC.

Wayne Y. Yoshioka
Transportation Engineering Director
Vice President

Mobility Analysis Report (MAR) for the Proposed Kahului Civic Center Mixed-Use Complex

Prepared for:
G70

December 7, 2021 (Final)

SD19-0304

FEHR & PEERS

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1. Executive Summary

This report documents the assessment of traffic, mobility, and access with the proposed redevelopment of the site located at 153 West Kaahumanu Avenue (Tax Map Key: (2) 3-7-004:003 (por.)) in the community of Kahului, on the island of Maui. The Kahului Civic Center Mixed-Use Complex project (i.e., the "Project") is proposed by the State of Hawai'i (State), Department of Business, Economic Development & Tourism, Hawaii Housing Finance & Development Corporation (HHFDC) and is a collaborative effort with the State Department of Accounting and General Services. The project primarily involves the construction of affordable and market-rate multi-family housing (multi-family housing) and a State Kahului Civic Center (Civic Center) that will replace an existing adult community school building on the site.

Approximately 300 multi-family dwelling units (mixture of 1-, 2- and 3-bedroom units) will be provided in two buildings (both roughly six stories), and approximately 414 parking spaces will be provided in two three-level parking podiums for the multi-family housing. The preliminary program for the Civic Center (roughly four stories) includes space for State offices, the State Department of Education's (DOE) McKinley Community School for Adults, and the Kahului Public Library. A parking deck built over a surface parking lot will provide approximately 182 parking spaces for the Civic Center. Community-oriented commercial space may be included in either the multi-family housing building(s) or the Civic Center. For purposes of this analysis the Civic Center is assumed to include: 38,000 sf for State office space, 16,000 sf for the Kahului Public Library, 7,000 sf for the State DOE's McKinley Community School for Adults, and 5,000 sf for a community-oriented commercial space. The Civic Center program spaces may be adjusted due to the needs and priorities of State agencies and availability of funding. The project is anticipated to be built and fully occupied by 2026. Vehicular access to the site is proposed via two driveways: 1) one on Kane Street approximately 190 feet north of Vevau Street, and 2) one on Vevau Street approximately 150 feet east of Kane Street.

The impacts of the proposed project to mobility and access surrounding the project site were evaluated following guidelines and standards of the affected government agencies, including the County of Maui and the State of Hawaii Department of Transportation (HDOT). A multimodal evaluation of potential mobility effects from the project was conducted to determine potential impacts to walking, biking, transit, and traffic operations. Seven study intersections in the vicinity of the project were evaluated during the weekday morning (AM) and evening (PM) peak hours for Existing (2020) conditions and for Future (2026) conditions without and with the project.

Trip generation for the facility was determined based on standard trip rates published in the *Trip Generation Manual* (10th Edition, 2017) by the Institute of Transportation Engineers (ITE), as well as appropriate reductions to account for the mix of uses and the travel characteristics of other uses in this part of Kahului. The proposed project is expected to generate 2,378 net new daily vehicle trips, including 151 net new vehicle trips during the AM peak hour (73 inbound/78 outbound) and 223 net new vehicle trips during the PM peak hour (102 inbound/118 outbound).

Key findings of the mobility analysis are summarized below:



- The project will not have a significant impact at any study intersection. However, operations at Kane Street/Vevau Street are expected to be LOS F for the side street approaches in the PM peak hour, both without and with the project. Furthermore, without providing additional capacity or modifying traffic control at Kane Street/Vevau Street, the westbound queues are projected to extend past the project driveway on Vevau Street in the PM peak hour.

- To improve operations at the Kane Street/Vevau Street intersection, the existing traffic control devices would have to be modified to provide additional gaps in traffic on Kane Street. A multi-way stop warrant is projected to be met at the Kane Street/Vevau Street intersection under Existing (2020) conditions, as well as under Future (2026) conditions both without and with the project. This improvement would result in average vehicle delays of 12.5 and 17.8 seconds in the AM and PM peak hours, respectively. An evaluation of volume warrants for a traffic signal shows that a signal is not warranted under any of the study scenarios.
  Because the all-way stop control (AWSC) is expected to be warranted without the project, the new development would typically be required to contribute its fair share (30.1%) toward the design and installation. If AWSC is not implemented, a rectangular rapid-flashing beacon (RRFB) should be installed to enhance pedestrian access and safety.

- The section of Kane Street between Vevau Street and West Kaahumanu Avenue should be restriped to allow partial access to the project site via a driveway on the east side of Kane Street. Given the proximity of the Kane Street driveway to the Kane Street/Vevau Street intersection and potential safety issues with outbound vehicles crossing a left-turn lane, it is recommended that left turns out of the Kane driveway be prohibited.

- The project will provide a total of 596 parking spaces. Although the unadjusted required parking supply is 774 spaces, the project is centrally located within the community of Kahului, which provides nearby transit, pedestrian, and bicycle access. Furthermore, the live/work mixed uses that make up the project will allow for sharing of the parking deck spaces. Therefore, per the Maui County Code Chapter 19.36B.100 reduction criteria (which allows for up to a 50% reduction), the on-site parking at the proposed project is expected to be sufficient, and no substantial parking issues are anticipated. For all project uses combined, the proposed parking supply is 23% less than the unadjusted requirement.

- Short-term bicycle parking (e.g., bicycle racks) should be provided on the project site near the main entrance to the building housing commercial uses, which would allow employees and visitors to secure their bicycles while inside the project. Bicycle storage should be provided in or near the residential buildings to allow for longer-term bicycle storage for residents.

- The following pedestrian enhancements at Kane Street/Vevau Street are recommended:
  - Restripe the southbound Kane Street approach to Vevau Street to be a southbound right-turn lane, a southbound through lane, and a southbound left-turn lane. This improvement would result in average vehicle delays of 13.3 and 19.0 seconds in the AM and PM peak hours, respectively.



  - Implement AWSC control to improve intersection operations as noted above. If AWSC is not implemented by the County of Maui, an alternative pedestrian enhancement would be to provide a rectangular rapid flashing beacon (RRFB) for the crosswalk on the north leg of the intersection to improve pedestrian safety.
  - Construct a curb extension on the southwest corner of the intersection to shorten the pedestrian crossing distance.

- The County of Maui Department of Public Works is currently preparing plans for Complete Streets improvements on Kane Street from West Kaahumanu Avenue to West Kamehameha Avenue. These improvements include wider sidewalks for pedestrians, separate bicycle facilities for cyclists, and enhancements at the Kane Street/Vevau Street intersection to shorten pedestrian crossings and manage vehicle speeds. While the improvement plans are still being developed and several alternative cross-sections are being considered, the project site plan will be designed to accommodate the County improvements and the recommendations listed above are consistent with Complete Streets guidelines and best practices.



2. Introduction

This mobility analysis report (MAR) presents the study conducted by Fehr & Peers for the proposed redevelopment of the site located at 153 West Kaahumanu Avenue in the community of Kahului on the island of Maui. This MAR was conducted in accordance with the guidelines and standards of the affected government agencies, and it addresses the potential impact of the project on all modes of travel.

The project site encompasses 4.72 acres located on TMK (2) 3-7-004:003 (por.)in Kahului. The parcel is under the jurisdiction of the Hawaiian Housing Finance & Development Corporation (HHFDC). The project site is bounded by Kane Street to the west, Vevau Street to the south, West Kaahumanu Avenue to the north, and a shopping center development and The Waterfront Apartments to the east, as shown on **Figure 1**. The site currently includes a building that houses the McKinley Community School for Adults and this use is expected to be incorporated into the new project.

2.1 Project Description

The Kahului Civic Center Mixed-Use Complex project (i.e., the "Project") is proposed by the State of Hawai'i (State), Department of Business, Economic Development & Tourism, Hawaii Housing Finance & Development Corporation (HHFDC) and is a collaborative effort with the State Department of Accounting and General Services. The project primarily involves the construction of affordable and market-rate multi-family housing (multi-family housing) and a State Kahului Civic Center (Civic Center) that will replace an existing adult community school building on the site.

Approximately 300 multi-family dwelling units (mixture of 1-, 2- and 3-bedroom units) will be provided in two buildings (both roughly six stories), and approximately 414 parking spaces will be provided in two three-level parking podiums for the multi-family housing. The preliminary program for the Civic Center (roughly four stories) includes space for State offices, the State Department of Education's (DOE) McKinley Community School for Adults, and the Kahului Public Library. A parking deck built over a surface parking lot will provide approximately 182 parking spaces for the Civic Center. Community-oriented commercial space may be included in either the multi-family housing building(s) or the Civic Center. For purposes of this analysis the Civic Center is assumed to include: 38,000 sf for State office space, 16,000 sf for the Kahului Public Library, 7,000 sf for the State DOE's McKinley Community School for Adults, and 5,000 sf for a community-oriented commercial space. The Civic Center program spaces may be adjusted due to the needs and priorities of State agencies and availability of funding. The project is anticipated to be built and fully occupied by 2026. Vehicular access to the site is proposed via two driveways: 1) one on Kane Street approximately 190 feet north of Vevau Street, and 2) one on Vevau Street approximately 150 feet east of Kane Street. The project site plan is shown on **Figure 2**.

2.2 Study Area

The transportation analysis focused on evaluating the potential project-related transportation impacts at seven existing intersections in the vicinity of the proposed project. The analyzed intersections are listed below and are shown on **Figure 1**:

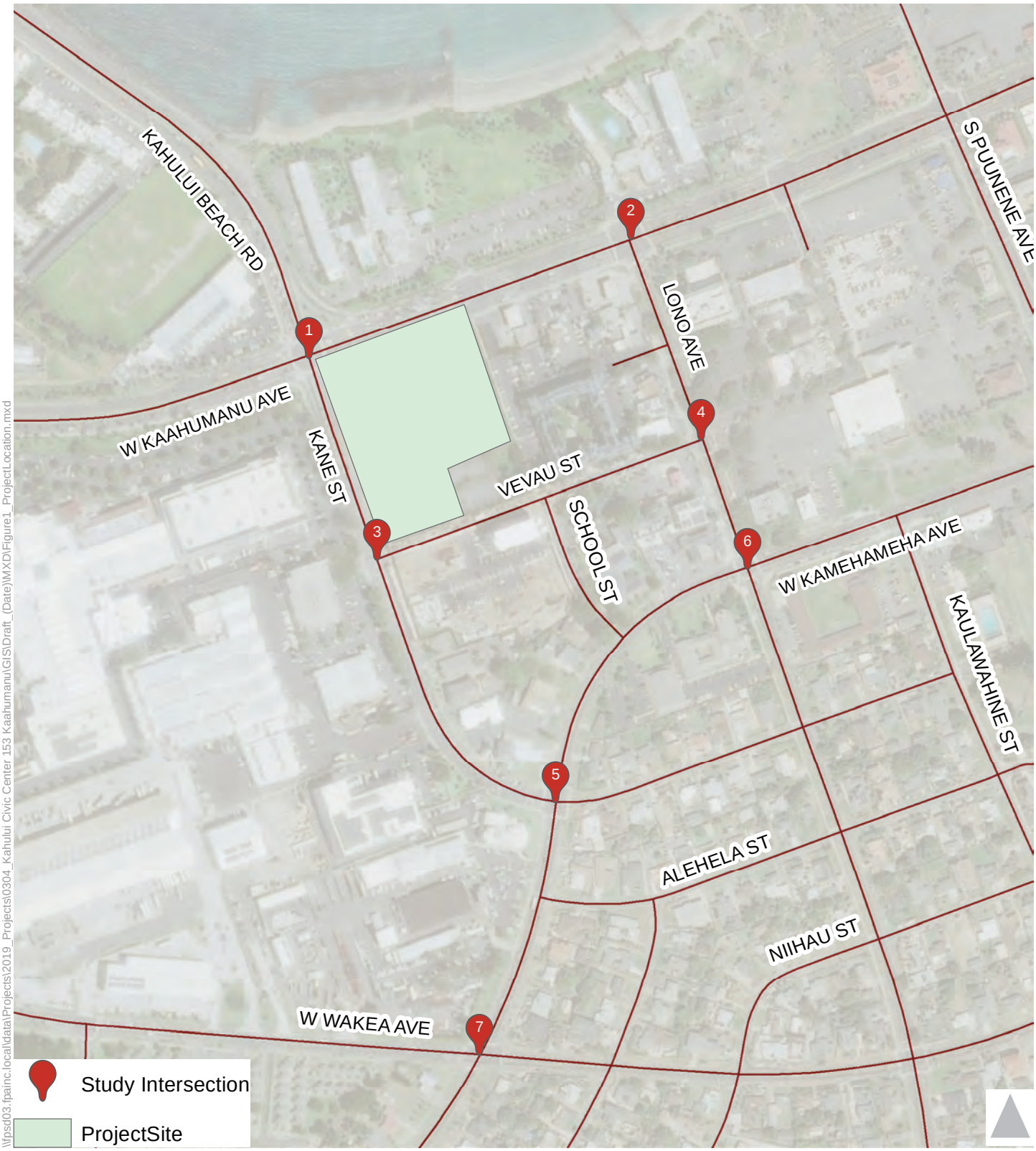
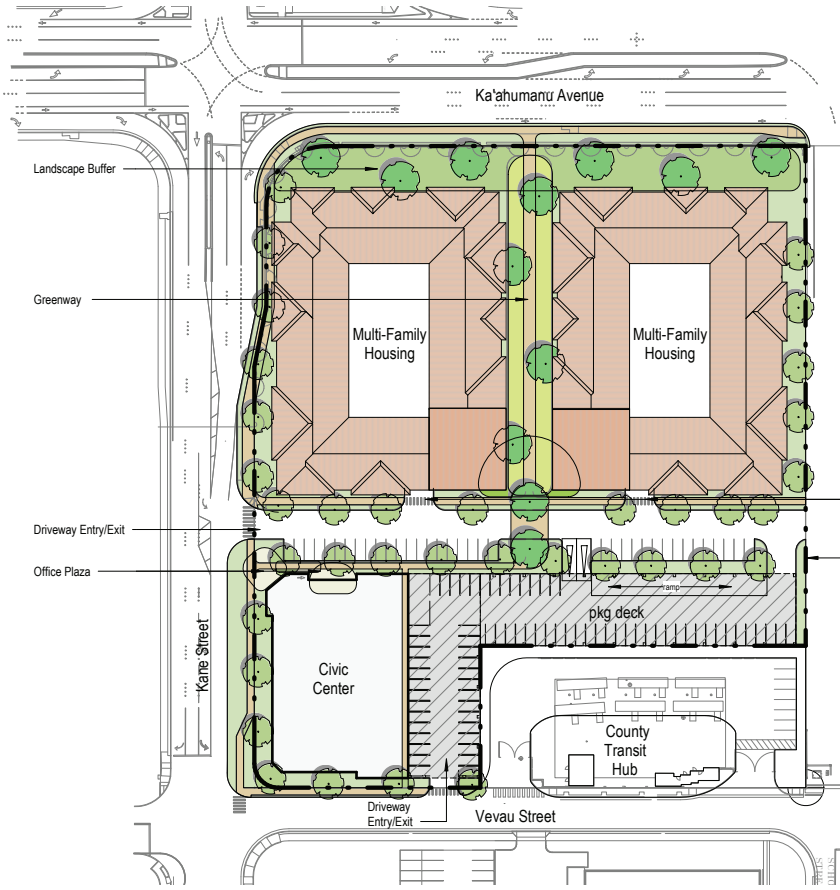


Figure 1

Project Location



LAND AREA AND ZONING INFORMATION

	LAND	Allowable SF	Setback	
PARCEL	**5.572 acre**	**242,716 sf**	**485,433 sf**	
			Front	None
Total Lot Area	**5.572 acre**	**Zoning**	**Side/Rear**	None or adjacent zone
Transit Plaza	.85 acre	Land Use	B-2	
MUC	4.722 acre	Height	90-ft	
		Density	2. FAR	

KAHULUI CIVIC CENTER MIXED-USE PROGRAM

Total Residential Units	**300 du**	**Density**	**1.6 FAR**
Residential Subtotal	**315,000 gsf**	**Parking Required by Code***	**774 stalls**
		* County Code requirement without mixed use reduction	
Retail or Office	5,000 gsf	**Parking Target ****	**596 stalls**
School	7,000 gsf	** Retail/Office at 1stall/500sf	86 stalls
Office	38,000 gsf	** Library 40 stalls	40 stalls
Library	16,000 gsf	** Residential 1stall/1bdrm; 1.5stall/2bdrm; 2stall/3bdr	414 stalls
Non-Residential Subtotal	**66,000 gsf**	** School 8 per classroom	56 stalls
Total Floor Area	**381,000**	**Parking Provided**	**596 stalls**

Note:
Diagrams and tabulations are preliminary and subject to change. Total building floor areas and space counts are not final and will be adjusted as the building design evolves and support / circulation / mechanical areas are identified.

0' 40' 80' 160'

Kahului Civic Center Mixed-Use Complex

Site Plan
ENTITLEMENT EXHIBITS
March 2022

1

1. Kahului Beach Road-Kane Street/West Kaahumanu Avenue
2. Lono Avenue/West Kaahumanu Avenue
3. Kane Street/Vevau Street
4. Lono Avenue/Vevau Street
5. Kane Street/Kamehameha Avenue
6. Lono Avenue/Kamehameha Avenue
7. Kamehameha Avenue/Wakea Avenue

2.3 Study Scenarios

The operations of the study intersections were evaluated during the weekday AM and PM peak hours for the following scenarios:

- **Existing Conditions** – Given the ongoing COVID-19 pandemic, it was not possible to conduct new traffic counts that reflect typical levels of peak hour volumes. Accordingly, the analysis of existing traffic conditions is based on historic 2017 and 2018 counts collected for the environmental analysis of the nearby Vevau Street Bus Hub and the Kahului Lani senior affordable housing complex. These counts were increased to account for growth in the greater Kahului area through the year 2020 *plus* traffic generated from recently constructed developments within the study area, representing an existing conditions scenario if the COVID-19 pandemic had not occurred. The analysis of traffic operations under this scenario was conducted for the peak hours and existing intersection configurations. The existing conditions analysis also includes a description of key area roadways and a review of existing transit facilities and services near the site.
- **Future (2026) No Project Conditions** – Existing peak-hour volumes increased to account for forecasted growth in the area at the opening year of the project in 2026. Traffic growth was estimated based on an annual growth factor to account for ambient growth *plus* traffic generated from approved (but not yet constructed) and pending developments within the study area. This scenario includes future planned roadway improvements and forms the comparison baseline for identifying with-project impacts.
- **Future (2026) Plus Project Conditions** – This traffic scenario includes traffic volumes under Future (2026) No Project conditions plus the addition of forecasted project-generated traffic. The assessment of traffic operations will include any future planned roadway improvements and any mobility infrastructure enhancements proposed by the project.

2.4 Traffic Analysis Methods

The analysis of roadway operations performed for this study is based on procedures presented in the *Highway Capacity Manual 6th Edition* (HCM 6), published by the Transportation Research Board in 2016. The operations of roadway facilities are described with the term level of service (LOS). LOS is a qualitative description of traffic flow based on factors such as speed, travel time, delay, and freedom to maneuver. Six levels are defined, from LOS A, with the least congested operating conditions, to LOS F, with the most

congested operating conditions. LOS E represents "at-capacity" operations. Operations are designated as LOS F when volumes exceed capacity, resulting in stop-and-go conditions.

2.4.1 Signalized Intersections

The method described in "Chapter 19: Signalized Intersections" of the *HCM 6* was used to prepare the LOS calculations for the signalized study intersections. This LOS method analyzes a signalized intersection's operation based on average control delay per vehicle. Control delay alone is used to characterize LOS for the entire intersection or for an approach. Control delay includes the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The average control delay for signalized intersections is calculated using Synchro 10.0 analysis software and is correlated to a LOS designation, as shown in **Table 1**.

Table 1: Signalized Intersection LOS Definitions

Level of Service	Description	Delay in Seconds
A	Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	≤ 10.0
B	Progression is good, cycle lengths are short, or both. More vehicles stop than with LOS A, causing higher levels of average delay.	> 10.0 to 20.0
C	Higher congestion may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level, though many still pass through the intersection without stopping.	> 20.0 to 35.0
D	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	> 35.0 to 55.0
E	This level is considered by many agencies to be the limit of acceptable delay. These high-delay values generally indicate poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.	> 55.0 to 80.0
F	This level is considered unacceptable with oversaturation, which is when arrival flow rates exceed the capacity of the intersection. This level may also occur at high V/C ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be contributing factors to such delay levels.	> 80.0

Source: *Highway Capacity Manual 6th Edition*, Transportation Research Board, 2016.

2.4.2 Unsignalized Intersections

The operations of the unsignalized intersections were evaluated using the method contained in "Chapter 20: Two-Way Stop-Controlled Intersections" of the *HCM 6*. LOS ratings for stop-sign-controlled intersections are based on the average control delay expressed in seconds per vehicle. At this two-way- or side-street-stop-controlled (TWSC or SSSC) intersection, the average control delay is calculated for the

minor-street stopped movement and the major-street left turns, not for the intersection as a whole. For approaches composed of a single lane, the control delay is computed as the average of all movements in that lane. For approaches with multiple lanes, the control delay is computed for each movement; the movement with the worst (i.e., longest) delay is presented for TWSC. As shown in **Table 2**, LOS F is assigned to the movement if the volume-to-capacity (V/C) ratio for the movement exceed 1.0, regardless of control delay. The average control delay for unsignalized intersections is calculated using Synchro 10.0 analysis software and is correlated to a LOS designation, as shown in **Table 2**.

Table 2: Unsignalized Intersection LOS Definitions

Level of Service	Description	Delay in Seconds
A	Little or no delay	≤ 10.0
B	Short traffic delay	> 10.0 to 15.0
C	Average traffic delays	> 15.0 to 25.0
D	Long traffic delays	> 25.0 to 35.0
E	Very long traffic delays	> 35.0 to 50.0
F	Extreme traffic delays with intersection capacity exceeded	> 50.0

Source: *Highway Capacity Manual 6th Edition*, Transportation Research Board, 2016.

2.4.3 Significant Impact Criteria

The analysis of Future (2026) conditions compares future no-project operations with conditions when the project is fully built out to determine whether project implementation is expected to result in a significant impact on the surrounding roadways. Based on previous studies conducted for the County of Maui, the minimum desired operating standard for a signalized intersection is typically LOS D. Additionally, the State of Hawaii Department of Transportation–Highways Division (HDOT) strives to maintain LOS D intersection operations for state facilities. Both agencies usually define a significant intersection impact as when the operation of an intersection or turning movement (depending on the traffic control device) changes from LOS D or better to LOS E or F. Impacts are also defined to occur when the addition of project traffic exacerbates locations already operating at or projected to operate at LOS E or F. When evaluating intersection operations at any location, other factors are considered in the analysis, such as traffic volumes and potential secondary impacts to pedestrian, bicycle, and transit travel.

Significant impacts are categorized as either a project-specific or cumulative impact. An impact is considered project-specific at a signalized intersection if the addition of project traffic is expected to degrade LOS D or better operations to LOS E or F operations. An impact is considered a cumulative impact at a signalized intersection if the addition of project trips exacerbates LOS E or F operations and increases the intersection delay by more than five (5) seconds.

For unsignalized intersections, the criterion for a project-specific impact is the same as for signalized intersections, as described above. However, the project is determined to have a potentially significant cumulative impact when it adds traffic to a study location that includes a controlled approach operating at an undesirable level (i.e., LOS E or F) *and* one or more volume-based signal warrants are met. The signal warrants used for this evaluation are those described in Chapter 4C of the *Manual of Uniform Control Devices* (MUTCD, 2009), published by the US Department of Transportation Federal Highways Administration (FHWA).

The County of Maui and HDOT do not publish detailed criteria for significant pedestrian, bicycle, and transit impacts. However, these impacts are generally evaluated based on whether a proposed project would: 1) conflict with existing or planned pedestrian, bicycle, or transit facilities and services, or 2) create substantive walking, bicycling, or transit use demand without providing adequate and appropriate facilities for non-motorized mobility. Existing facilities for pedestrians, bicycles, and transit users were inventoried to evaluate the quality and scope of facilities/services currently in place. The assessments of planned pedestrian, bicycle, and transit facilities were conducted using information in planning documents, such as the *Hele Mai Maui 2040*, the *Wailuku-Kahului Community Plan*, the Hawaii Department of Transportation's *Bike Plan Hawaii Master Plan*, and the *Central Maui Pedestrian and Bicycle Master Plan for 2030*. For these modes, if the proposed project is expected to conflict with existing or planned improvements to pedestrian and bicycle facilities, or if the project is expected to generate a substantial demand that could warrant additional transit service, then the project would be determined to have a project-specific impact to non-motorized modes of transportation.

3. Existing Conditions

This chapter describes the existing pedestrian, bicycle, and transit facilities, as well as the roadway network located within the project study area. A discussion of the existing intersection LOS operation results is also included in this chapter.

3.1 Existing Site and Transportation Facilities

The existing site contains the Department of Education's McKinley Community School for Adults, a lawnmower maintenance building, an abandoned building in disrepair, a surface parking lot, and a grass area with trees occupying the makai half of the site. A focused data collection effort was undertaken to identify existing transportation conditions in the vicinity of the proposed site. The assessment of existing conditions relevant to this study includes existing public transit, bicycle, and pedestrian facilities, as well as an inventory of the street system, traffic volumes on these facilities, and operating conditions at key intersections.

3.1.1 Existing Transit Facilities and Services

Maui Bus Service, operated by Roberts Hawaii, provides public transit service around the island with 13 bus routes. Each route typically operates seven days a week, including holidays. It is noted that, due to the COVID-19 pandemic, bus routes 2 and 6 were suspended between April 13 and June 30, 2020, and bus routes 15 and 25 were suspended on April 13 and were not in operation at the time that this report was prepared.

Transit routes 1, 2, 5, 6, 8, 10, 20, 35, 39, and 40 all provide service along study roadways and serve the major transfer center at Queen Kaahumanu Center, located on Kane Street opposite the project site. The existing transit schedules are summarized in **Table 3**.

The major transfer center is planned to be relocated by 2021 to the Vevau Street Bus Hub immediately adjacent to and south of the proposed project site. At the time of project buildout, this center will provide the closest transit access with six bus bays, providing benches, trash receptacles, and restrooms under a canopy for shade.

3.1.2 Existing Bicycle Activity

According to the *Vevau Street Bus Hub Traffic Impact Analysis Report* prepared by Austin, Tsutsumi & Associates, Inc. and dated April 17, 2019, "only a few (2-3) cyclists were observed within the project area," which is generally the same as the study area of this analysis in that it consisted of West Kaahumanu Avenue, Kahului Beach Road, Kane Street, Lono Avenue, and Vevau Street, and only excluded Kamehameha Avenue.

Table 3: Existing Transit Services

Route	From	To	Operating Hours	Headway
1 / 2 (opposing directions) – Wailuku Loop	Wailuku	Kahului	6:30 am – 10:00 pm	1 hour
5 / 6 (opposing directions) – Kahului Loop	Queen Kaahumanu Center	Maui Marketplace	6:30 am – 10:00 pm	1 hour
8 – Waihee Villager	Kahului	Waihee via Waiehu	7:15 am – 8:00 pm	3 hours
10 – Kihei Islander	Kahului	Wailea via Kihei	5:30 am – 9:30 pm	1 hour
20 – Lahaina Islander	Queen Kaahumanu Center	Wharf Cinema Center	5:30 am – 9:30 pm	1 hour
35 – Haiku Islander	Kahului	Haiku	5:30 am – 10:00 pm	1.5 hours
39 – Kula Islander	Kahului	Kula via Pukalani	5:56 am – 9:11 pm	3 hours
40 – Upcountry Islander	Kahului	Makawao via Pukalani and Haliimaile	6:00 am – 10:30 pm	1.5 hours

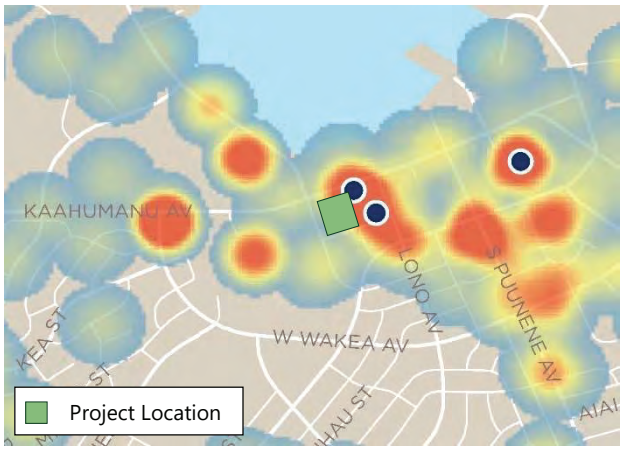
Source: Fehr & Peers, 2021; Maui Bus

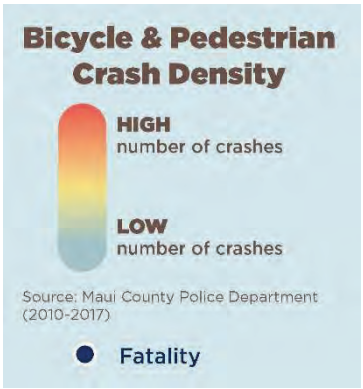
3.1.3 Existing Pedestrian Activity

According to the *Vevau Street Bus Hub Traffic Impact Analysis Report* prepared by Austin, Tsutsumi & Associates, Inc. and dated April 17, 2019, the study area has a minimal amount of pedestrian activity, with counts of two to 23 pedestrians passing through each intersection during the peak hours. The highest pedestrian volumes occur at the intersections along West Kaahumanu Avenue and at the Kane Street/Vevau Street intersection.

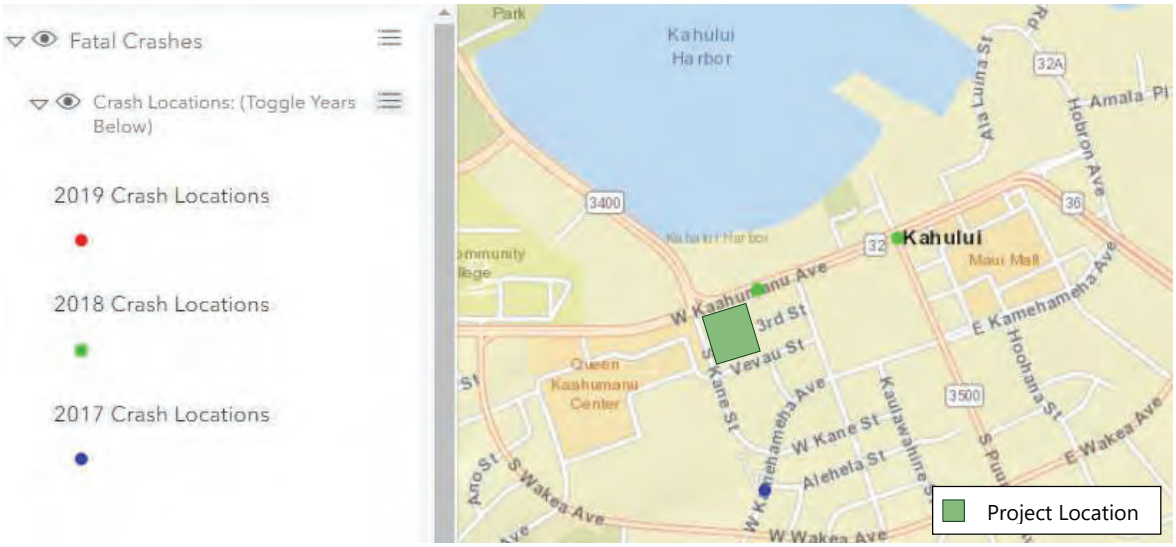
3.1.4 Collision History

Available collision information was reviewed to identify the occurrence of collisions by mode in the study area. According to *Hele Mai Maui 2040*, the study area includes relatively high bicycle and pedestrian crash density based on data from 2010 through 2017, including two fatal collisions near West Kaahumanu Avenue/Lono Avenue. A screenshot from the *Hele Mai Maui 2040* report is shown below:





Additionally, according to the US Department of Transportation (USDOT) Fatality Analysis Reporting System (FARS) data for 2017 through 2019, one fatal collision occurred along West Kaahumanu Avenue between Kahului Beach Road-Kane Street and Lono Avenue in 2018, and one fatal collision occurred along Kamehameha Avenue to the south of Kane Street in 2017. A screenshot of the FARS data is shown below.



Source: https://cdan.nhtsa.gov/SASStoredProcess/guest

3.1.5 Existing Roadway System

The key roadways providing access to or in the vicinity of the project site are described below. As noted in **Chapter 2**, the site is located east of Kane Street between West Kaahumanu Avenue and Vevau Street.

Kaahumanu Avenue is a principal arterial under the jurisdiction of HDOT (Route 32). It extends as a three-lane facility from Kinipopo Street to approximately 400 feet west of the Naniloa Drive overcrossing, where it becomes a four-lane facility to Kahului Beach Road-Kane Street (except for a short, five-lane section between the Kanaloa Ave-Mahalani Street and Wahinepio Avenue-South Papa Street intersections). East of Kane Street, it continues as a six-lane facility to Hana Highway east of Wharf Street. The street is designated West Kaahumanu Avenue to the west of Puunene Avenue. Adjacent to the project, the posted speed limit is 30 miles per hour (mph). A continuous sidewalk is provided on the south side of the roadway west of Kahului Beach Road, but no sidewalk or path is provided on the north side of the street between the Queen Kaahumanu Center driveway and Kahului Beach Road. A sidewalk is provided on both sides of the roadway east of Kahului Beach Road-Kane Street immediately fronting the project site. Bike lanes are provided in both directions, and on-street parking is prohibited.

Kamehameha Avenue is a two- to four-lane facility under the jurisdiction of the County of Maui. It extends as a local roadway from its western terminus at Meheu Circle to South Papa Avenue, and from there it

continues as a minor collector to Hana Highway. The four-lane section extends between Lono Avenue and Hana Highway. Near the project site, the posted speed limit is 30 mph. A narrow sidewalk is provided on the north/makai side of the street between Kane Street and Lono Street. Kamehameha Avenue is a designated bike route with paved shoulders on both sides of the roadway. On-street parking is not permitted along the entire length of the roadway.

Kahului Beach Road is a four-lane minor arterial that is under the jurisdiction of the County of Maui. It extends from Waiehu Beach Road (where it intersects with Lower Main Street) to West Kaahumanu Avenue, where it connects with Kane Street. Between Kaihee Place and West Kaahumanu Avenue, a third southeast-bound lane is also provided. The posted speed limit is 35 mph. Sidewalks are provided on the west side of the street from Kaihee Place to West Kaahumanu Avenue. Kahului Beach Road is not a designated bike route, but paved shoulders are provided on both sides of the roadway, and on-street parking is prohibited.

Kane Street is a two-lane local roadway under the jurisdiction of the County of Maui. It extends from West Kaahumanu Avenue, where it connects opposite Kahului Beach Road, to an eastern terminus at Kaulawahine Street. Between West Kaahumanu Avenue and Kamehameha Avenue, a second southbound lane is also provided. The posted speed limit is 20 mph. Sidewalks are provided on the west side of the roadway along the project site frontage and are also provided on the east side of the project from Vevau Street to approximately 200 feet west of Kamehameha Avenue. No designated bike facility is provided on Kane Street. On-street parking is provided on the east side of the street for a stretch of approximately 300 feet along the frontage of the King's Chapel Polynesian, Family Life Center, and Seicho No-Ie Maui developments.

Lono Avenue is a two-lane minor collector that is under the jurisdiction of the County of Maui. It extends from West Kaahumanu Avenue to Makalii Street. The posted speed limit is 20 mph north of Kamehameha Avenue and 30 mph south of Kamehameha Avenue in the vicinity of the project. Sidewalks are provided on both sides of the street between West Kaahumanu Avenue and Kamehameha Avenue, and a sidewalk continues on the west side of the street to the south of Kamehameha Avenue. Bike lanes are provided in both directions near the project, except for a stretch of approximately 230 feet south of Kamehameha Avenue in the southbound direction. Near the project, on-street parking is prohibited.

Vevau Street is a two-lane roadway that extends from Kane Street to Lono Avenue. It is a private roadway between Kane Street and School Street, and under the jurisdiction of the County of Maui between School Street and Lono Avenue. No speed limit is posted, but the assumed speed limit is 20 mph. A sidewalk or path is provided on the north side of Vevau Street east of School Street; however, for approximately 130 feet immediately west of Lono Avenue, the provided path is asphalt, has a steep cross-grade, and is adjacent to perpendicular parking such that vehicles may extend into the pedestrian path. Additional sidewalks have been constructed on both sides of Vevau Street to the west of School Street as part of the Kahului Lani Affordable Senior Housing project. No designated bike facility is provided on Vevau Street, and on-street parking is not provided.



West Wakea Avenue is a two-lane roadway extending from W Kaahumanu Avenue to S Puunene Avenue (with E Wakea Avenue extending further east from S Puunene Avenue to Hana Highway). It is a collector roadway under County of Maui jurisdiction and includes a posted speed limit of 30 mph in the vicinity of W Kamehameha Avenue near the project site. In this area, a sidewalk is provided on the mauka side of the roadway, and bicycle lanes are striped in both directions. Wide grass shoulders are also provided on Wakea Avenue on both sides of the street near Kamehameha Avenue, and these areas are frequently used for parking adjacent to the residential uses that front the street. Commercial establishments and a Maui Electric base yard also front the street west of Kamehameha Avenue on the north side of the street.

3.2 Existing Traffic Volumes/Lane Configurations

Given the ongoing COVID-19 pandemic, it was not possible to conduct traffic counts that reflect typical levels of peak hour volumes. Accordingly, the analysis of existing traffic conditions is based on historic 2017 and 2018 counts collected for the environmental analysis of the nearby Vevau Street Bus Hub and the Kahului Lani senior affordable housing complex.

These historic counts were increased to account for growth in the area to Year 2020 *plus* traffic generated from recently constructed developments in the study area. For this study, the growth factor was derived from historic daily traffic count data and the Maui Travel Demand Forecasting Model (TDFM), which was developed for use in HDOT's *2035 Federal-Aid Highways Transportation Plan for the District of Maui* (July 2014). The model assigns traffic across the roadway network for the base and horizon years generated by land use and socioeconomic data developed by HDOT in consultation with the County of Maui. The 2007 model base year scenario daily traffic volumes were compared to those for the Year 2035 forecast to determine long-term traffic growth estimates.

The comparison demonstrated that expected growth along nearby roadways varies with the size of the facility. Specifically, high-capacity roadways near the project site (Kahului Beach Road, West Kaahumanu Avenue, and Kamehameha Avenue) are forecasted to increase at an annual rate of 0.9%, while lower-capacity roadways (Kane Street, Vevau Street, and Lono Avenue) are forecasted to increase at an annual rate of 3.7% (see **Appendix B**). However, a regional demand model, such as the Maui TDFM, is not typically accurate for local and/or lower-volume facilities. Furthermore, a growth rate of 3.7% is very high and difficult to sustain over an extended period. Historic counts on Lono Avenue alternatively indicate that growth from 2015 to 2017 averaged 2.8% per year. Accordingly, a 2.5% growth rate is considered a more reasonable estimate of future growth given existing volumes, and this rate was applied to lower-capacity facilities and private driveways in the study area. On higher-capacity facilities, a rounded annual growth rate of 1.0% was applied.

Using these growth rates, historic turning movement counts for the seven key study intersections during the weekday AM and PM peak hours were grown over three years to 2020, representing an existing condition scenario assuming the COVID-19 pandemic had not occurred.

Existing lane configurations and signal controls were obtained through the environmental analysis documents and confirmed using recent Google Maps Street View data. Signal timing data was obtained



from the Hawaii Department of Transportation for the West Kaahumanu Avenue intersections and from the County of Maui Highways Division for the Kamehameha Avenue intersections. **Figure 3** presents the analyzed peak hour turning movement volumes, corresponding lane configurations, and traffic control devices under Existing conditions. **Appendix A** provides traffic count data sheets.

3.3 Existing Intersection Operations

Peak hour intersection capacity analysis was performed for the study intersections using the methodology described in **Section 2.4** and the recently collected peak hour traffic count data. Due to *HCM 6* limitations for analyzing signalized intersections, Kane Street has been analyzed as having a speed limit of 25 mph at the intersections with West Kaahumanu Avenue and with Kamehameha Avenue, and Lono Avenue has similarly been analyzed as having a speed limit of 25 mph at the intersection with West Kaahumanu Avenue and the northern leg of the intersection with Kamehameha Avenue. **Table 4** summarizes the results of the intersection operations analysis for Existing conditions. Detailed LOS worksheets are provided in **Appendix C**. As shown in **Table 4**, overall intersection operations are generally LOS D or better at all locations and in both peak hours. The one exception is Kane Street/Vevau Street, where the eastbound approach (exiting the Queen Kaahumanu Center driveway) is calculated to operate at LOS F conditions in the PM peak hour.

3.3.1 Consistency with Previous Analyses

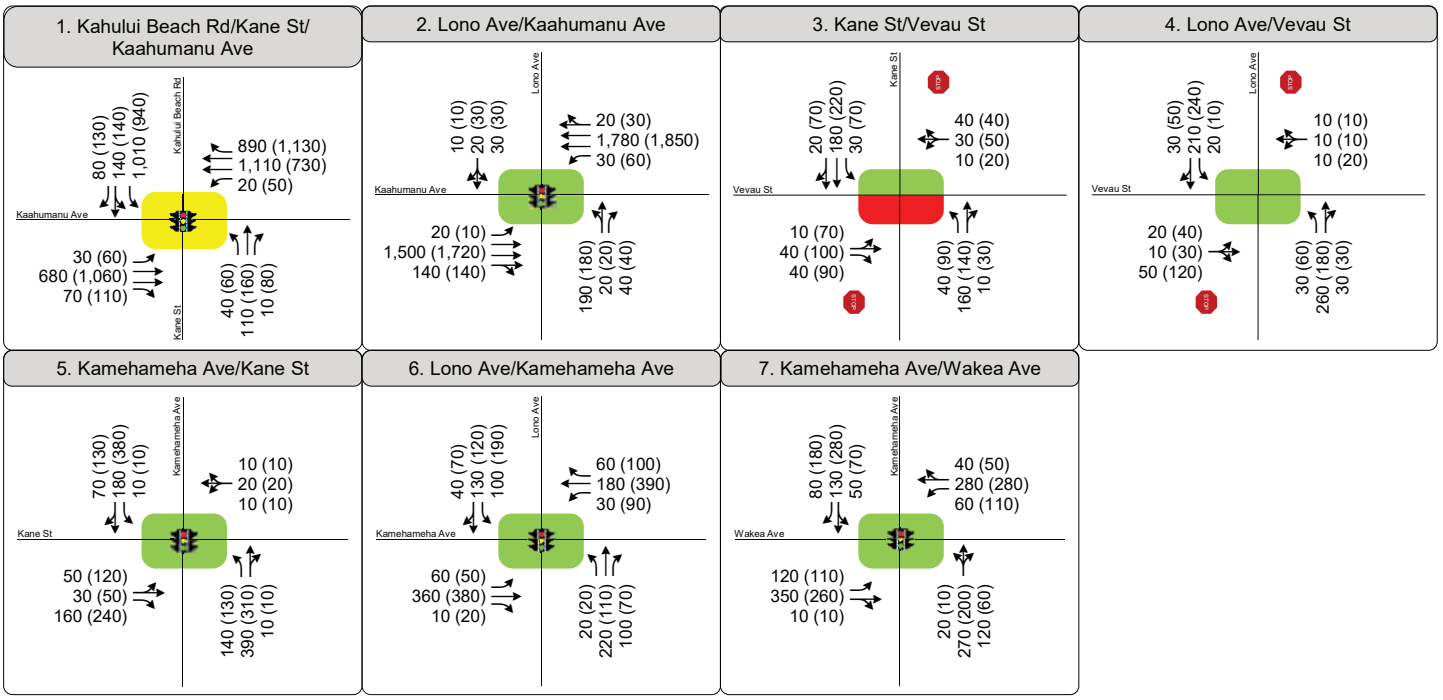
As stated in **Section 3.2**, due to the COVID-19 pandemic, it was not possible to conduct field observations for typical peak hour traffic operations, and accordingly the analysis was validated by comparing to previously approved traffic studies. The operations results provided in **Table 4** are generally consistent with previous analyses and considerations of additional volume growth to year 2020.

According to the *Vevau Street Bus Hub Traffic Impact Analysis Report* prepared by Austin, Tsutsumi & Associates, Inc. and dated April 17, 2019, traffic on the study roadways is "generally free-flowing," and "some queueing occurred at the approaches to the signalized intersections of West Kaahumanu Avenue/Kahului Beach Road-Kane Street and West Kaahumanu Avenue/Lono Avenue but generally cleared within one cycle length."

3.3.2 Warrant Analysis

When a movement operates at an undesirable LOS (E or F), the need for a traffic signal or other traffic control device modification is typically evaluated based on standard warrant criteria. Both the MUTCD Four-Hour and Eight-Hour Signal Warrant analyses were performed for the Kane Street/Vevau Street intersection because the eastbound approach is calculated to operate at LOS F during the PM peak hour under existing conditions. These analyses take into consideration the vehicles per hour during each of the highest four hours and eight hours, respectively, including the total volume on both major street intersection approaches and the higher-volume minor street intersection approach. The intersection does not meet either traffic signal warrant under existing conditions.





Study Intersection

Project Site

AM PM LOS: A-C D E F

XX (XX) AM (PM) Peak Hour Traffic Volume

Lane Configuration

Signalized

Figure 3

Peak Hour Traffic Volumes and Lane Configurations - Existing (2019) Conditions

Table 4: Existing (2020) Intersection Levels of Service

Intersection	Traffic Control	Peak Hour	Intersection or Worst Movement		Worst Movement (for SSSC)
			Delay (sec/veh)[1]	LOS	
1. Kahului Beach Rd-Kane St/ W Kaahumanu Ave	Signalized	AM	51.9	D	
		PM	54.3	D	
2. Lono Ave/W Kaahumanu Ave	Signalized	AM	23.0	C	
		PM	14.0	B	
3. Kane St/Vevau St	SSSC	AM	16.7	C	EBL/T
		PM	**53.7**	**F**	EBL/T
4. Lono Ave/Vevau St	SSSC	AM	15.1	C	WBL/T/R
		PM	17.9	C	WBL/T/R
5. Kane St/Kamehameha Ave	Signalized	AM	8.8	A	
		PM	11.3	B	
6. Lono Ave/Kamehameha Ave	Signalized	AM	16.4	B	
		PM	15.7	B	
7. Kamehameha Ave/Wakea Ave	Signalized	AM	31.6	C	
		PM	32.0	C	

Source: Fehr & Peers, 2021.
Notes:
SSSC=Side-Street Stop Controlled
[1] Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized intersections. The vehicular delay for the worst movement is reported for side-street stop-controlled intersections.

The MUTCD Multi-Way Stop Warrant was also evaluated for the Kane Street/Vevau Street intersection to determine if all-way stop control (AWSC) would be an appropriate control configuration. This analysis takes into consideration peak hour minor street vehicular delay and multimodal volumes during each of the highest eight hours, including the total vehicle volume on both major street intersection approaches and the total combined vehicle, bicycle, and pedestrian volume on both minor street intersection approaches. The intersection meets the multi-way stop warrant under existing conditions. The signal warrant and multi-way stop warrant worksheets are included in **Appendix D**.

4. Future (2026) No Project Conditions

To evaluate the potential impacts of traffic generated by the proposed project on the surrounding street system, it was necessary to first develop estimates of future traffic conditions in the area without the project. Future traffic conditions without the project reflect traffic increases due to regional growth and development near the study site at the time the project is expected to be fully built and occupied. This scenario is referred to as baseline or "no project" conditions. The forecasted future traffic volumes were then used as a baseline to identify impacts from the project on the roadway system. This chapter describes the development of this future traffic scenario.

4.1 Future (2026) No Project Traffic Estimates

The following section summarizes the growth assumptions used to estimate the amount of traffic that would be added to existing intersection volumes to develop volume estimates for Future (2026) No Project conditions.

4.1.1 Areawide Growth

A growth factor is typically applied to the baseline traffic volumes to account for future regional growth. As described in **Section 3.2**, the growth factor derived for this study from historic daily traffic count data was determined to be 2.5% for lower-capacity facilities and private driveways in the study area, and 1.0% for higher-capacity facilities. This forecast does not make any adjustments to account for reductions in traffic due to the ongoing COVID-19 pandemic.

In addition to this ambient growth, specific planned projects in the study area should be accounted for. The relevant planned projects in the immediate vicinity include the planned Vevau Street Bus Hub, which will be located immediately adjacent to the project site along Vevau Street, and the Kahului Lani Affordable Senior Housing project, which will be located south of Vevau Street, across from the project site. The Vevau Street Bus Hub is expected to be completed in late 2021 or early 2022. While phase 1 of Kahului Lani opened in July 2020, the occupancy rate is unknown, and accordingly this project was not included in Existing conditions. Full buildout of the Kahului Lani project is expected in the Spring 2022 before the Kahului Civic Center will be developed. Trip assignments for both projects (as given in the respective Traffic Impact Analysis Reports prepared by Austin, Tsutsumi & Associates) are presented in **Appendix E**. These trips were added to the forecasted volumes described above to obtain Future (2026) No Project conditions traffic volumes.

4.1.2 Future Transportation Improvements

The Kahului Lani Affordable Senior Housing project has constructed new sidewalks along its frontage on Kane Street and along both sides of Vevau Street west of School Street. No other roadway infrastructure improvements are planned in the immediate study area. Therefore, the intersection lane configurations and traffic control devices are expected to remain the same as under Existing conditions. It is noted that the West Kaahumanu Avenue Community Corridor planning effort began in late 2020 and will include the portion of West Kaahumanu Avenue within the study area, but the specific improvements and implementation schedule of that project were unknown at the time this report was written, and therefore could not be captured in this analysis. **Figure 4** illustrates the forecasted peak hour traffic volumes and lane configurations for Future (2026) No Project conditions.

4.2 Future (2026) No Project Intersection Levels of Service

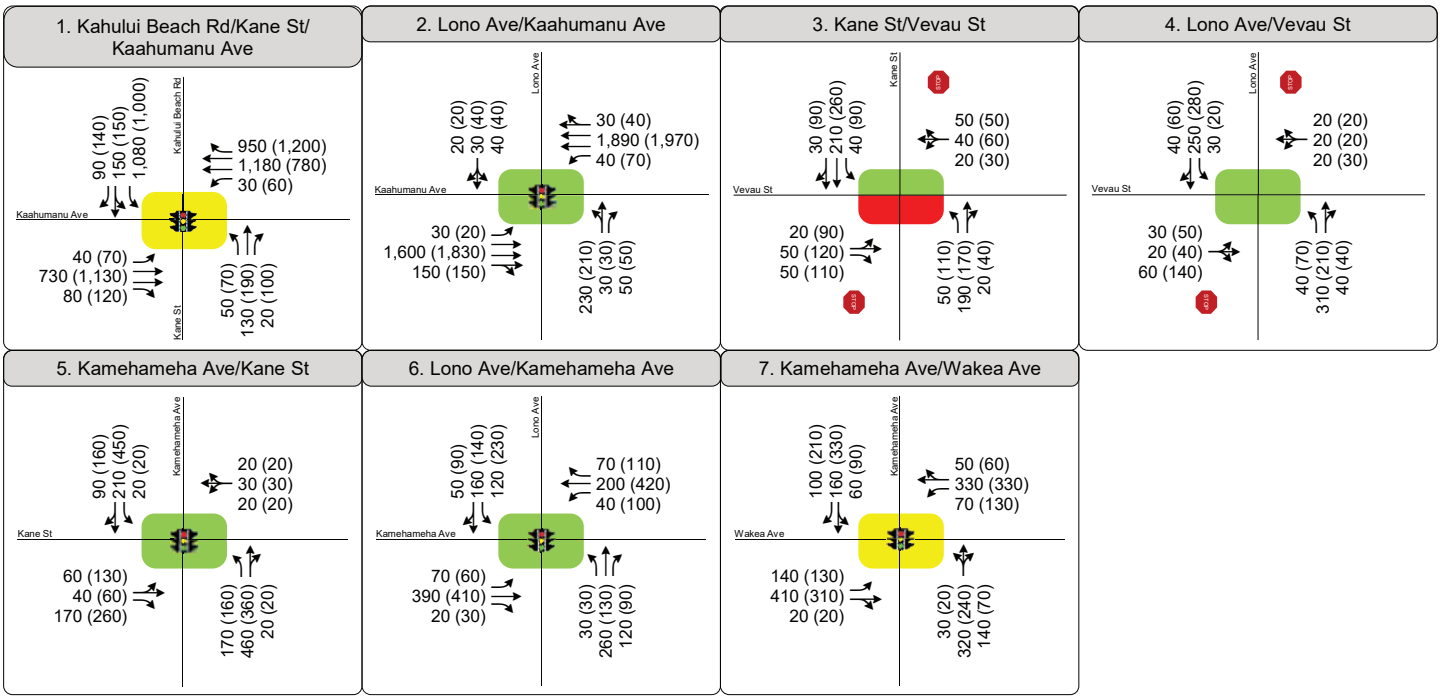
Levels of service (LOS) calculations were conducted to evaluate the operating levels of the study intersections under Future (2026) No Project conditions with the forecasted growth in traffic. The results of the LOS analysis for the study intersections are presented in **Table 5.** The corresponding LOS calculation sheets are included in **Appendix C**.

Table 5: Future (2026) No Project Intersection Levels of Service

Intersection	Traffic Control	Peak Hour	Intersection Delay (sec/veh)[1]	Intersection LOS	Worst Movement (for SSSC)
1. Kahului Beach Rd-Kane St/ W Kaahumanu Ave	Signalized	AM	**63.0**	**E**	
		PM	**62.8**	**E**	
2. Lono Ave/W Kaahumanu Ave	Signalized	AM	32.2	C	
		PM	21.0	C	
3. Kane St/Vevau St	SSSC	AM	22.9	C	EBL/T
		PM	**> 180.0***	**F**	EBL/T
4. Lono Ave/Vevau St	SSSC	AM	20.5	C	WBL/T/R
		PM	24.9	C	EBL/T/R
5. Kane St/Kamehameha Ave	Signalized	AM	9.8	A	
		PM	14.3	B	
6. Lono Ave/Kamehameha Ave	Signalized	AM	18.3	B	
		PM	17.5	C	
7. Kamehameha Ave/Wakea Ave	Signalized	AM	45.6	D	
		PM	48.6	D	

Source: Fehr & Peers, 2021.
Notes:
SSSC=Side-Street Stop Controlled
[1] Whole intersection weighted average stopped delay expressed in seconds per vehicle for the signalized intersection. The vehicular delay for the worst movement is reported for the side-street stop-controlled intersection.
* Calculated delays above 180 seconds are not reliable and indicate substantially oversaturated conditions.





Study Intersection

Project Site

AM PM LOS: A-C D E F

XX (XX) AM (PM) Peak Hour Traffic Volume

Lane Configuration

Signalized

Figure 4

Peak Hour Traffic Volumes and Lane Configurations - Future (2026) No Project Conditions

The changes in operations from Existing conditions are the result of the addition of ambient traffic growth. The analysis results indicate that the Kane Street/Vevau Street intersection is forecasted to operate at undesirable levels (LOS F) under Future (2026) No Project conditions in the PM peak hour, as it also did under Existing conditions. The worst critical movement is the eastbound shared left-turn/through lane, which is forecasted to have a demand of 210 vehicles in the PM peak hour. The results also show that Kahului Beach Road-Kane Street/West Kaahumanu Avenue is forecasted to operate at undesirable levels (LOS E) under both peak hours. The movements with the highest demand at this location are the westbound and eastbound through movements in the AM and PM peak hours, respectively, as well as the southbound left-turn movement during both peak hours.

Both a Four-Hour and an Eight-Hour Signal Warrant analysis were performed for the Kane Street/Vevau Street intersection for the Future (2026) No Project scenario because one or more side street movements is/are forecasted to operate at LOS F during the PM peak hour. The intersection does not meet either traffic signal warrant under Future (2026) No Project conditions.

The MUTCD Multi-Way Stop Warrant was also evaluated for the Kane Street/Vevau Street intersection under this scenario. The intersection will satisfy the multi-way stop minimum warrant criteria under Future (2026) No Project conditions, illustrating that an all-way stop would be warranted regardless of project implementation. The signal warrant and the multi-way stop warrant worksheets are included in **Appendix D**.

5. Project Traffic Estimates

This section describes the anticipated number of vehicle trips and the directionality of those trips that would result from implementation of the proposed project. Future traffic added to the roadway system by the project is estimated using a three-step process: (1) project trip generation, (2) trip distribution, and (3) trip assignment. The first step estimates the amount of project-generated traffic that would be added to the roadway network. The second step estimates the direction of travel to and from the project site. The new trips are assigned to specific street segments and intersection turning movements during the third step. This process is described in more detail in the following sections.

5.1 Project Trip Generation Estimates

The vehicle trip generation for the proposed project was estimated using standard trip rates published in the *Trip Generation Manual* (10th Edition, 2017) by the Institute of Transportation Engineers (ITE). The proposed offices will be leased by DAGS but occupied by various state agencies. Accordingly, the General Office Building land use was considered most appropriate to capture the variety of tenants, as opposed to the Government Office Building land use, which assumes a single tenant. The trip generation for the McKinley Community School for Adults was estimated based on interviews with school staff and engineering judgement. The community-oriented commercial business was assumed to be a day care.

The project trip totals were then adjusted using the Mixed-Use (MXD) Trip Generation Model developed by Fehr & Peers and the Environmental Protection Agency (EPA), which is based on statistically superior data compared to the mixed-use methodology used by ITE alone. This model accounts for the site context and other factors to estimate potential internalization and multimodal trip reductions using published travel survey data.

As shown in **Table 6**, the proposed project is expected to generate a total of 3,188 gross new daily vehicle trips, including 187 gross new vehicle trips during the AM peak hour (99 inbound/88 outbound) and 312 gross new vehicle trips during the PM peak hour (156 inbound/155 outbound). Additionally, another 128 daily trips will be internal to the project, 186 daily trips are expected to be made by transit, and 865 daily trips are projected to be made via a combination of walking and biking.

Furthermore, the existing site contains the McKinley Community School for Adults, and the trips generated by the existing uses to be replaced by the project can be taken as credit. As shown in **Table 6**, after accounting for these existing trips, the proposed project is expected to generate 2,378 net new daily vehicle trips, including 151 net new vehicles trips during the AM peak hour (73 inbound/78 outbound) and 223 net new vehicle trips during the PM peak hour (102 inbound/118 outbound).



Table 6: Project Vehicle Trip Generation Estimates

Land Use	Quantity	Vehicle Trips						
		Daily[1]	AM			PM		
			In	Out	Total	In	Out	Total
Proposed Project Uses								
Multi-Family Housing	300 dwelling units	1,633	26	74	100	77	50	127
General Office Building	38,000 square feet	415	53	9	62	7	38	45
Library	16,000 square feet	1,124	9	4	13	63	69	132
McKinley Community School for Adults	7,000 square feet	957	30	13	43	58	43	101
Community-Serving Commercial	5,000 square feet	238	29	26	55	26	30	56
Gross New Trips		***4,367***	***147***	***126***	***273***	***231***	***230***	***461***
Internal Capture Reduction		(128)	(10)	(8)	(18)	(28)	(28)	(56)
Transit Reduction		(186)	(6)	(5)	(11)	(8)	(9)	(17)
Walk and Bike Reduction		(865)	(32)	(25)	(57)	(38)	(38)	(76)
Gross New Vehicle Trips (A)		**3,188**	**99**	**88**	**187**	**157**	**155**	**312**
Existing Uses								
McKinley Community School for Adults	7,800 square feet	1,067	33	15	48	64	48	112
Internal Capture Reduction		(0)	(0)	(0)	(0)	(0)	(0)	(0)
Transit Reduction		(45)	(1)	(1)	(2)	(2)	(2)	(4)
Walk and Bike Reduction		(211)	(6)	(4)	(10)	(9)	(9)	(18)
Existing Vehicle Trips (B)		**810**	**26**	**10**	**36**	**53**	**37**	**89**
NET NEW VEHICLE TRIPS (A - B)		**2,378**	**73**	**78**	**151**	**104**	**118**	**223**

Source: Fehr & Peers, 2021 using Institute of Transportation Engineers *Trip Generation Manual* (10th Edition, 2017) trip rates and Mixed-Use (MXD) Trip Generation Model developed by Fehr & Peers and the Environmental Protection Agency.

Notes:

[1] Trip rates for the multi-family housing based on Land Use Code 221 for mid-rise housing from the *Trip Generation Manual*
Daily: T = 5.45 * X - 1.75, where T = trips, X = number of dwelling units
AM Peak Hour: Ln(T) = 0.98 * Ln(X) - 0.98, where T = trips, X = number of dwelling units, In 26% / Out 74%;
PM Peak Hour: Ln(T) = 0.96 * Ln(X) - 0.63, where T = trips, X = number of dwelling units, In 61% / Out 39%

Trip rates for the state office space based on Land Use Code 710 from the *Trip Generation Manual*
Daily: Ln(T) = 0.97 * Ln(X) + 2.50, where T = trips, X = 1,000 square feet (sf) gross floor area (GFA)
AM Peak Hour: T = 0.94 * X + 26.49, where T = trips, X = 1,000 sf GFA, In 86% / Out 14%;
PM Peak Hour: Ln(T) = 0.95 * Ln(X) + 0.36, where T = trips, X = 1,000 sf GFA, In 16% / Out 84%

Trip rates for the McKinley Community School for Adults is based on interviews with the school staff and engineering judgement.

Trip rates for the community-serving based on Land Use Code 565 for a day-care from the *Trip Generation Manual*
Daily: 47.62 trips per 1,000 sf GFA
AM Peak Hour: 11.00 trips per 1,000 sf GFA, In 53% / Out 47%;
PM Peak Hour: 11.12 trips per 1,000 sf GFA, In 47% / Out 53%

Trip rates for the library based on Land Use Code 590 from the *Trip Generation Manual*
Daily: Ln(T) = 0.99 * Ln(X) + 4.28, where T = trips, X = 1,000 sf GFA
AM Peak Hour: T = 1.75 * X - 14.59, where T = trips, X = 1,000 sf GFA, In 71% / Out 29%;
PM Peak Hour: T = 9.33 * X - 17.13, where T = trips, X = 1,000 sf GFA, In 48% / Out 52%

Project Trip Distribution and Assignment

The geographic distribution of trips generated by the proposed project is dependent on characteristics of the street system serving the project site, the level of accessibility of routes to and from the project site, and primary land uses to which project tenants would be drawn (e.g., job centers, residential areas, shopping destinations, services, and schools).

The project's trip distribution pattern was primarily developed by using Teralytics cell phone data to determine the regional geographic distribution. The more localized distribution was based on available travel paths and Google Maps typical travel times. The resulting overall trip distribution pattern estimates for the peak hour project-generated traffic are as follows:

- 5% to/from North along Kahului Beach Road
- 25% to/from West along Kaahumanu Avenue
- 22% to/from Southwest along Kamehameha Avenue
- 9% to/from South along Lono Avenue
- 31% to/from East along Kaahumanu Avenue
- 8% to/from East along Kamehameha Avenue

Figure 5 illustrates the project trip distribution pattern described above.

Using the estimated trip generation and the distribution patterns discussed above, the traffic generated by the proposed project was assigned to the individual turning movements at intersections within the street network. At the Kane Street project driveway, left turns out of the driveway were assumed to be prohibited based on the site access analysis documented in **Chapter 7**. **Figure 6** details the project's trip assignment at each study intersection.

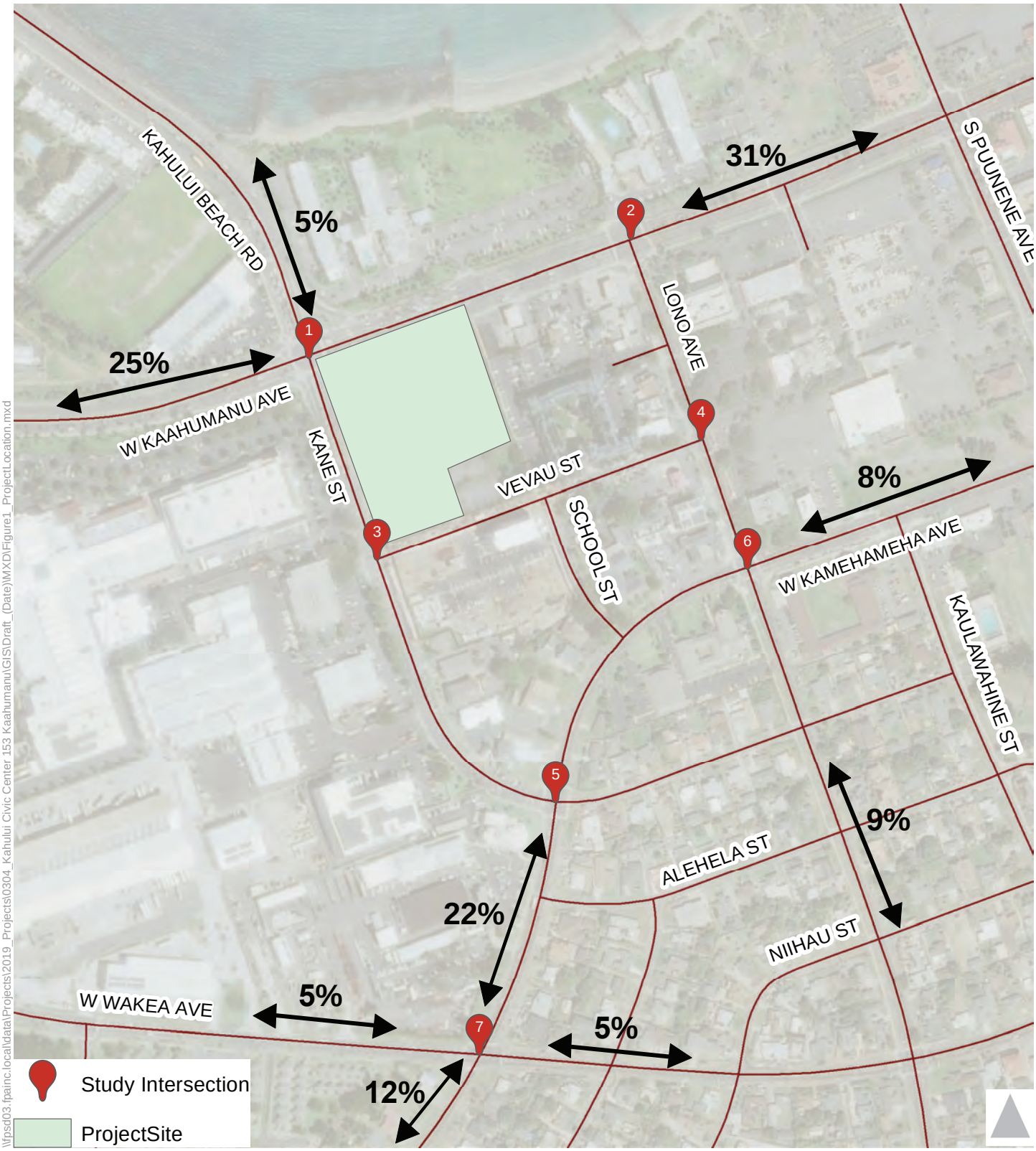
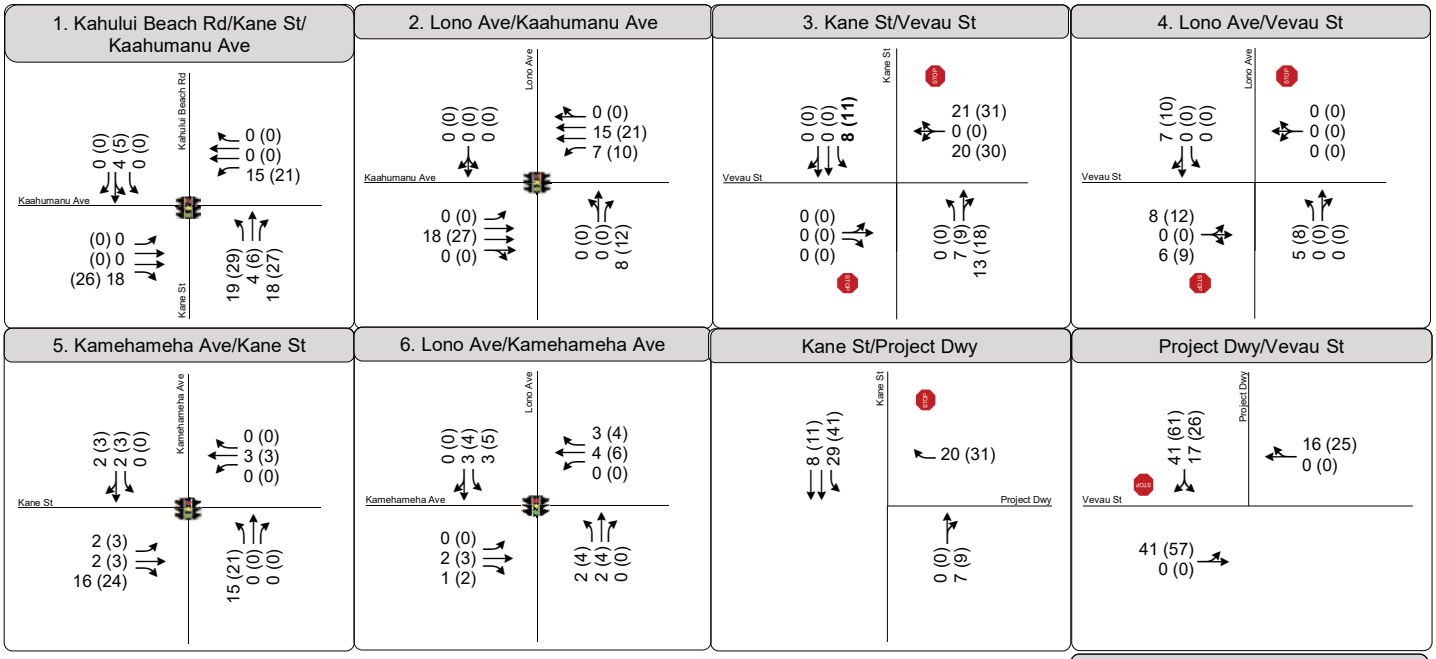


Figure 5

Project Trip Distribution





Study Intersection

Project Driveway

Project Site

XX (XX) AM (PM) Peak Hour Traffic Volume

Lane Configuration

Signalized

Figure 6

Project Trip Assignment

6. Future (2026) Plus Project Conditions

This section describes the analysis of potential impacts on the roadway system due to projected future increases in traffic, including traffic generated by the project in 2026. The Future (2026) Plus Project roadway network is the same network assumed under the Future No Project scenario. The analysis compares the project levels of service (LOS) at each study intersection with and without the addition of project-generated trips to determine potential impacts to the transportation network.

6.1 Future (2026) Plus Project Intersection Levels of Service

To forecast the peak hour operating conditions at each study intersection, the project trip assignment was superimposed on Future (2026) No Project traffic volumes to yield Future (2026) Plus Project volumes.

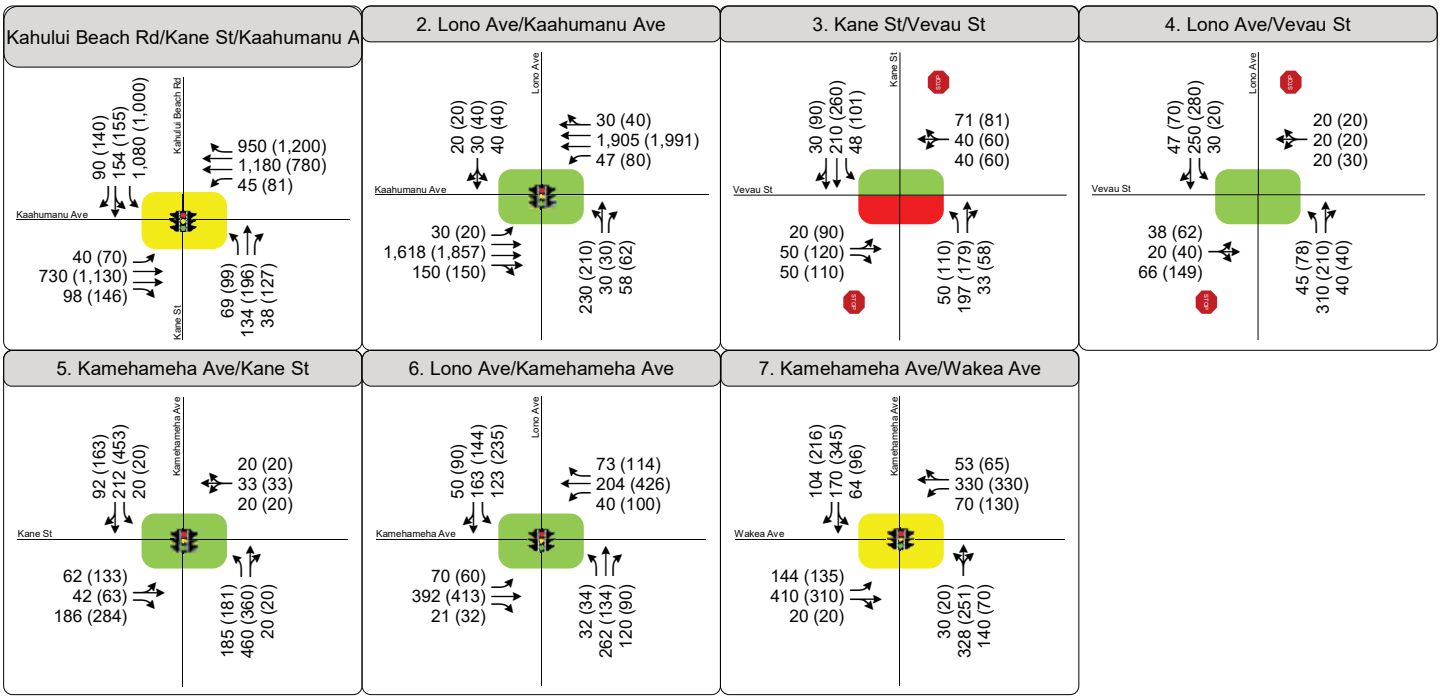
Figure 7 presents the forecasted Future (2026) Plus Project AM and PM peak hour volumes. The peak hour volumes were used to analyze operations using the LOS methodology described in **Section 2.4**. The comparative LOS analysis results for the study intersections under Future (2028) Without and With Project conditions are presented in **Table 7**. Detailed LOS results are included in **Appendix C**.

The results presented in **Table 7** indicate that under Future (2026) Plus Project conditions, operations at the signalized intersections are largely unchanged with the addition of project-generated traffic, with less than three seconds of increased delay at each location and in each peak hour. At the unsignalized intersections, LOS F conditions in the PM peak hour at Kane Street/Vevau Street are exacerbated by project traffic, and operations otherwise remain acceptable (LOS D or better) with the addition of project-generated traffic. While the project does exacerbate LOS E conditions at Kaahumanu Avenue/Kahului Beach Road-Kane Street, it adds at most 2.8 additional seconds of delay. Therefore, the project is not forecasted to cause a significant impact at this location. This is consistent with the fact that the project is adding traffic to movements that have relatively low demand as compared to other movements at the intersection.

Both a Four-Hour and an Eight-Hour Signal Warrant analysis were performed for the Kane Street/Vevau Street intersection for the Future (2026) Plus Project scenario because one or more side street movements is/are forecasted to operate at LOS F during the PM peak hour. The intersection does not meet either traffic signal warrant under Future (2026) Plus Project conditions. Therefore, the project is not determined to have a significant impact at Kane Street/Vevau Street based on the established significance criteria. However, the excessive delay at the intersection could be reduced by modifying the traffic control devices at the intersection, which would also have multimodal benefits, including pedestrian safety enhancements.







Study Intersection

Project Site

AM PM LOS: A-C D E F

XX (XX) AM (PM) Peak Hour Traffic Volume

Lane Configuration

Signalized

Figure 7

Peak Hour Traffic Volumes and Lane Configurations - Future (2026) Plus Project Conditions

Table 7: Future (2026) Without and With Project Intersection Levels of Service

Intersection	Traffic Control	Peak Hour	Future No Project Conditions			Future Plus Project Conditions			Change in Delay (sec/veh)[1]
			Intersection or Worst Movement		Worst Movement (for SSSC)	Intersection or Worst Movement		Worst Movement (for SSSC)	
			Delay (sec/veh)[1]	LOS		Delay (sec/veh)[1]	LOS		
1. Kahului Beach Rd-Kane St/ W Kaahumanu Ave	Signalized	AM	**63.0**	**E**		**64.7**	**E**		1.7
		PM	**62.8**	**E**		**65.6**	**E**		2.8
2. Lono Ave/ W Kaahumanu Ave	Signalized	AM	32.2	C		32.5	C		0.3
		PM	21.0	C		21.0	C		0.0
3. Kane St/Vevau St	SSSC	AM	22.9	C	EBL/T	26.7	D	EBL/T	3.8
		PM	**> 180.0***	**F**	EBL/T	**> 180.0***	**F**	EBL/T	**> 60.0**
4. Lono Ave/Vevau St	SSSC	AM	20.5	C	WBL/T/R	21.2	C	WBL/T/R	0.7
		PM	24.9	C	EBL/T/R	31.6	D	EBL/T/R	6.7
5. Kane St/ Kamehameha Ave	Signalized	AM	9.8	A		10.1	B		0.3
		PM	14.3	B		15.5	B		1.2
6. Lono Ave/ Kamehameha Ave	Signalized	AM	18.3	B		18.5	B		0.2
		PM	17.5	B		18.0	B		0.5
7. Kamehameha Ave/Wakea Ave	Signalized	AM	45.6	D		48.6	D		3.0
		PM	48.6	D		53.9	D		5.3

Source: Fehr & Peers, 2021.
Notes:
SSSC=Side-Street Stop Controlled
[1] Whole intersection weighted average stopped delay expressed in seconds per vehicle for the signalized intersection. The vehicular delay for the worst movement is reported for the side-street stop-controlled intersection.
* Calculated delays above 180 seconds are not reliable and indicate substantially oversaturated conditions.

Accordingly, the MUTCD Multi-Way Stop Warrant was also evaluated for the Kane Street/Vevau Street intersection. The intersection will meet the multi-way stop warrant under Future (2026) Plus Project conditions, as it also did under No Project conditions. Because the project exacerbates undesirable conditions that are projected to occur under No Project conditions, the project would be expected to contribute its fair share to the cost of any improvement. The signal warrant and multi-way stop warrant worksheets are included in **Appendix D**.

Recommended Improvement

Although the project does not have a significant impact at Kane Street/Vevau Street due to the signal warrant not being met, the delay for selected side-street turning movements at this location is projected to be very high in the PM peak hour, both without and with the project. It is noted that the worst approach at this location is the shopping center driveway located across from the project, although the movements on Vevau Street exiting from the project are also projected to operate at LOS F, both without and with the proposed project.

According to the projected volume data, a multi-way stop is warranted at this location under Future (2026) conditions, both without and with the proposed project. Implementation of this control would result in average vehicle delays of 12.5 and 17.8 seconds in the AM and PM peak hours, respectively. Because the all-way stop control (AWSC) is expected to be warranted without the project, the new development would typically be required to contribute its fair share toward the design and installation. This share is 30.1% based on an average of AM and PM peak hour project traffic volumes as a share of future growth.

It is noted that AWSC would add delay to the northbound and southbound approaches, which currently are uncontrolled movements, but this control is not expected to substantially affect operations at adjacent intersections. The County of Maui will make the final determination on AWSC implementation at the Kane Street/Vevau Street intersection.



7. Site Access, Circulation, and Parking

This chapter includes a review of the site access and on-site circulation for vehicles, bicyclists, and pedestrians, which would also include most transit users. An evaluation of off-site active and transit travel modes is presented in **Chapter 8**.

7.1 Site Access

As shown in the site plan, vehicle access to the site is provided via two driveways: one on Kane Street located approximately 190 feet north of Vevau Street, and one on Vevau Street located approximately 150 feet east of Kane Street. The Kane Street driveway could be designed as a full-access driveway with an inbound left-turn pocket, and by providing a short refuge lane or permitting outbound left turns to cross the southbound left-turn pocket for Kane Street/Vevau Street. However, the proximity of the Kane Street driveway to the Kane Street/Vevau Street intersection could result in potential safety issues with outbound vehicles crossing a left-turn lane and minimizing the number of vehicles that would be entering the southbound travel lane approaching Vevau Street. Thus, it is recommended that left turns out of the Kane Street driveway be prohibited. A short length of painted median would distinguish between the pocket at the driveway and the pocket at the Kane Street/Vevau Street intersection. It should be noted that if AWSC is implemented at Kane Street/Vevau Street, southbound left-turn queues to Vevau Street are projected to only extend to up 100 feet, which can be accommodated by the proposed pocket length. Project vehicles that are destined for Kane Street south of Vevau Street could simply turn right from the Vevau Street driveway, and then left onto Kane Street.

Another issue associated with introducing the Kane Street driveway is the speed limit on this section of roadway. The existing 20-mph speed limit sign for southbound vehicles on Kane Street is located approximately 200 feet north of Vevau Street, immediately across from the proposed project driveway. Because vehicles continuing south from Kahului Beach Road onto Kane Street could be traveling 35 mph before this point, it is recommended that the 20-mph speed limit sign be moved as close to West Kaahumanu Avenue as possible. This modification would enhance safety for all users on Kane Street and would help to facilitate merging for vehicles making the eastbound right turn at West Kaahumanu Avenue/Kahului Beach Road-Kane Street and desiring to turn left into the project site.

The driveway on Vevau Street will be full access. It is noted that without AWSC at Kane Street/Vevau Street, the westbound queues at the intersection are projected to extend more than 150 feet past the Vevau Street driveway in the PM peak hour. This would result in temporary but regular delays for vehicles entering and exiting the site, as well as blockages of the entrance to the Vevau Street Bus Hub. With AWSC implemented at Kane Street/Vevau Street as recommended in **Section 6.1.1**, westbound queues



would only extend up to approximately 70 feet, and no substantial vehicle access issues would be anticipated with construction of the proposed project.

Striping for conceptual site access designs along with enhancements for pedestrian safety at the Kane Street/Vevau Street intersection (discussed in **Chapter 8**) are provided on **Figure 8**. The southbound left-turn pocket at the Kane Street driveway should be designed to accommodate two vehicles or be approximately 40 to 50 feet long. Overall, on-site access is deemed adequate with the proposed improvements, and no on-site modifications are recommended.

7.2 Collision Assessment

The proposed project is not changing the transportation network in the vicinity where fatal crashes occur as discussed in **Section 3.1.4**. While the project will add a small amount of traffic to these facilities where these crashes occurred, the project is not anticipated to change the crash rate. Given that it is not possible to perfectly predict human behavior and random fluctuations in crash locations or frequency, additional factors and influences may obfuscate the effects of the proposed project. This does not constitute, and is not meant to be, a comprehensive review of safety in the study or surrounding area, which could be much broader in scope (e.g., including a review of individual collision records, human factors considerations, and comparisons of the collision rates and frequencies with similar localities).

7.3 On-Site Circulation & Parking

A 182-space parking deck will be provided for the building housing the offices, library, school, and commercial uses. The required non-residential parking supply per the Maui County Code Chapter 19.36B.020 is 174, so the proposed supply will exceed the Code's minimum requirement for the non-residential building.

A total of 414 parking spaces will be provided in the residential buildings (or 207 spaces per building). Although the unadjusted required residential parking supply is 600 spaces, the project is centrally located within the community of Kahului, which provides nearby transit, pedestrian, and bicycle access. Furthermore, the live/work mixed uses that make up the project will allow for sharing of the parking deck spaces. Specifically, excess overnight residential parking demand can be accommodated by the parking deck while the commercial uses are closed. Therefore, per the Maui County Code Chapter 19.36B.100 reduction criteria (which allows for up to a 50% reduction), the on-site parking at the proposed project is consistent with the County parking policy. For all project uses combined, the proposed parking supply is 23% less than the unadjusted requirement.

Short-term bicycle parking (e.g., bicycle racks) should be provided on the project site near the main entrance to the building housing commercial uses, which would allow employees and visitors to secure their bicycles while inside the project. Bicycle storage should be provided in or near the residential buildings to allow for longer-term bicycle storage for residents.

No substantial circulation or parking issues are anticipated with construction of the proposed project.





Conceptual – Not for Construction. Additional Detailed Analysis and Engineering Design Required.

Figure 8

Conceptual Site Access

8. Multimodal Assessment

This chapter includes a review of multimodal access to the site and on-site facilities and circulation for buses, other vehicles, pedestrians, and bicyclists surrounding the site.

8.1 Transit Facilities and Services

Sufficient transit service is currently provided to Kahului by Maui Bus. The Vevau Street Bus Hub is currently being constructed immediately adjacent to the project to the southeast, which will be able to serve project residents, commuters, and visitors at the time of project buildout. Some increase in demand to transit is anticipated with implementation of the proposed project, which can be accommodated based on existing service and frequency, as well as planned bus stop amenities. Within the project study area, implementation of the proposed project is not expected to conflict with any existing or planned transit service included in the planning documents listed in **Section 2.4.3.** No significant impacts to transit are anticipated to occur with buildout of the proposed project.

8.2 Bicycle Facilities

Bicyclists will access the site via the existing roadway network. Along West Kaahumanu Avenue and West Kamehameha Avenue separate bike lanes are provided, while on Kane Street and Vevau Street they must share the road with vehicles. Kane Street and Vevau Street both include posted 20-mph speed limits that help to enhance safety for cyclists by limiting vehicle speeds. The project is not expected to generate a significant amount of bike demand (fewer than 15 bike trips in the peak hour on any single facility in one direction are anticipated), such that the existing facilities can accommodate project-generated bicycle demand.

Implementation of the proposed project is not expected to conflict with any existing bikeways or planned bicycle facilities included in the planning documents listed in **Section 2.4.3**. Accordingly, no significant impacts to bicyclists are expected to occur with buildout of the proposed project.

8.3 Pedestrian Facilities

Pedestrians will access the site via existing sidewalks along Vevau Street, along the east side of Kane Street to the south of Vevau Street, and along the south side of West Kaahumanu Avenue. The project is expected to construct a sidewalk along the east of Kane Street between West Kaahumanu Avenue and Vevau Street as part of its frontage improvements. The project will also provide a pedestrian path connection to West Kaahumanu Avenue along the north edge of the project. Pedestrian access should be provided on both sides of each project driveway to separate pedestrians from vehicles. All study intersections include high-visibility crosswalks to enhance pedestrian movement.

Given the new development along the east side of Kane Street included the project, the Vevau Street Bus Hub, and the Kahului Lani senior affordable housing complex, as well as the desired improvements to



pedestrian crossing at Kane Street/Vevau Street identified in *Hele Mai Maui 2040* and the *Central Maui Pedestrian and Bicycle Master Plan for 2030*, the following pedestrian enhancements at Kane Street/Vevau Street are recommended:

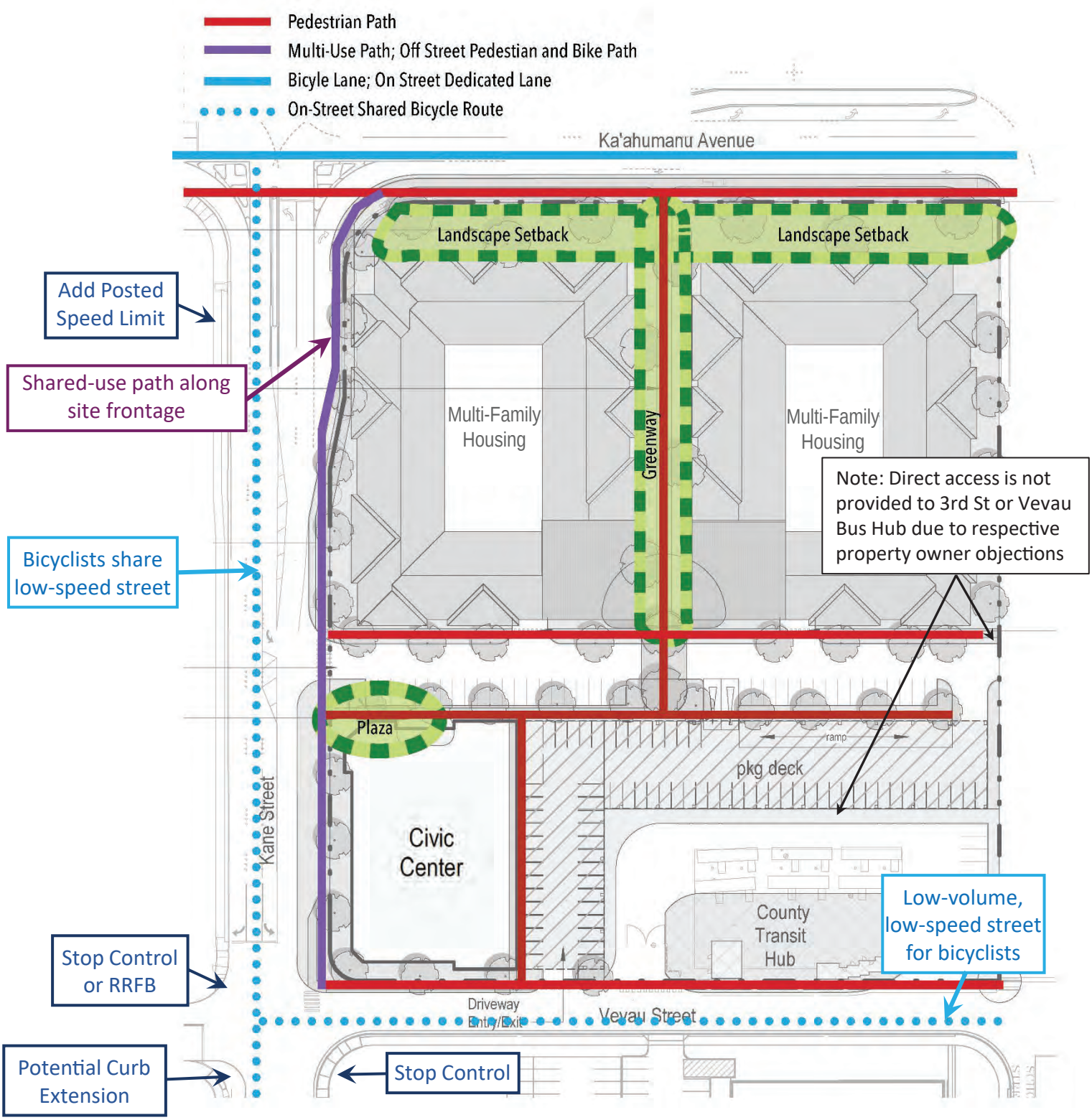
- Implement AWSC as warranted.
    - As noted in **Section 6.1.1**, AWSC would add delay to the northbound and southbound approaches that currently are uncontrolled movements, but this control is not expected to substantially affect operations at adjacent intersections. The County of Maui will make the final determination on AWSC implementation at the Kane Street/Vevau Street intersection.
    - If AWSC is not implemented, an alternative pedestrian enhancement would be to provide a rectangular rapid flashing beacon (RRFB) for the crossing on the north leg to improve pedestrian safety. As noted in **Section 7.1**, without implementation of AWSC, however, vehicle queues and delays on Vevau Street would cause excessive peak hour congestion and queueing.
- Restripe the southbound Kane Street approach to Vevau Street to be a southbound right-turn lane, a southbound through lane, and a southbound left-turn lane. This improvement, in combination with AWSC, would result in average vehicle delays of 13.3 and 19.0 seconds in the AM and PM peak hours, respectively.
- Construct a curb extension on the southwest corner of the intersection to shorten the pedestrian crossing distance. This improvement could be implemented with or without AWSC as part of restriping the southbound approach.

Implementation of the proposed project is not expected to conflict with any existing or planned pedestrian facilities included in the planning documents listed in **Section 2.4.3**. No significant impacts to pedestrians are forecasted to occur with buildout of the project.

Multimodal circulation, including the identified improvements, is summarized on **Figure 9**.

8.4 Future Improvements

The County of Maui Department of Public Works is currently preparing plans for Complete Streets improvements on Kane Street from West Kaahumanu Avenue to West Kamehameha Avenue. These improvements include wider sidewalks for pedestrians, separate bicycle facilities for cyclists, and enhancements at the Kane Street/Vevau Street intersection to shorten pedestrian crossings and manage vehicle speeds. While the improvement plans are still being developed, several alternative cross-sections are being considered:



Conceptual – Not for Construction. Additional Detailed Analysis and Engineering Design Required.

Figure 9

Multimodal Circulation

- Alternate 1: Install a protected intersection at Kane Street and Vevau Street, with one-way protected bicycle lanes and a raised midblock crosswalk between Vevau Street and Kamehameha Avenue
- Alternate 2: Install a raised intersection at Kane Street and Vevau Street, with a shared-use path on the east side of the street and a raised midblock crosswalk between Vevau Street and Kamehameha Avenue
- Alternate 3: Install a 10-foot-wide pedestrian promenade south of Kaahumanu Avenue on the east side of Kane Street, one-way standard bicycle lanes, and raised crosswalk at two locations: 1) across the south leg of the Kane Street at Vevau Street, and 2) midblock between Vevau Street and Kamehameha Avenue

Alternates 1 and 2 are more desirable in that they both provide greater bicycle and pedestrian safety enhancements superior pedestrian facilities compared to those provided in Alternate 3. The project site plan will be designed to accommodate the future County improvements, and the recommendations listed above in Section 6.1 and Sections 8.1 through 8.3 are consistent with the County plans and Complete Streets best practices.

Appendix A: Historic Traffic Count Data

Excerpt from Kahului Lani Affordable Senior Housing Project Draft EA Appendix C: Traffic Impact Analysis Report (prepared by Austin, Tsutsumi & Associates, Inc.)

FEHR PEERS

Austin Tsutsumi & Associates

501 Sumner Street, Suite 521
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Phone: (808) 533-3646 Fax: (808) 526-1267

File Name : AM_Kahului Beach Road_Kane St - Kaahumanu Ave
Site Code : 00000000
Start Date : 3/8/2017
Page No : 1

Groups Printed- Unshifted

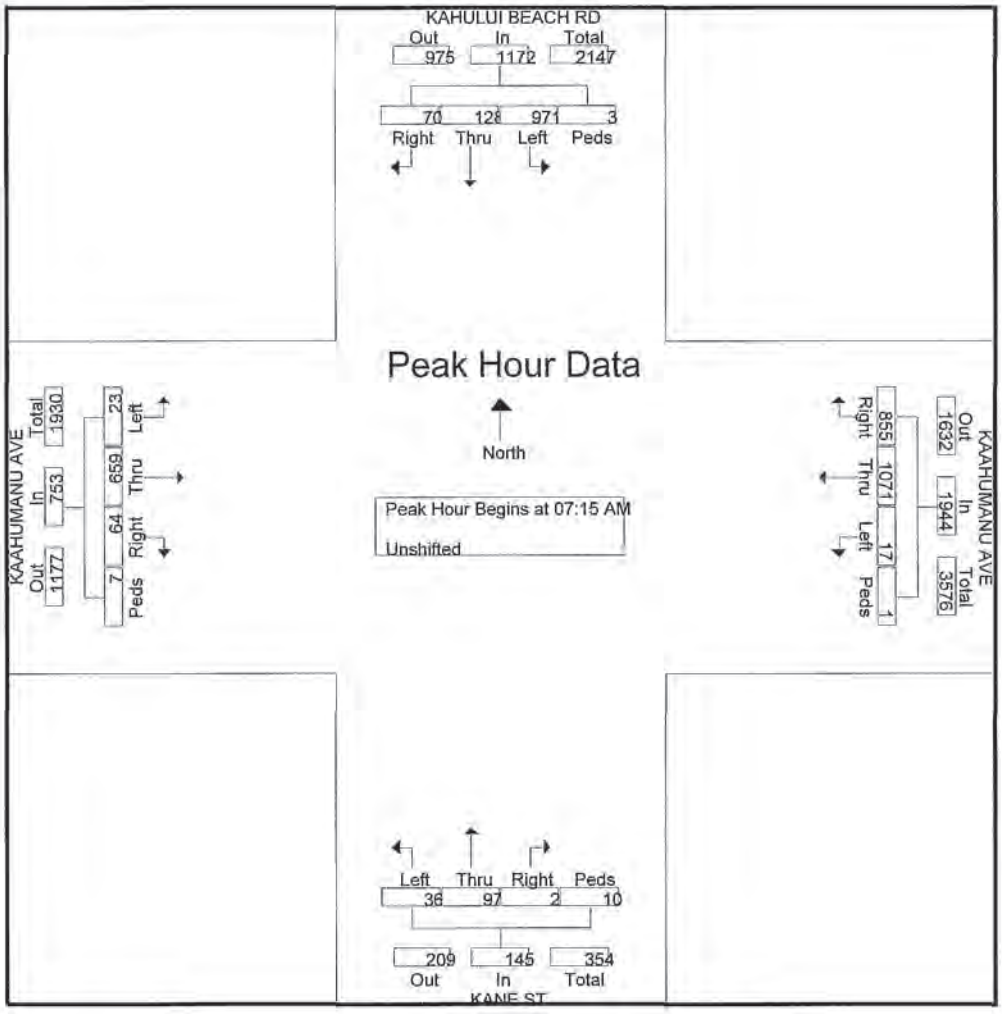
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Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
06:45 AM	11	166	17	6	4	165	123	1	5	19	0	0	212	28	9	3	769
Total	11	166	17	6	4	165	123	1	5	19	0	0	212	28	9	3	769
07:00 AM	4	152	9	1	4	191	171	1	5	19	2	2	237	23	17	0	838
07:15 AM	3	167	17	2	5	244	190	1	10	28	1	0	246	28	26	0	968
07:30 AM	9	169	12	1	2	277	218	0	11	30	0	4	253	34	14	1	1035
07:45 AM	5	163	26	0	5	291	229	0	9	18	0	2	254	32	16	2	1052
Total	21	651	64	4	16	1003	808	2	35	95	3	8	990	117	73	3	3893
08:00 AM	6	160	9	4	5	259	218	0	6	21	1	4	218	34	14	0	959
08:15 AM	17	118	5	0	8	213	170	0	8	23	6	0	239	28	20	0	855
08:30 AM	9	150	1	0	13	198	241	0	5	16	10	0	202	15	23	0	883
Grand Total	64	1245	96	14	46	1838	1560	3	59	174	20	12	1861	222	139	6	7359
Apprch %	4.5	87.7	6.8	1	1.3	53.3	45.3	0.1	22.3	65.7	7.5	4.5	83.5	10	6.2	0.3	
Total %	0.9	16.9	1.3	0.2	0.6	25	21.2	0	0.8	2.4	0.3	0.2	25.3	3	1.9	0.1	

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	KAAHUMANU AVE Eastbound					KAAHUMANU AVE Westbound					KANE ST Northbound					KAHULUI BEACH RD Southbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	3	167	17	2	189	**5**	244	190	**1**	440	10	28	**1**	0	39	246	28	**26**	0	300	968
07:30 AM	**9**	**169**	12	1	191	2	277	218	0	497	**11**	**30**	0	**4**	**45**	253	**34**	14	1	302	1035
07:45 AM	5	163	**26**	0	**194**	5	**291**	**229**	0	**525**	9	18	0	2	29	**254**	32	16	**2**	**304**	**1052**
08:00 AM	6	160	9	**4**	179	5	259	218	0	482	6	21	1	4	32	218	34	14	0	266	959
Total Volume	23	659	64	7	753	17	1071	855	1	1944	36	97	2	10	145	971	128	70	3	1172	4014
% App. Total	3.1	87.5	8.5	0.9		0.9	55.1	44	0.1		24.8	66.9	1.4	6.9		82.8	10.9	6	0.3		
PHF	.639	.975	.615	.438	.970	.850	.920	.933	.250	.926	.818	.808	.500	.625	.806	.956	.941	.673	.375	.964	.954



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Site Code : 00000000
Start Date : 3/8/2017
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Groups Printed- Unshifted - Bank 1

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07:00 AM	5	3	1	0	4	336	2	3	36	2	2	2	2	341	22	4	765
07:15 AM	4	3	0	0	7	394	1	0	43	0	9	1	2	354	40	2	860
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Total	19	10	9	0	21	1624	9	4	163	14	31	6	16	1432	125	13	3496
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08:30 AM	8	7	7	0	9	430	2	0	23	4	10	0	3	318	30	4	855
Grand Total	46	24	17	0	42	3157	19	4	296	23	59	9	25	2860	226	37	6844
Apprch %	52.9	27.6	19.5	0	1.3	98	0.6	0.1	76.5	5.9	15.2	2.3	0.8	90.9	7.2	1.2	
Total %	0.7	0.4	0.2	0	0.6	46.1	0.3	0.1	4.3	0.3	0.9	0.1	0.4	41.8	3.3	0.5	
Unshifted	46	24	17	0	42	3157	19	4	296	23	59	9	25	2860	226	37	6844
% Unshifted	100	100	100	0	100	100	100	100	100	100	100	100	100	100	100	100	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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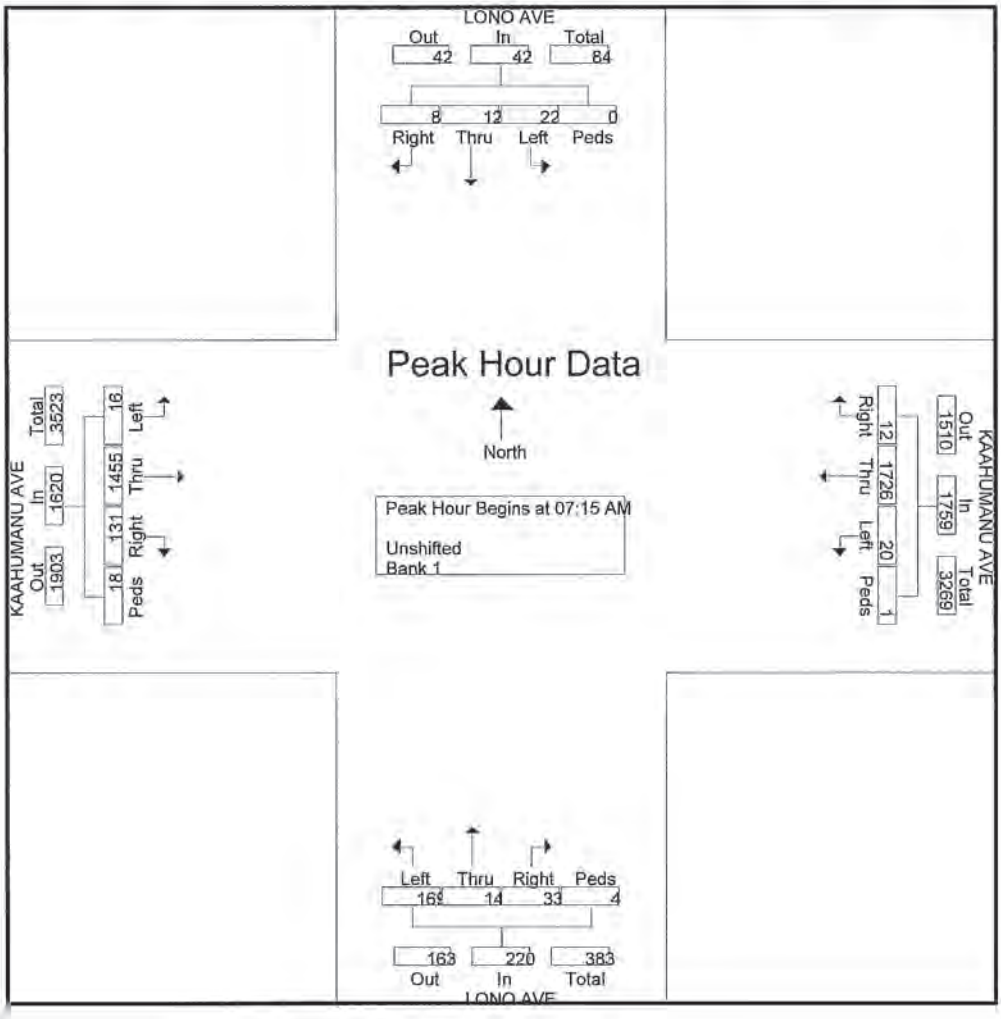
501 Sumner Street, Suite 521

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Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
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07:30 AM	6	1	3	0	10	6	**469**	2	0	**477**	**51**	5	**10**	1	**67**	5	**372**	29	5	**411**	**965**
07:45 AM	4	3	**5**	0	12	4	425	4	**1**	434	33	**7**	10	**2**	52	**7**	365	34	2	408	906
08:00 AM	**8**	**5**	0	0	**13**	3	438	**5**	0	446	42	2	4	0	48	2	364	28	**9**	403	910
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PHF	.688	.600	.400	.000	.808	.714	.920	.600	.250	.922	.828	.500	.825	.500	.821	.571	.978	.819	.500	.985	.943



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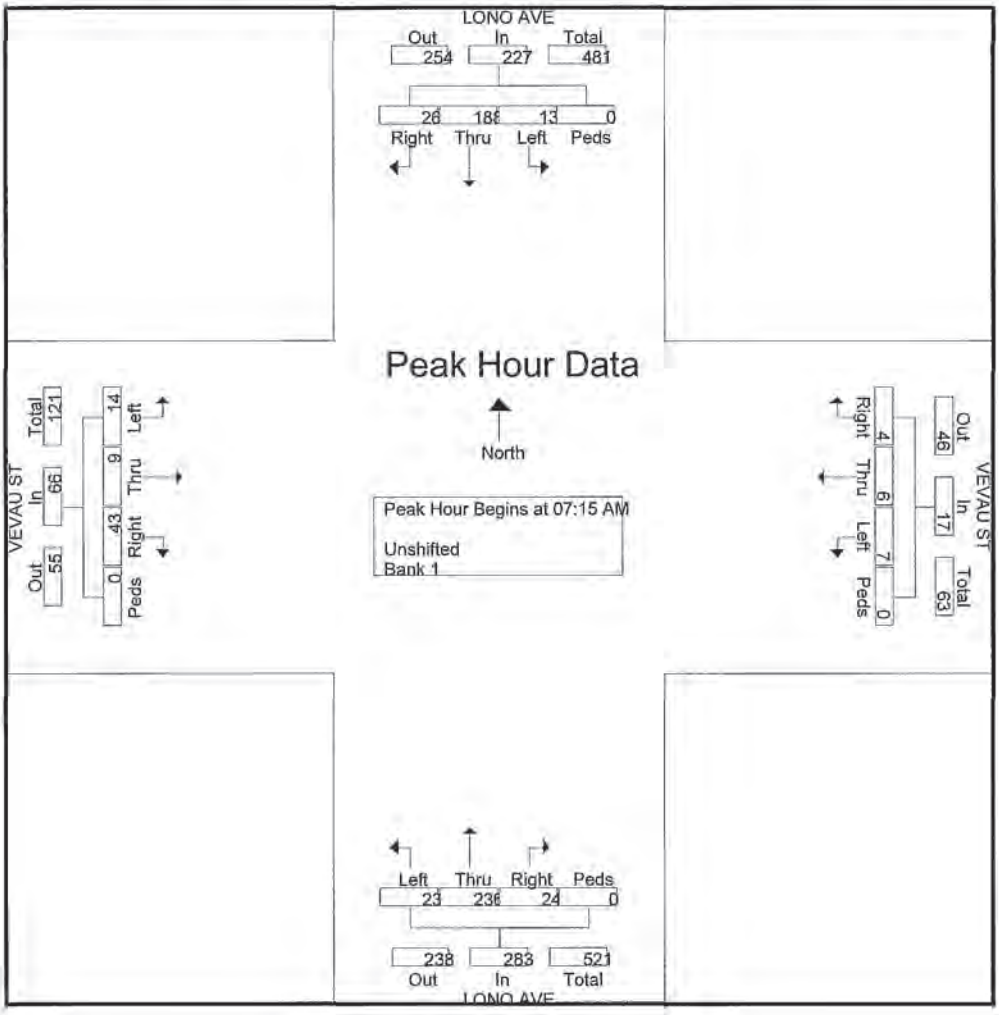
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07:00 AM	0	32	5	0	1	1	1	0	3	47	3	0	0	1	9	0	103
07:15 AM	5	48	7	0	1	2	1	0	4	61	5	0	6	2	6	0	148
07:30 AM	3	40	8	0	0	0	1	0	5	66	3	0	2	2	11	0	141
07:45 AM	2	59	6	0	1	2	0	0	9	56	11	0	2	1	16	0	165
Total	10	179	26	0	3	5	3	0	21	230	22	0	10	6	42	0	557
08:00 AM	3	41	5	0	5	2	2	0	5	53	5	0	4	4	10	0	139
08:15 AM	4	26	5	0	1	1	1	0	5	38	5	0	2	0	8	0	96
08:30 AM	3	51	3	0	1	4	2	0	2	48	1	0	2	1	12	0	130
Grand Total	21	341	46	0	10	12	8	0	35	420	35	0	23	13	79	0	1043
Apprch %	5.1	83.6	11.3	0	33.3	40	26.7	0	7.1	85.7	7.1	0	20	11.3	68.7	0	
Total %	2	32.7	4.4	0	1	1.2	0.8	0	3.4	40.3	3.4	0	2.2	1.2	7.6	0	
Unshifted	21	341	46	0	10	12	8	0	35	420	35	0	23	13	79	0	1043
% Unshifted	100	100	100	0	100	100	100	0	100	100	100	0	100	100	100	0	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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File Name : AM_Lono Ave - Vevau St
Site Code : 00000000
Start Date : 3/8/2017

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Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	**5**	48	7	0	60	1	**2**	1	0	4	4	61	5	0	70	**6**	2	6	0	14	148
07:30 AM	3	40	**8**	0	51	0	0	1	0	1	5	**66**	3	0	74	2	2	11	0	15	141
07:45 AM	2	**59**	6	0	**67**	1	2	0	0	3	**9**	56	**11**	0	**76**	2	1	**16**	0	**19**	**165**
08:00 AM	3	41	5	0	49	**5**	2	**2**	0	**9**	5	53	5	0	63	4	**4**	10	0	18	139
Total Volume	13	188	26	0	227	7	6	4	0	17	23	236	24	0	283	14	9	43	0	66	593
% App. Total	5.7	82.8	11.5	0		41.2	35.3	23.5	0		8.1	83.4	8.5	0		21.2	13.6	65.2	0		
PHF	.650	.797	.813	.000	.847	.350	.750	.500	.000	.472	.639	.894	.545	.000	.931	.583	.563	.672	.000	.868	.898



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File Name : AM_Lono Ave - Kamehameha Ave
Site Code : 00000000
Start Date : 3/8/2017
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Groups Printed- Unshifted - Bank 1

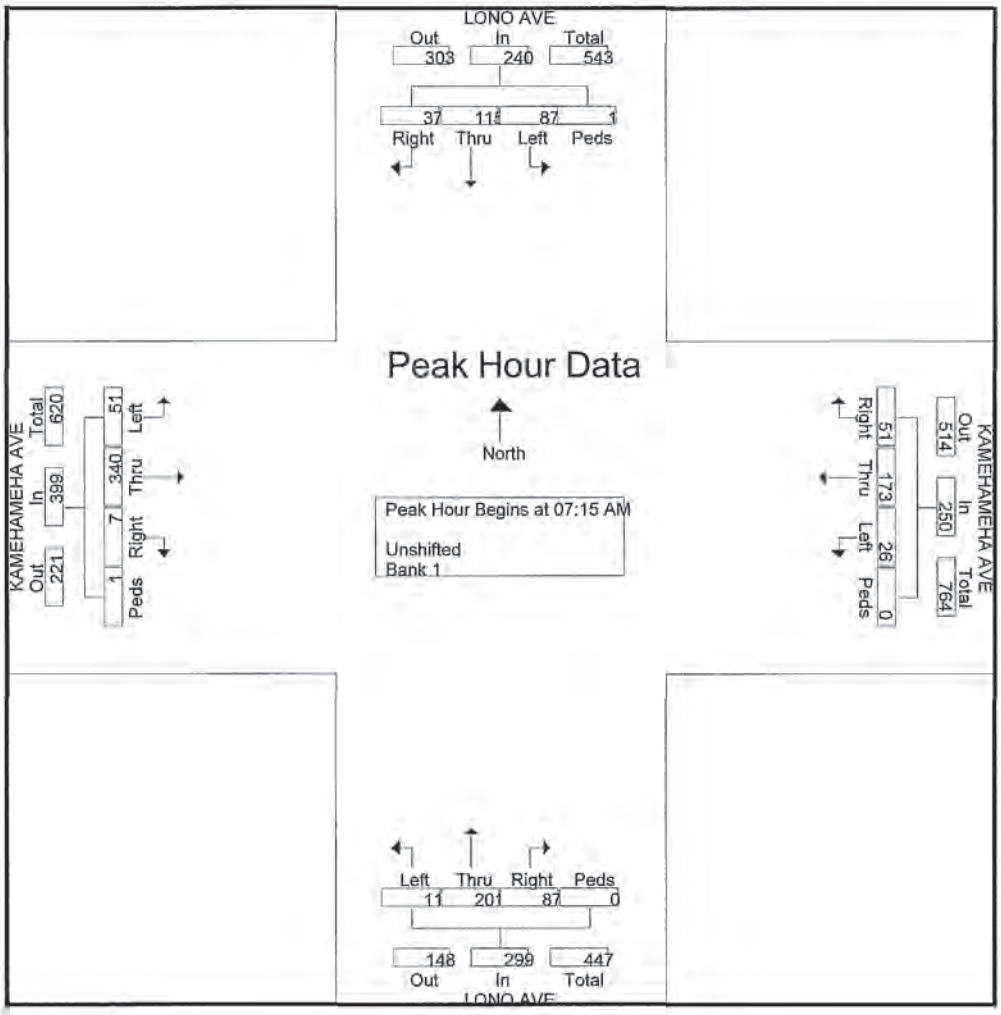
	LONO AVE Southbound				KAMEHAMEHA AVE Westbound				LONO AVE Northbound				KAMEHAMEHA AVE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
06:45 AM	18	25	10	0	1	30	6	0	4	36	12	0	17	38	3	1	201
Total	18	25	10	0	1	30	6	0	4	36	12	0	17	38	3	1	201
07:00 AM	17	19	3	2	2	30	9	0	2	36	10	0	11	38	0	1	180
07:15 AM	14	32	12	0	7	35	3	0	3	57	12	0	7	74	0	1	257
07:30 AM	23	30	5	0	9	41	12	0	4	58	25	0	10	78	3	0	298
07:45 AM	26	30	13	0	6	38	17	0	2	47	29	0	22	118	3	0	351
Total	80	111	33	2	24	144	41	0	11	198	76	0	50	308	6	2	1086
08:00 AM	24	23	7	1	4	59	19	0	2	39	21	0	12	70	1	0	282
08:15 AM	15	13	6	0	5	56	17	0	1	21	13	1	13	51	1	0	213
08:30 AM	29	21	15	1	5	44	14	0	2	21	17	0	11	58	1	0	239
Grand Total	166	193	71	4	39	333	97	0	20	315	139	1	103	525	12	3	2021
Apprch %	38.2	44.5	16.4	0.9	8.3	71	20.7	0	4.2	66.3	29.3	0.2	16	81.6	1.9	0.5	
Total %	8.2	9.5	3.5	0.2	1.9	16.5	4.8	0	1	15.6	6.9	0	5.1	26	0.6	0.1	
Unshifted	166	193	71	4	39	333	97	0	20	315	139	1	103	525	12	3	2021
% Unshifted	100	100	100	100	100	100	100	0	100	100	100	100	100	100	100	100	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Site Code : 00000000
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	LONO AVE Southbound					KAMEHAMEHA AVE Westbound					LONO AVE Northbound					KAMEHAMEHA AVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	14	**32**	12	0	58	7	35	3	0	45	3	57	12	0	72	7	74	0	**1**	82	257
07:30 AM	23	30	5	0	58	**9**	41	12	0	62	**4**	**58**	25	0	**87**	10	78	**3**	0	91	298
07:45 AM	**26**	30	**13**	0	**69**	6	38	17	0	61	2	47	**29**	0	78	**22**	**118**	3	0	**143**	**351**
08:00 AM	24	23	7	**1**	55	4	**59**	**19**	0	**82**	2	39	21	0	62	12	70	1	0	83	282
Total Volume	87	115	37	1	240	26	173	51	0	250	11	201	87	0	299	51	340	7	1	399	1188
% App. Total	36.2	47.9	15.4	0.4		10.4	69.2	20.4	0		3.7	67.2	29.1	0		12.8	85.2	1.8	0.3		
PHF	.837	.898	.712	.250	.870	.722	.733	.671	.000	.762	.688	.866	.750	.000	.859	.580	.720	.583	.250	.698	.846



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File Name : AM_Kane St - Kamehameha Ave
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Groups Printed- Unshifted - Bank 1

	KANE ST Southbound				KAMEHAMEHA AVE Westbound				KANE ST Northbound				KAMEHAMEHA AVE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
06:45 AM	0	40	5	0	1	4	1	0	23	46	0	0	2	2	38	0	162
Total	0	40	5	0	1	4	1	0	23	46	0	0	2	2	38	0	162
07:00 AM	1	25	7	0	0	8	0	0	23	51	1	2	4	4	33	0	159
07:15 AM	0	34	10	0	0	5	0	0	34	75	3	1	12	3	42	2	221
07:30 AM	0	40	11	0	2	4	0	1	34	97	2	0	7	5	38	0	241
07:45 AM	0	41	12	0	2	4	0	0	29	112	2	1	18	9	34	2	266
Total	1	140	40	0	4	21	0	1	120	335	8	4	41	21	147	4	887
08:00 AM	0	44	23	0	1	6	0	0	27	73	0	0	11	6	34	0	225
08:15 AM	0	39	19	0	0	2	0	0	25	51	1	0	7	6	27	1	178
08:30 AM	0	44	19	1	0	3	0	0	29	65	1	0	12	3	26	0	203
Grand Total	1	307	106	1	6	36	1	1	224	570	10	4	73	38	272	5	1655
Apprch %	0.2	74	25.5	0.2	13.6	81.8	2.3	2.3	27.7	70.5	1.2	0.5	18.8	9.8	70.1	1.3	
Total %	0.1	18.5	6.4	0.1	0.4	2.2	0.1	0.1	13.5	34.4	0.6	0.2	4.4	2.3	16.4	0.3	
Unshifted	1	307	106	1	6	36	1	1	224	570	10	4	73	38	272	5	1655
% Unshifted	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

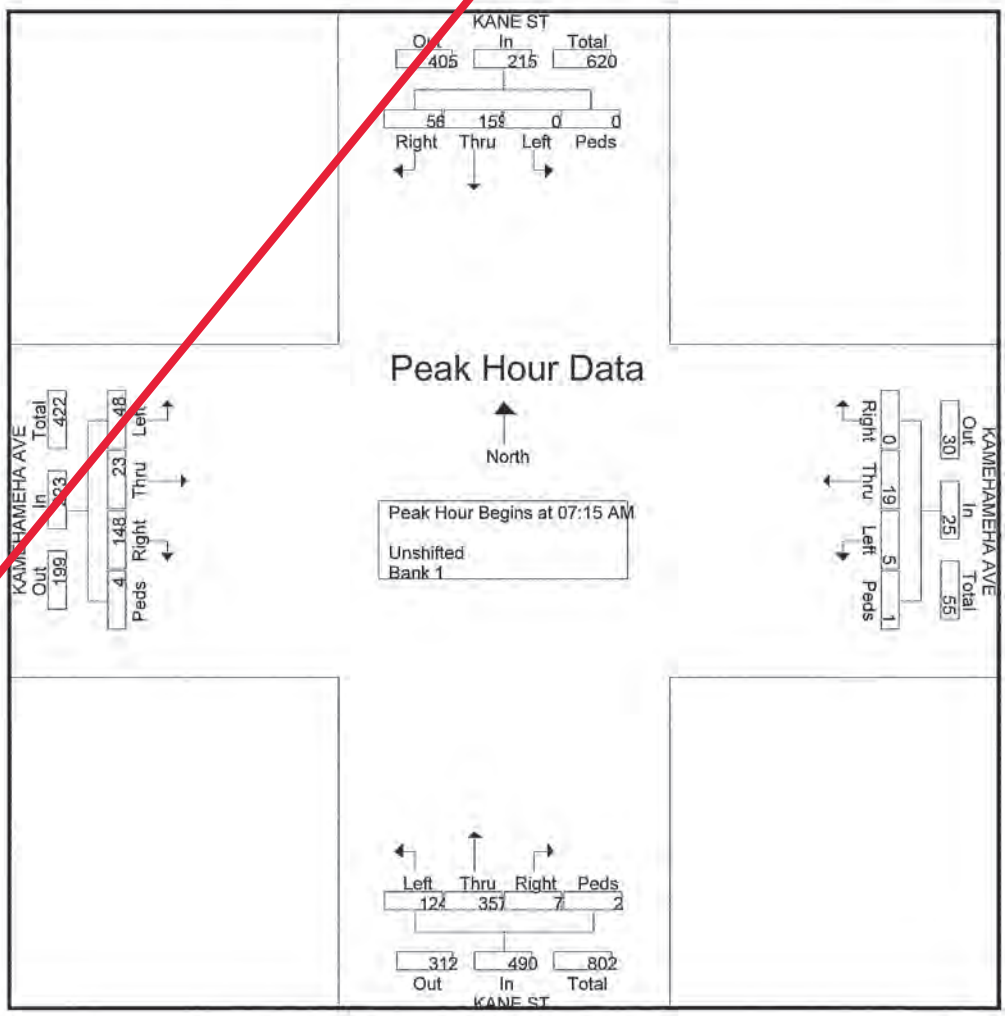
Revised for Fehr & Peers analysis

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File Name : AM_Kane St - Kamehameha Ave
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	KANE ST Southbound					KAMEHAMEHA AVE Westbound					KANE ST Northbound					KAMEHAMEHA AVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	34	10	0	44	0	5	0	0	5	**34**	75	**5**	**1**	113	12	3	**42**	**2**	59	221
07:30 AM	0	40	11	0	51	**2**	4	0	**1**	**7**	34	97	2	0	133	7	5	38	0	50	241
07:45 AM	0	41	12	0	53	2	4	0	0	6	29	**112**	2	1	**144**	**18**	**9**	34	2	**63**	**266**
08:00 AM	0	**44**	**23**	0	**67**	1	**6**	0	0	7	27	73	0	0	100	11	6	34	0	51	225
Total Volume	0	159	56	0	215	5	19	0	1	25	124	357	7	2	490	48	23	148	4	223	953
% App. Total	0	74	26	0		20	76	0	4		25.3	72.9	1.4	0.4		21.5	10.3	66.4	1.8		
PHF	.000	.903	.609	.000	.802	.625	.792	.000	.250	.896	.912	.797	.583	.500	.851	.667	.639	.881	.500	.885	.896



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File Name : AM_Kane St - Kamehameha Ave
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Groups Printed- Unshifted - Bank 1

	Kamehameha Ave Southbound				Kane St Westbound				Kamehameha Ave Northbound				Kane St Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
06:45 AM	0	40	5	0	1	4	1	0	23	46	0	0	2	2	38	0	162
Total	0	40	5	0	1	4	1	0	23	46	0	0	2	2	38	0	162
07:00 AM	1	25	7	0	0	8	0	0	23	51	1	2	4	4	33	0	159
07:15 AM	0	34	10	0	0	5	0	0	34	75	3	1	12	3	42	2	221
07:30 AM	0	40	11	0	2	4	0	1	34	97	2	0	7	5	38	0	241
07:45 AM	0	41	12	0	2	4	0	0	29	112	2	1	18	9	34	2	266
Total	1	140	40	0	4	21	0	1	120	335	8	4	41	21	147	4	887
08:00 AM	0	44	23	0	1	6	0	0	27	73	0	0	11	6	34	0	225
08:15 AM	0	39	19	0	0	2	0	0	25	51	1	0	7	6	27	1	178
08:30 AM	0	44	19	1	0	3	0	0	29	65	1	0	12	3	26	0	203
Grand Total	1	307	106	1	6	36	1	1	224	570	10	4	73	38	272	5	1655
Apprch %	0.2	74	25.5	0.2	13.6	81.8	2.3	2.3	27.7	70.5	1.2	0.5	18.8	9.8	70.1	1.3	
Total %	0.1	18.5	6.4	0.1	0.4	2.2	0.1	0.1	13.5	34.4	0.6	0.2	4.4	2.3	16.4	0.3	
Unshifted	1	307	106	1	6	36	1	1	224	570	10	4	73	38	272	5	1655
% Unshifted	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

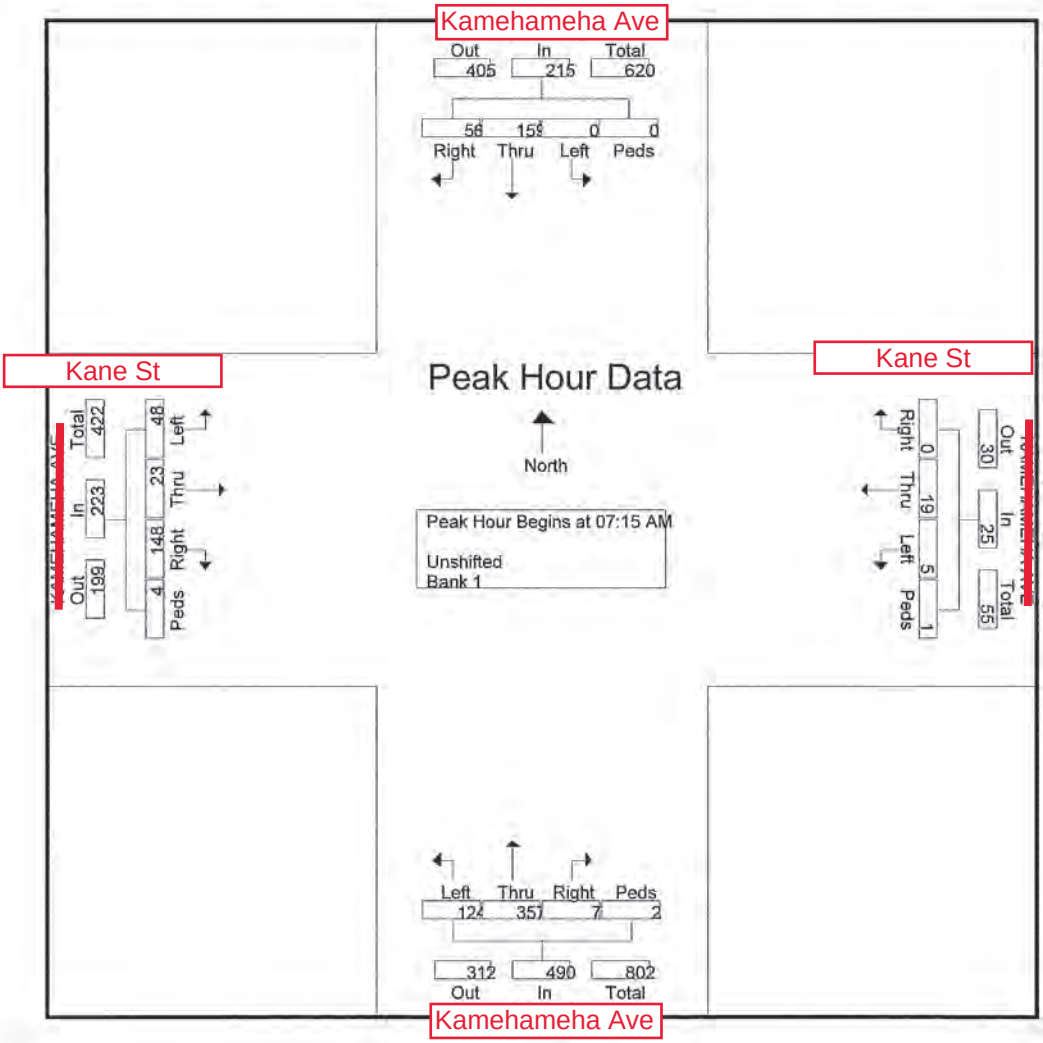
Fehr & Peers revisions: streets appear to be incorrectly labeled, assumed correct roadway orientation matches PM count (Kane EB/WB and Kamehameha NB/SB)

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File Name : AM_Kane St - Kamehameha Ave
Site Code : 00000000
Start Date : 3/8/2017
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	Kamehameha Ave Southbound					Kane St Westbound					Kamehameha Ave Northbound					Kane St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	34	10	0	44	0	5	0	0	5	**34**	75	**3**	**1**	113	12	3	**42**	**2**	59	221
07:30 AM	0	40	11	0	51	**2**	4	0	**1**	**7**	34	97	2	0	133	7	5	38	0	50	241
07:45 AM	0	41	12	0	53	2	4	0	0	6	29	**112**	2	1	**144**	**18**	**9**	34	2	**63**	**266**
08:00 AM	0	**44**	**23**	0	**67**	1	**6**	0	0	7	27	73	0	0	100	11	6	34	0	51	225
Total Volume	0	159	56	0	215	5	19	0	1	25	124	357	7	2	490	48	23	148	4	223	953
% App. Total	0	74	26	0		20	76	0	4		25.3	72.9	1.4	0.4		21.5	10.3	66.4	1.8		
PHF	.000	.903	.609	.000	.802	.625	.792	.000	.250	.893	.912	.797	.583	.500	.851	.667	.639	.881	.500	.885	.896



Fehr & Peers revisions: streets appear to be incorrectly labeled, assumed correct roadway orientation matches PM count (Kane EB/WB and Kamehameha NB/SB)

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File Name : PM_Kahului Beach Road_Kane St - Kaahumanu Ave
Site Code : 00000000
Start Date : 3/8/2017
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Groups Printed- Unshifted

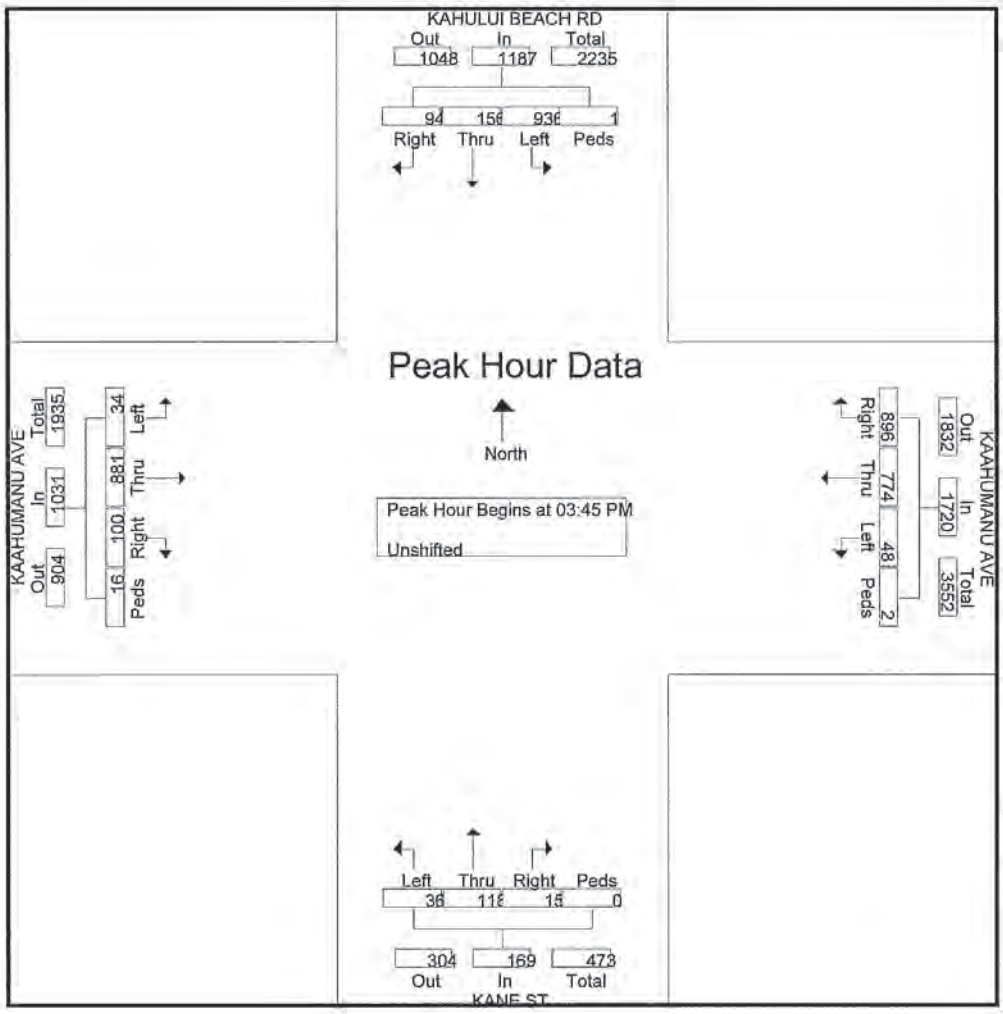
	KAAHUMANU AVE Eastbound				KAAHUMANU AVE Westbound				KANE ST Northbound				KAHULUI BEACH RD Southbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
03:15 PM	9	210	29	1	14	202	191	0	16	24	3	0	190	38	30	0	957
03:30 PM	14	202	25	4	13	209	221	0	7	31	6	0	217	48	18	0	1015
03:45 PM	9	220	28	4	12	190	180	0	9	29	3	0	221	25	29	0	959
Total	32	632	82	9	39	601	592	0	32	84	12	0	628	111	77	0	2931
04:00 PM	6	242	20	1	11	219	242	0	10	24	5	0	231	45	22	0	1078
04:15 PM	10	223	30	3	10	173	229	1	4	31	5	0	239	51	22	0	1031
04:30 PM	9	196	22	8	15	192	245	1	13	34	2	0	245	35	21	1	1039
04:45 PM	7	239	30	0	14	244	288	0	9	33	12	0	251	38	24	0	1189
Total	32	900	102	12	50	828	1004	2	36	122	24	0	966	169	89	1	4337
05:00 PM	6	177	29	0	15	222	279	0	6	35	10	0	228	42	22	0	1071
Grand Total	70	1709	213	21	104	1651	1875	2	74	241	46	0	1822	322	188	1	8339
Apprch %	3.5	84.9	10.6	1	2.9	45.5	51.6	0.1	20.5	66.8	12.7	0	78.1	13.8	8.1	0	
Total %	0.8	20.5	2.6	0.3	1.2	19.8	22.5	0	0.9	2.9	0.6	0	21.8	3.9	2.3	0	

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	KAAHUMANU AVE Eastbound					KAAHUMANU AVE Westbound					KANE ST Northbound					KAHULUI BEACH RD Southbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:45 PM to 04:30 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:45 PM																					
03:45 PM	9	220	28	4	261	12	190	180	0	382	9	29	3	0	41	221	25	**29**	0	275	959
04:00 PM	6	**242**	20	1	**269**	11	**219**	242	0	**472**	10	24	**5**	0	39	231	45	22	0	298	**1078**
04:15 PM	**10**	223	**30**	3	266	10	173	229	**1**	413	4	31	5	0	40	239	**51**	22	0	**312**	1031
04:30 PM	9	196	22	**8**	235	**15**	192	**245**	1	453	**13**	**34**	2	0	**49**	**245**	35	21	**1**	302	1039
Total Volume	34	881	100	16	1031	48	774	896	2	1720	36	118	15	0	169	936	156	94	1	1187	4107
% App. Total	3.3	85.5	9.7	1.6		2.8	45	52.1	0.1		21.3	69.8	8.9	0		78.9	13.1	7.9	0.1		
PHF	.850	.910	.833	.500	.958	.800	.884	.914	.500	.911	.692	.868	.750	.000	.862	.955	.765	.810	.250	.951	.952



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Start Date : 3/8/2017
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Groups Printed- Unshifted - Bank 1

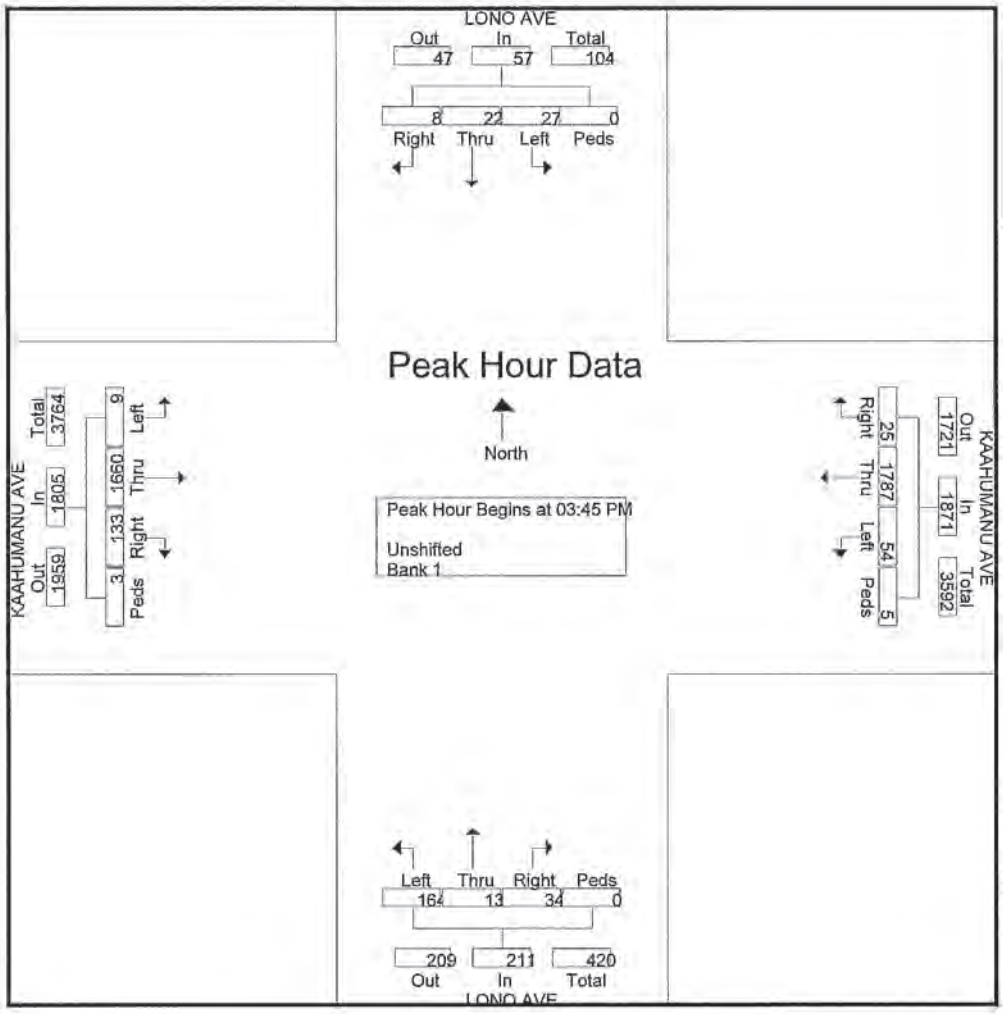
	LONO AVE Southbound				KAAHUMANU AVE Westbound				LONO AVE Northbound				KAAHUMANU AVE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
03:15 PM	2	1	1	0	16	377	2	0	53	0	8	0	0	385	21	1	867
03:30 PM	4	3	0	0	12	453	3	1	46	2	19	0	2	409	29	2	985
03:45 PM	5	2	1	0	12	419	5	2	47	3	6	0	0	436	27	0	965
Total	11	6	2	0	40	1249	10	3	146	5	33	0	2	1230	77	3	2817
04:00 PM	6	5	0	0	17	477	3	0	44	1	7	0	2	385	56	2	1005
04:15 PM	8	5	3	0	15	427	9	3	32	7	16	0	2	433	23	1	984
04:30 PM	8	10	4	0	10	464	8	0	41	2	5	0	5	406	27	0	990
04:45 PM	4	1	3	0	17	452	9	0	37	1	8	0	4	430	17	2	985
Total	26	21	10	0	59	1820	29	3	154	11	36	0	13	1654	123	5	3964
05:00 PM	3	2	0	0	6	409	3	3	61	5	7	0	0	368	22	0	889
Grand Total	40	29	12	0	105	3478	42	9	361	21	76	0	15	3252	222	8	7670
Apprch %	49.4	35.8	14.8	0	2.9	95.7	1.2	0.2	78.8	4.6	16.6	0	0.4	93	6.3	0.2	
Total %	0.5	0.4	0.2	0	1.4	45.3	0.5	0.1	4.7	0.3	1	0	0.2	42.4	2.9	0.1	
Unshifted	40	29	12	0	105	3478	42	9	361	21	76	0	15	3252	222	8	7670
% Unshifted	100	100	100	0	100	100	100	100	100	100	100	0	100	100	100	100	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Austin Tsutsumi & Associates

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Phone: (808) 533-3646 Fax: (808) 526-1267

File Name : PM_Lono Ave - Kaahumanu Ave
Site Code : 00000000
Start Date : 3/8/2017
Page No : 2

	LONO AVE Southbound					KAAHUMANU AVE Westbound					LONO AVE Northbound					KAAHUMANU AVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:45 PM to 04:30 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:45 PM																					
03:45 PM	5	2	1	0	8	12	419	5	2	438	**47**	3	6	0	**56**	0	**436**	27	0	**463**	965
04:00 PM	6	5	0	0	11	**17**	**477**	3	0	**497**	44	1	7	0	52	2	385	**56**	**2**	445	**1005**
04:15 PM	**8**	5	3	0	16	15	427	**9**	**3**	454	32	**7**	**16**	0	55	2	433	23	1	459	984
04:30 PM	8	**10**	**4**	0	**22**	10	464	8	0	482	41	2	5	0	48	**5**	406	27	0	438	990
Total Volume	27	22	8	0	57	54	1787	25	5	1871	164	13	34	0	211	9	1660	133	3	1805	3944
% App. Total	47.4	38.6	14	0		2.9	95.5	1.3	0.3		77.7	6.2	16.1	0		0.5	92	7.4	0.2		
PHF	.844	.550	.500	.000	.648	.794	.937	.694	.417	.941	.872	.464	.531	.000	.942	.450	.952	.594	.375	.975	.981



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File Name : PM_Lono Ave - Vevau St
Site Code : 00000000
Start Date : 3/8/2017
Page No : 1

Groups Printed- Unshifted - Bank 1

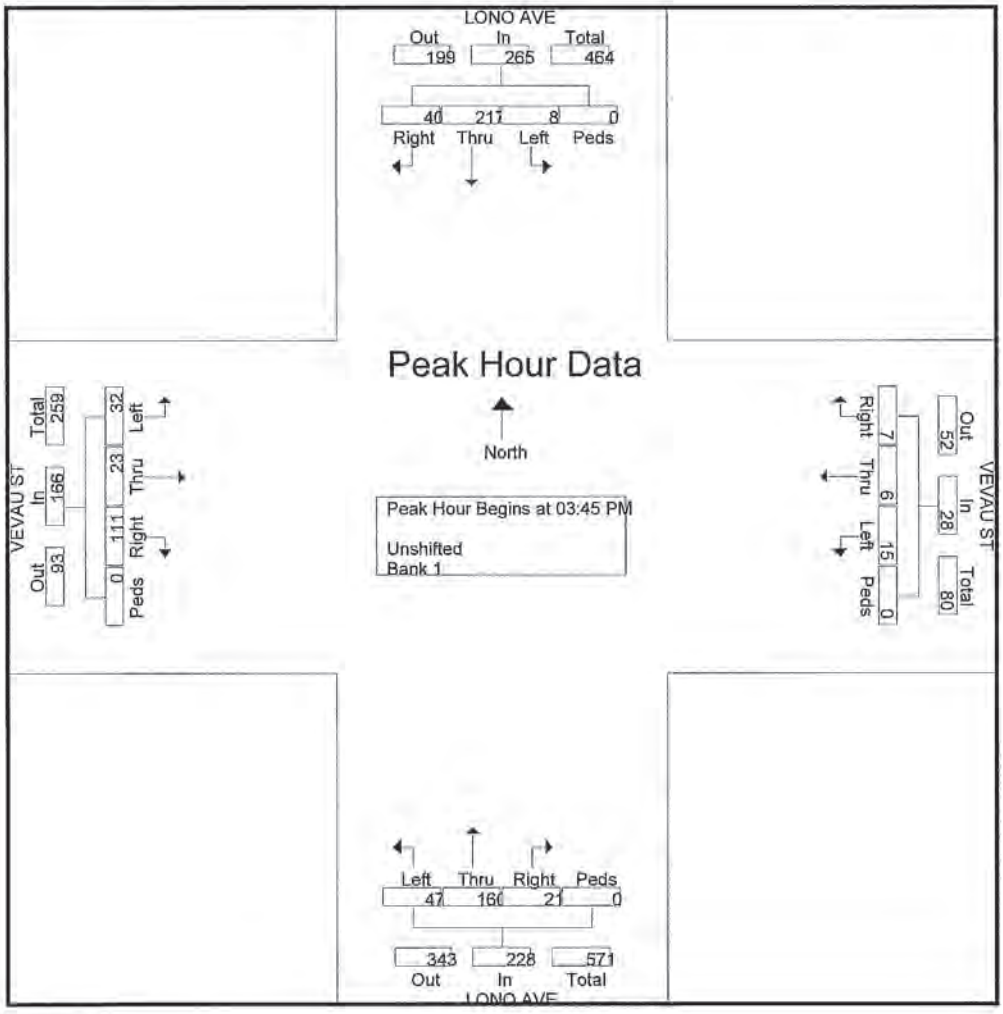
	LONO AVE Southbound				VEVAU ST Westbound				LONO AVE Northbound				VEVAU ST Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
03:15 PM	2	42	7	0	9	1	4	0	8	48	1	0	9	1	36	0	168
03:30 PM	0	56	11	0	4	5	2	0	7	60	4	0	9	0	34	0	192
03:45 PM	3	56	12	0	1	2	0	0	13	46	7	0	8	7	31	0	186
Total	5	154	30	0	14	8	6	0	28	154	12	0	26	8	101	0	546
04:00 PM	3	55	5	0	1	1	0	0	13	39	4	0	6	4	26	0	157
04:15 PM	2	51	7	0	7	2	5	0	14	42	5	0	11	4	30	0	180
04:30 PM	0	55	16	0	6	1	2	0	7	33	5	0	7	8	24	0	164
04:45 PM	1	41	11	0	2	3	3	0	15	43	3	0	7	3	25	0	157
Total	6	202	39	0	16	7	10	0	49	157	17	0	31	19	105	0	658
05:00 PM	0	49	7	0	8	1	2	0	10	55	10	0	9	3	25	0	179
Grand Total	11	405	76	0	38	16	18	0	87	366	39	0	66	30	231	0	1383
Apprch %	2.2	82.3	15.4	0	52.8	22.2	25	0	17.7	74.4	7.9	0	20.2	9.2	70.6	0	
Total %	0.8	29.3	5.5	0	2.7	1.2	1.3	0	6.3	26.5	2.8	0	4.8	2.2	16.7	0	
Unshifted	11	405	76	0	38	16	18	0	87	366	39	0	66	30	231	0	1383
% Unshifted	100	100	100	0	100	100	100	0	100	100	100	0	100	100	100	0	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Austin Tsutsumi & Associates

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File Name : PM_Lono Ave - Vevau St
Site Code : 00000000
Start Date : 3/8/2017
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	LONO AVE Southbound					VEVAU ST Westbound					LONO AVE Northbound					VEVAU ST Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:45 PM to 04:30 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:45 PM																					
03:45 PM	**3**	**56**	12	0	**71**	1	**2**	0	0	3	13	**46**	**7**	0	**66**	8	7	**31**	0	**46**	**186**
04:00 PM	3	55	5	0	63	1	1	0	0	2	13	39	4	0	56	6	4	26	0	36	157
04:15 PM	2	51	7	0	60	**7**	2	**5**	0	**14**	**14**	42	5	0	61	**11**	4	30	0	45	180
04:30 PM	0	55	**16**	0	71	6	1	2	0	9	7	33	5	0	45	7	**8**	24	0	39	164
Total Volume	8	217	40	0	265	15	6	7	0	28	47	160	21	0	228	32	23	111	0	166	687
% App. Total	3	81.9	15.1	0		53.6	21.4	25	0		20.6	70.2	9.2	0		19.3	13.9	66.9	0		
PHF	.667	.969	.625	.000	.933	.536	.750	.350	.000	.500	.839	.870	.750	.000	.864	.727	.719	.895	.000	.902	.923



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File Name : PM_Lono Ave - Kamehameha Ave
Site Code : 00000000
Start Date : 3/8/2017
Page No : 1

Groups Printed- Unshifted - Bank 1

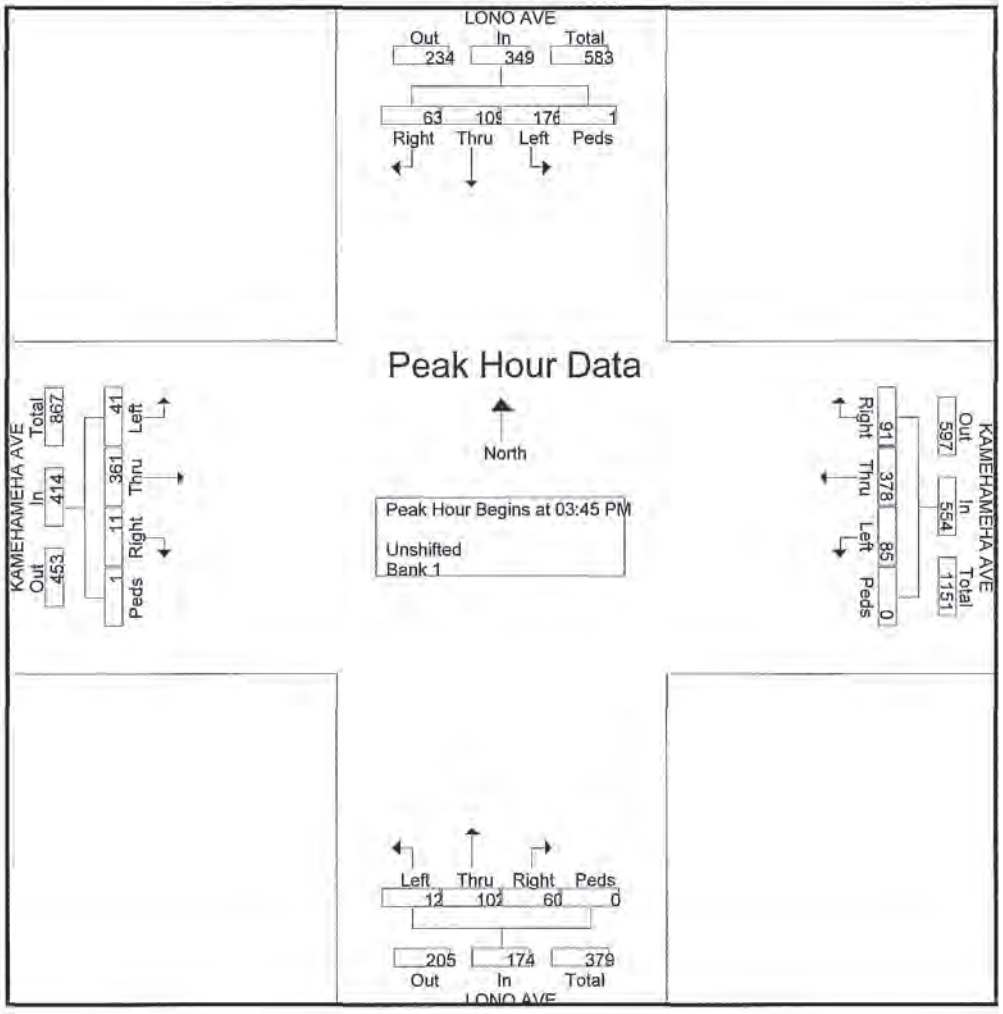
	LONO AVE Southbound				KAMEHAMEHA AVE Westbound				LONO AVE Northbound				KAMEHAMEHA AVE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
03:15 PM	43	26	16	0	11	69	24	1	1	28	23	0	12	73	5	0	332
03:30 PM	59	25	16	1	18	82	21	0	4	32	18	0	12	99	4	0	391
03:45 PM	50	29	16	0	13	81	25	0	1	30	18	0	13	109	4	0	389
Total	152	80	48	1	42	232	70	1	6	90	59	0	37	281	13	0	1112
04:00 PM	42	25	13	1	25	76	24	0	6	24	19	0	11	85	2	0	353
04:15 PM	48	24	15	0	21	98	26	0	5	27	9	0	9	87	3	0	372
04:30 PM	36	31	19	0	26	123	16	0	0	21	14	0	8	80	2	1	377
04:45 PM	37	28	11	1	17	91	18	0	11	30	21	0	6	80	3	0	354
Total	163	108	58	2	89	388	84	0	22	102	63	0	34	332	10	1	1456
05:00 PM	36	28	17	0	19	110	27	0	5	33	12	0	10	79	3	0	379
Grand Total	351	216	123	3	150	730	181	1	33	225	134	0	81	692	26	1	2947
Apprch %	50.6	31.2	17.7	0.4	14.1	68.7	17	0.1	8.4	57.4	34.2	0	10.1	86.5	3.2	0.1	
Total %	11.9	7.3	4.2	0.1	5.1	24.8	6.1	0	1.1	7.6	4.5	0	2.7	23.5	0.9	0	
Unshifted	351	216	123	3	150	730	181	1	33	225	134	0	81	692	26	1	2947
% Unshifted	100	100	100	100	100	100	100	100	100	100	100	0	100	100	100	100	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Austin Tsutsumi & Associates

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File Name : PM_Lono Ave - Kamehameha Ave
Site Code : 00000000
Start Date : 3/8/2017
Page No : 2

	LONO AVE Southbound					KAMEHAMEHA AVE Westbound					LONO AVE Northbound					KAMEHAMEHA AVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:45 PM to 04:30 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:45 PM																					
03:45 PM	**50**	29	16	0	**95**	13	81	25	0	119	1	**30**	18	0	**49**	**13**	**109**	**4**	0	**126**	**389**
04:00 PM	42	25	13	**1**	81	25	76	24	0	125	**6**	24	**19**	0	49	11	85	2	0	98	353
04:15 PM	48	24	15	0	87	21	98	**26**	0	145	5	27	9	0	41	9	87	3	0	99	372
04:30 PM	36	**31**	**19**	0	86	**26**	**123**	16	0	**165**	0	21	14	0	35	8	80	2	**1**	91	377
Total Volume	176	109	63	1	349	85	378	91	0	554	12	102	60	0	174	41	361	11	1	414	1491
% App. Total	50.4	31.2	18.1	0.3		15.3	68.2	16.4	0		6.9	58.6	34.5	0		9.9	87.2	2.7	0.2		
PHF	.880	.879	.829	.250	.918	.817	.768	.875	.000	.839	.500	.850	.789	.000	.888	.788	.828	.688	.250	.821	.958



Austin Tsutsumi & Associates

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File Name : PM_Kane St - Kamehameha Ave
Site Code : 00000000
Start Date : 3/8/2017
Page No : 1

Groups Printed- Unshifted - Bank 1

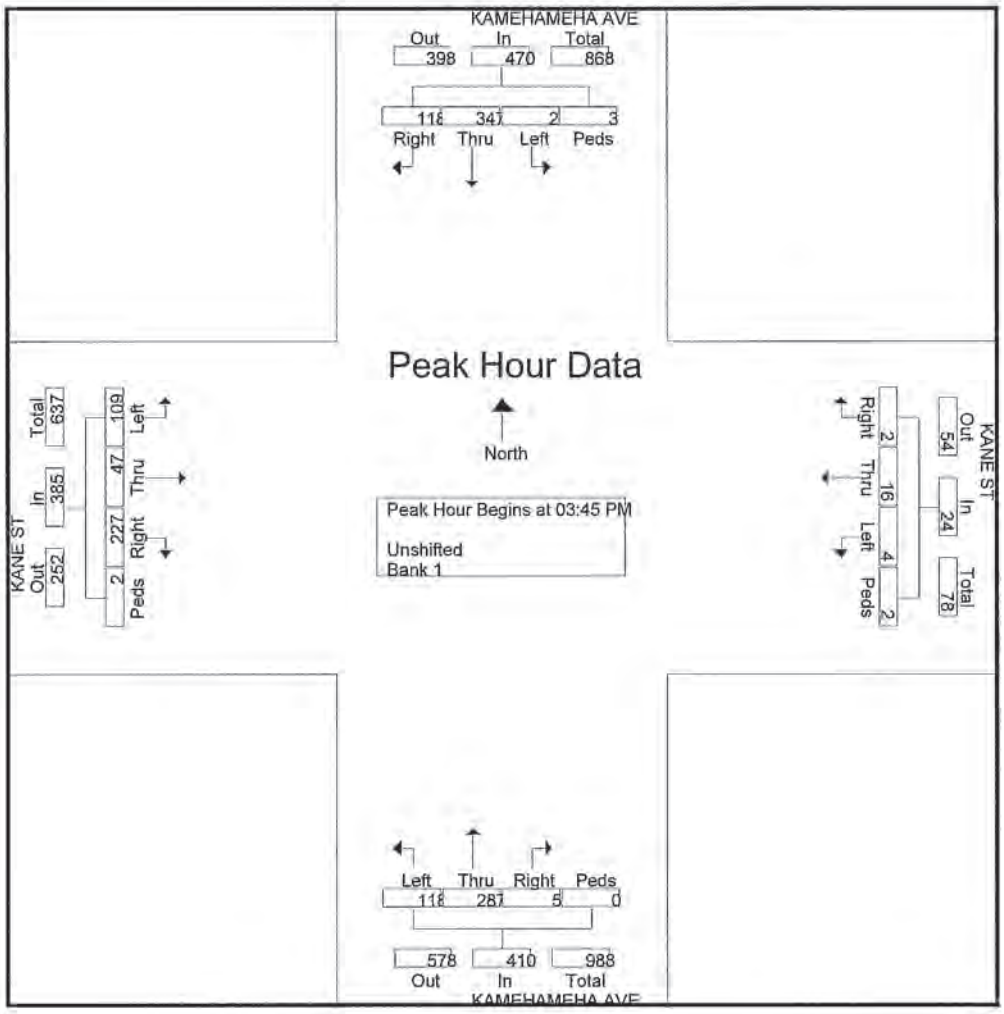
	KAMEHAMEHA AVE Southbound				KANE ST Westbound				KAMEHAMEHA AVE Northbound				KANE ST Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
03:15 PM	0	67	18	0	1	2	0	0	29	60	0	1	33	5	54	0	270
03:30 PM	2	67	26	0	2	3	0	0	39	94	1	0	29	10	62	0	335
03:45 PM	1	70	37	0	1	5	1	0	22	93	2	0	27	6	58	0	323
Total	3	204	81	0	4	10	1	0	90	247	3	1	89	21	174	0	928
04:00 PM	0	70	24	3	0	4	0	0	34	75	2	0	25	12	56	0	305
04:15 PM	1	100	24	0	2	5	1	2	30	68	1	0	30	13	60	2	339
04:30 PM	0	107	33	0	1	2	0	0	32	51	0	0	27	16	53	0	322
04:45 PM	1	80	22	0	1	5	1	0	31	67	2	1	34	4	49	0	298
Total	2	357	103	3	4	16	2	2	127	261	5	1	116	45	218	2	1264
05:00 PM	0	86	32	0	0	4	0	0	20	50	0	0	31	3	56	0	282
Grand Total	5	647	216	3	8	30	3	2	237	558	8	2	236	69	448	2	2474
Apprch %	0.6	74.3	24.8	0.3	18.6	69.8	7	4.7	29.4	69.3	1	0.2	31.3	9.1	59.3	0.3	
Total %	0.2	26.2	8.7	0.1	0.3	1.2	0.1	0.1	9.6	22.6	0.3	0.1	9.5	2.8	18.1	0.1	
Unshifted	5	647	216	3	8	30	3	2	237	558	8	2	236	69	448	2	2474
% Unshifted	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Austin Tsutsumi & Associates

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File Name : PM_Kane St - Kamehameha Ave
Site Code : 00000000
Start Date : 3/8/2017
Page No : 2

	KAMEHAMEHA AVE Southbound					KANE ST Westbound					KAMEHAMEHA AVE Northbound					KANE ST Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:45 PM to 04:30 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:45 PM																					
03:45 PM	**1**	70	**37**	0	108	1	**5**	**1**	0	7	22	**93**	**2**	0	**117**	27	6	58	0	91	323
04:00 PM	0	70	24	**3**	97	0	4	0	0	4	**34**	75	2	0	111	25	12	56	0	93	305
04:15 PM	1	100	24	0	125	**2**	5	1	**2**	**10**	30	68	1	0	99	**30**	13	**60**	**2**	**105**	**339**
04:30 PM	0	**107**	33	0	**140**	1	2	0	0	3	32	51	0	0	83	27	**16**	53	0	96	322
Total Volume	2	347	118	3	470	4	16	2	2	24	118	287	5	0	410	109	47	227	2	385	1289
% App. Total	0.4	73.8	25.1	0.6		16.7	66.7	8.3	8.3		28.8	70	1.2	0		28.3	12.2	59	0.5		
PHF	.500	.811	.797	.250	.839	.500	.800	.500	.250	.600	.868	.772	.625	.000	.876	.908	.734	.946	.250	.917	.951



Excerpt from Transit Hub Relocation at Kahului, Maui, Hawaii Draft EA Appendix E: Traffic Impact Analysis Report (prepared by Austin, Tsutsumi & Associates, Inc.)

FEHR PEERS

Austin Tsutsumi & Associates

501 Sumner Street, Suite 521
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File Name : Kane St - Vevau St
Site Code : 18-550 Maui Bus Hub
Start Date : 10/16/2018
Page No : 1

Groups Printed- Motorcycles - Cars & Light Goods - Buses - Unit Trucks - Articulated Trucks - Bicycles on Road - Bicycles on Crosswalk - Pedestrians

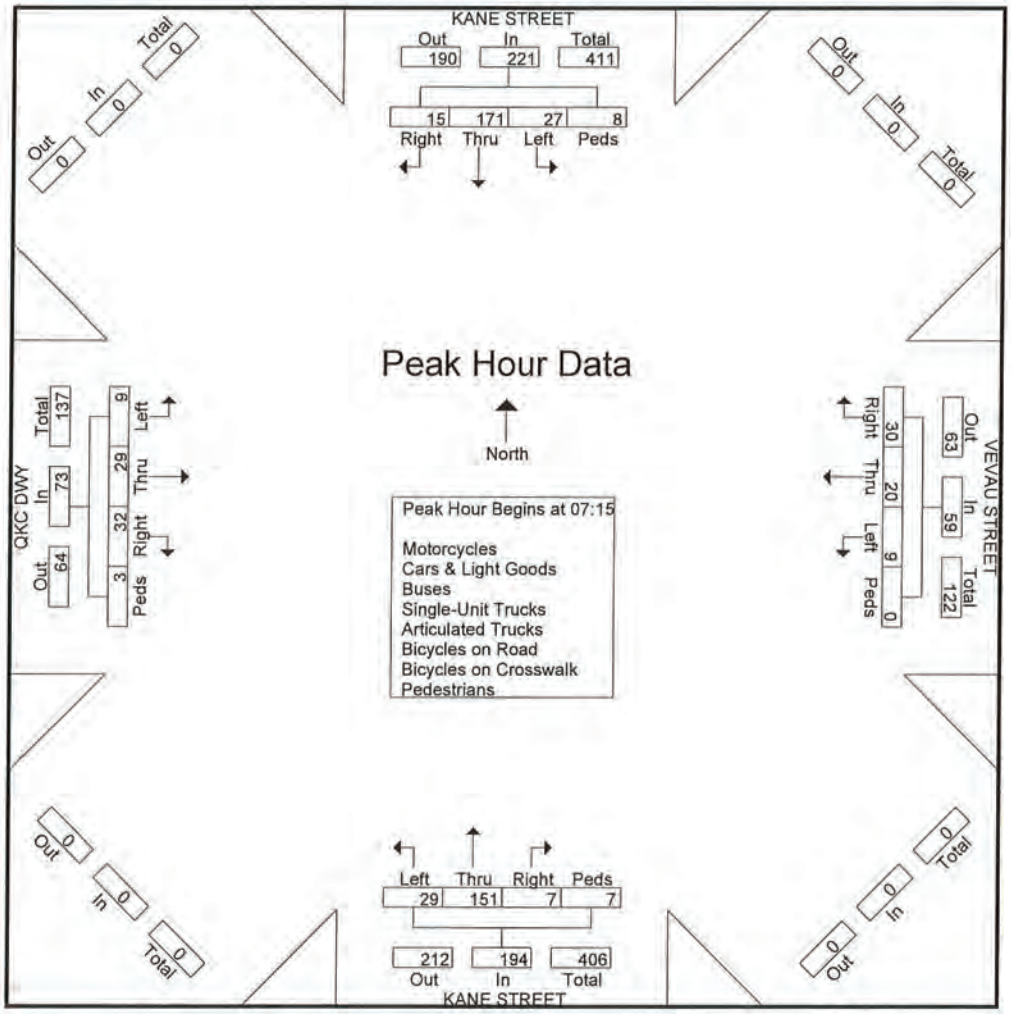
	KANE STREET SOUTHBOUND				VEVAU STREET WESTBOUND				KANE STREET NORTHBOUND				QKC DWY EASTBOUND				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
06:45	5	57	1	0	4	5	9	0	8	25	5	5	1	5	5	0	135
Total	5	57	1	0	4	5	9	0	8	25	5	5	1	5	5	0	135
07:00	6	46	7	1	3	2	7	0	5	19	2	0	5	7	4	1	115
07:15	12	37	3	1	1	3	4	0	5	32	1	1	2	6	10	1	119
07:30	8	51	6	4	4	6	12	0	8	38	3	3	0	5	9	1	158
07:45	3	47	2	3	0	6	7	0	9	43	3	3	3	12	8	1	150
Total	29	181	18	9	8	17	30	0	27	132	9	7	10	30	31	4	542
08:00	4	36	4	0	4	5	7	0	7	38	0	0	4	6	5	0	120
08:15	6	32	5	0	3	4	6	0	7	15	0	0	3	5	4	0	90
08:30	4	35	9	0	1	5	3	0	16	25	1	3	3	9	12	2	128
Grand Total	48	341	37	9	20	36	55	0	65	235	15	15	21	55	57	6	1015
Apprch %	11	78.4	8.5	2.1	18	32.4	49.5	0	19.7	71.2	4.5	4.5	15.1	39.6	41	4.3	
Total %	4.7	33.6	3.6	0.9	2	3.5	5.4	0	6.4	23.2	1.5	1.5	2.1	5.4	5.6	0.6	
Motorcycles	1	0	0	0	0	1	0	0	0	3	0	0	0	3	1	0	9
% Motorcycles	2.1	0	0	0	0	2.8	0	0	0	1.3	0	0	0	5.5	1.8	0	0.9
Cars & Light Goods	46	325	37	0	20	35	53	0	65	218	15	0	21	50	54	0	939
% Cars & Light Goods	95.8	95.3	100	0	100	97.2	96.4	0	100	92.8	100	0	100	90.9	94.7	0	92.5
Buses	0	3	0	0	0	0	1	0	0	2	0	0	0	0	1	0	7
% Buses	0	0.9	0	0	0	0	1.8	0	0	0.9	0	0	0	0	1.8	0	0.7
Single-Unit Trucks	1	12	0	0	0	0	1	0	0	9	0	0	0	1	1	0	25
% Single-Unit Trucks	2.1	3.5	0	0	0	0	1.8	0	0	3.8	0	0	0	1.8	1.8	0	2.5
Articulated Trucks	0	1	0	0	0	0	0	0	0	3	0	0	0	0	0	0	4
% Articulated Trucks	0	0.3	0	0	0	0	0	0	0	1.3	0	0	0	0	0	0	0.4
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
% Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	1.8	0	0	0.1
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	13.3	0	0	0	0	0.2
Pedestrians	0	0	0	9	0	0	0	0	0	0	0	13	0	0	0	6	28
% Pedestrians	0	0	0	100	0	0	0	0	0	0	0	86.7	0	0	0	100	2.8

Austin Tsutsumi & Associates

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File Name : Kane St - Vevau St
Site Code : 18-550 Maui Bus Hub
Start Date : 10/16/2018
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	KANE STREET SOUTHBOUND					VEVAU STREET WESTBOUND					KANE STREET NORTHBOUND					QKC DWY EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:45 to 08:30 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	**12**	37	3	1	53	1	3	4	0	8	5	32	1	1	39	2	6	**10**	**1**	19	119
07:30	8	**51**	**6**	**4**	**69**	**4**	**6**	**12**	0	**22**	8	38	**3**	**3**	52	0	5	9	1	15	**158**
07:45	3	47	2	3	55	0	6	7	0	13	**9**	**43**	3	3	**58**	3	**12**	8	1	**24**	150
08:00	4	36	4	0	44	4	5	7	0	16	7	38	0	0	45	**4**	6	5	0	15	120
Total Volume	27	171	15	8	221	9	20	30	0	59	29	151	7	7	194	9	29	32	3	73	547
% App. Total	12.2	77.4	6.8	3.6		15.3	33.9	50.8	0		14.9	77.8	3.6	3.6		12.3	39.7	43.8	4.1		
PHF	.563	.838	.625	.500	.801	.563	.833	.625	.000	.670	.806	.878	.583	.583	.836	.563	.604	.800	.750	.760	.866



Austin Tsutsumi & Associates

501 Sumner Street, Suite 521
Honolulu, HI 96817-5031
Phone: 533-3646 Fax: 526-1267

File Name : Kane St - Vevau St
Site Code : 18-550 Maui Bus Hub
Start Date : 10/16/2018
Page No : 1

Groups Printed- Motorcycles - Cars & Light Goods - Buses - Unit Trucks - Articulated Trucks - Bicycles on Road - Bicycles on Crosswalk - Pedestrians

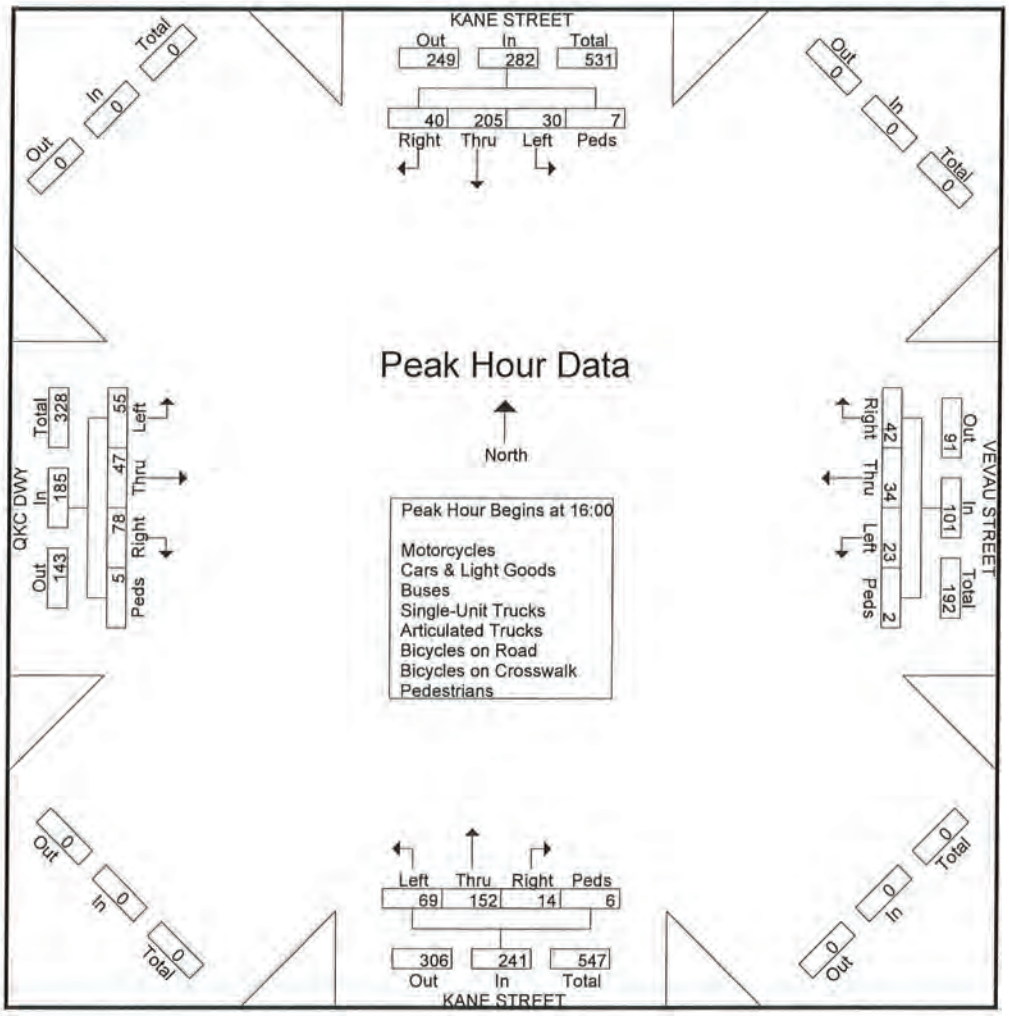
	KANE STREET SOUTHBOUND				VEVAU STREET WESTBOUND				KANE STREET NORTHBOUND				QKC DWY EASTBOUND				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
15:15	15	42	16	1	3	3	9	0	23	25	3	4	16	12	16	0	188
15:30	10	45	12	4	3	8	9	0	11	35	3	2	15	11	25	1	194
15:45	7	47	14	3	3	10	4	1	16	30	1	3	12	8	18	1	178
Total	32	134	42	8	9	21	22	1	50	90	7	9	43	31	59	2	560
16:00	5	45	10	2	3	7	11	0	14	38	3	0	12	11	16	3	180
16:15	7	53	12	3	4	11	10	0	21	41	3	2	15	10	24	0	216
16:30	10	55	7	2	10	8	11	0	20	38	4	3	12	14	23	2	219
16:45	8	52	11	0	6	8	10	2	14	35	4	1	16	12	15	0	194
Total	30	205	40	7	23	34	42	2	69	152	14	6	55	47	78	5	809
17:00	6	58	11	2	7	7	10	0	10	30	5	4	12	13	18	0	193
Grand Total	68	397	93	17	39	62	74	3	129	272	26	19	110	91	155	7	1562
Apprch %	11.8	69	16.2	3	21.9	34.8	41.6	1.7	28.9	61	5.8	4.3	30.3	25.1	42.7	1.9	
Total %	4.4	25.4	6	1.1	2.5	4	4.7	0.2	8.3	17.4	1.7	1.2	7	5.8	9.9	0.4	
Motorcycles	0	1	0	0	0	2	0	0	0	0	0	0	0	1	0	0	4
% Motorcycles	0	0.3	0	0	0	3.2	0	0	0	0	0	0	0	1.1	0	0	0.3
Cars & Light Goods	67	389	92	0	39	58	72	0	126	265	26	0	109	88	154	0	1485
% Cars & Light Goods	98.5	98	98.9	0	100	93.5	97.3	0	97.7	97.4	100	0	99.1	96.7	99.4	0	95.1
Buses	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0	4
% Buses	0	0.5	0	0	0	0	0	0	0	0.7	0	0	0	0	0	0	0.3
Single-Unit Trucks	1	3	1	0	0	0	1	0	1	4	0	0	1	1	1	0	14
% Single-Unit Trucks	1.5	0.8	1.1	0	0	0	1.4	0	0.8	1.5	0	0	0.9	1.1	0.6	0	0.9
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Articulated Trucks	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1
Bicycles on Road	0	1	0	0	0	2	1	0	2	1	0	0	0	1	0	0	8
% Bicycles on Road	0	0.3	0	0	0	3.2	1.4	0	1.6	0.4	0	0	0	1.1	0	0	0.5
Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
% Bicycles on Crosswalk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28.6	0.1
Pedestrians	0	0	0	17	0	0	0	3	0	0	0	19	0	0	0	5	44
% Pedestrians	0	0	0	100	0	0	0	100	0	0	0	100	0	0	0	71.4	2.8

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File Name : Kane St - Vevau St
Site Code : 18-550 Maui Bus Hub
Start Date : 10/16/2018
Page No : 2

	KANE STREET SOUTHBOUND					VEVAU STREET WESTBOUND					KANE STREET NORTHBOUND					QKC DWY EASTBOUND					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 16:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:00																					
16:00	5	45	10	2	62	3	7	**11**	0	21	14	38	3	0	55	12	11	16	**3**	42	180
16:15	7	53	**12**	**3**	**75**	4	**11**	10	0	25	**21**	**41**	3	2	**67**	15	10	**24**	0	49	216
16:30	**10**	**55**	7	2	74	**10**	8	11	0	**29**	20	38	**4**	**3**	65	12	**14**	23	2	**51**	**219**
16:45	8	52	11	0	71	6	8	10	**2**	26	14	35	4	1	54	**16**	12	15	0	43	194
Total Volume	30	205	40	7	282	23	34	42	2	101	69	152	14	6	241	55	47	78	5	185	809
% App. Total	10.6	72.7	14.2	2.5		22.8	33.7	41.6	2		28.6	63.1	5.8	2.5		29.7	25.4	42.2	2.7		
PHF	.750	.932	.833	.583	.940	.575	.773	.955	.250	.871	.821	.927	.875	.500	.899	.859	.839	.813	.417	.907	.924



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Count Name: 18-550 Kane St-Vevau St 101618
6am-6pm
Site Code: 18-550 Maui Bus Hub
Start Date: 10/16/2018

Turning Movement Data

Start Time	KANE STREET Southbound						VEVAU STREET Westbound						KANE STREET Northbound						QKC DWY Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
6:00 AM	4	23	5	0	0	32	0	1	0	0	0	1	2	6	2	0	0	12	1	2	0	0	0	3	48
6:15 AM	2	23	8	0	0	33	1	4	3	0	0	8	5	12	2	0	0	19	3	2	1	0	0	6	66
6:30 AM	0	34	7	0	1	41	4	0	2	0	0	6	4	16	1	0	0	21	5	1	2	0	1	8	76
6:45 AM	1	57	5	0	0	63	9	5	4	0	0	18	5	25	8	0	5	38	5	5	1	0	0	11	130
Hourly Total	7	137	25	0	1	169	14	10	9	0	0	33	16	61	13	0	6	90	14	10	4	0	1	28	320
7:00 AM	7	46	6	0	1	59	7	2	3	0	0	12	2	19	5	0	0	26	4	7	5	0	1	18	113
7:15 AM	3	37	12	0	1	52	4	3	1	0	0	8	1	32	5	0	1	38	10	6	2	0	1	18	116
7:30 AM	8	51	8	0	4	65	12	6	4	0	0	22	3	38	8	0	3	49	9	5	0	0	1	14	150
7:45 AM	2	47	3	0	3	52	7	6	0	0	0	13	3	43	9	0	3	55	8	12	3	0	1	23	143
Hourly Total	18	181	29	0	9	228	30	17	8	0	0	55	9	132	27	0	7	168	31	30	10	0	4	71	522
8:00 AM	4	36	4	0	0	44	7	5	4	1	0	17	0	39	7	0	0	45	5	6	4	0	0	15	121
8:15 AM	5	32	6	0	0	43	6	4	3	0	0	13	0	15	7	0	0	22	4	5	3	0	0	12	90
8:30 AM	9	35	4	0	0	48	3	5	1	0	0	9	1	25	16	0	3	42	12	9	3	0	2	24	123
8:45 AM	6	45	6	0	3	57	8	5	1	0	0	14	1	26	9	0	2	36	5	1	3	0	1	9	116
Hourly Total	24	148	20	0	3	192	24	19	9	1	0	53	2	104	39	0	5	145	26	21	13	0	3	60	450
9:00 AM	12	35	9	0	3	56	6	3	2	0	0	11	3	29	17	0	0	49	18	4	4	0	1	26	142
9:15 AM	8	31	8	0	3	43	5	7	2	0	1	14	5	21	11	0	1	37	13	2	6	0	2	21	115
9:30 AM	6	40	7	0	0	53	5	4	2	0	0	11	5	26	19	0	3	50	9	6	7	0	1	22	136
9:45 AM	22	43	13	0	2	78	7	5	5	0	0	17	0	30	15	0	2	45	19	8	8	0	0	35	175
Hourly Total	48	149	35	0	8	230	23	19	11	0	1	53	13	106	62	0	6	181	59	20	25	0	4	104	568
10:00 AM	25	42	5	0	1	72	3	7	5	0	0	15	6	25	24	0	0	55	13	7	6	0	1	26	168
10:15 AM	20	48	5	0	1	73	6	6	0	0	0	12	1	21	15	0	2	37	18	17	11	0	2	48	168
10:30 AM	16	43	7	0	5	66	3	2	6	0	2	13	6	22	17	0	2	45	14	11	14	0	0	39	163
10:45 AM	17	27	5	0	0	49	4	11	2	0	0	17	4	26	17	0	2	47	17	4	16	0	0	37	150
Hourly Total	78	160	22	0	7	260	16	26	15	0	2	57	17	94	73	0	6	184	62	39	47	0	3	148	649
11:00 AM	20	51	10	0	0	81	5	9	4	0	0	18	5	19	17	0	1	41	15	15	15	0	0	45	185
11:15 AM	11	35	8	0	3	54	5	4	3	0	0	12	2	34	15	0	2	51	18	7	16	0	5	41	158
11:30 AM	14	37	8	0	2	59	5	9	5	0	0	19	5	27	22	0	1	54	12	15	14	0	0	41	173
11:45 AM	16	52	8	0	1	76	10	6	2	0	0	18	3	31	12	0	2	46	11	13	16	0	0	40	180
Hourly Total	61	175	34	0	6	270	25	28	14	0	0	67	15	111	66	0	6	192	56	50	61	0	5	167	696
12:00 PM	16	41	10	0	2	67	5	8	3	0	1	16	2	28	15	0	0	45	13	10	14	0	1	37	165
12:15 PM	10	37	5	0	0	52	11	7	5	0	0	23	2	37	19	0	1	58	17	10	9	0	1	36	169
12:30 PM	7	29	9	0	1	45	5	10	1	0	0	16	6	24	19	0	3	49	17	13	19	0	2	49	159
12:45 PM	14	28	9	0	2	51	9	11	6	0	0	26	3	18	14	0	0	35	23	18	16	0	1	58	170
Hourly Total	47	135	33	0	5	215	30	36	15	0	1	81	13	107	67	0	4	187	70	52	58	0	5	180	663
1:00 PM	8	50	3	0	0	61	7	6	4	0	4	17	2	37	12	0	5	51	25	19	12	0	0	56	185
1:15 PM	15	43	6	0	3	64	13	5	3	0	3	21	3	21	12	0	2	36	15	11	15	0	2	41	162
1:30 PM	4	44	7	0	0	55	6	10	5	0	2	21	4	23	6	0	2	33	15	10	18	0	0	43	152
1:45 PM	17	59	5	0	2	81	5	6	0	0	1	11	4	29	11	0	1	44	18	9	7	0	1	32	188
Hourly Total	44	196	21	0	5	261	31	27	12	0	10	70	13	110	41	0	10	164	71	49	52	0	3	172	667

2:00 PM	15	40	8	0	6	69	5	6	4	0	0	15	2	32	13	0	0	47	15	10	12	0	0	37	152
2:15 PM	11	37	9	0	1	57	10	3	10	0	1	23	4	46	18	0	1	68	22	9	10	0	0	41	189
2:30 PM	18	41	12	0	3	71	8	6	4	0	0	18	6	43	16	0	0	67	24	9	12	0	1	45	201
2:45 PM	10	52	10	0	0	72	8	7	8	0	0	23	2	27	15	0	2	44	25	15	15	0	4	55	194
Hourly Total	54	170	39	0	10	269	31	22	26	0	1	79	14	148	64	0	3	226	86	43	49	0	5	178	748
3:00 PM	7	37	11	0	3	55	3	12	4	0	0	19	5	32	18	0	4	55	12	15	7	0	0	34	163
3:15 PM	16	42	15	0	1	75	9	3	3	0	0	15	3	25	23	0	4	51	16	12	16	0	0	44	183
3:30 PM	12	45	10	0	4	67	9	8	3	0	0	20	3	35	11	0	2	49	25	11	15	0	1	51	187
3:45 PM	14	47	7	0	3	68	4	10	3	0	1	17	1	30	16	0	3	47	18	8	12	0	1	38	170
Hourly Total	49	171	43	0	11	263	25	33	13	0	1	71	12	122	68	0	13	202	71	46	50	0	2	167	703
4:00 PM	10	45	5	0	2	80	11	7	3	0	0	21	3	38	14	0	0	55	16	11	12	0	3	39	175
4:15 PM	12	53	7	0	3	72	10	11	4	0	0	25	3	41	21	0	2	65	24	10	15	0	0	49	211
4:30 PM	7	55	10	0	2	72	11	6	10	0	0	29	4	38	20	0	3	62	23	14	12	0	2	49	212
4:45 PM	11	52	8	0	0	71	10	8	6	0	2	24	4	35	14	0	1	53	15	12	16	0	0	43	191
Hourly Total	40	205	30	0	7	275	42	34	23	0	2	99	14	152	69	0	6	235	78	47	55	0	5	180	789
5:00 PM	11	58	6	0	2	75	10	7	7	0	0	24	5	30	10	0	4	45	16	13	12	0	0	43	187
5:15 PM	8	49	12	0	3	69	5	4	3	0	1	12	3	30	20	0	0	53	15	13	8	0	2	34	168
5:30 PM	8	55	6	0	0	69	4	8	3	0	0	15	5	35	14	0	2	54	17	8	8	0	1	33	171
5:45 PM	6	34	7	0	5	47	7	6	6	0	0	19	4	29	9	0	1	42	22	12	11	0	0	45	153
Hourly Total	33	196	31	0	10	260	26	25	19	0	1	70	17	124	53	0	7	194	72	46	37	0	3	155	679
Grand Total	501	2023	362	0	82	2886	317	298	174	1	19	788	155	1371	642	0	81	2168	696	453	461	0	43	1610	7452
Approach %	17.4	70.1	12.5	0.0	-	-	40.2	37.8	22.1	0.1	-	-	7.1	63.2	29.6	0.0	-	-	43.2	28.1	28.6	0.0	-	-	-
Total %	6.7	27.1	4.9	0.0	-	38.7	4.3	4.0	2.3	0.0	-	10.6	2.1	18.4	8.6	0.0	-	29.1	9.3	6.1	6.2	0.0	-	21.6	-
Motorcycles	0	4	2	0	-	6	1	12	0	0	-	13	1	5	0	0	-	6	6	4	1	0	-	11	36
% Motorcycles	0.0	0.2	0.6	-	-	0.2	0.3	4.1	0.0	0.0	-	1.6	0.6	0.4	0.0	-	-	0.3	0.9	0.9	0.2	-	-	0.7	0.5
Cars & Light Goods	498	1953	349	0	-	2800	308	276	163	1	-	748	150	1314	634	0	-	2098	679	438	452	0	-	1569	7215
% Cars & Light Goods	99.4	96.5	96.4	-	-	97.0	97.2	93.2	93.7	100.0	-	94.9	96.8	95.8	98.8	-	-	96.8	97.6	96.7	98.0	-	-	97.5	96.8
Buses	0	9	4	0	-	13	2	0	1	0	-	3	1	7	0	0	-	8	4	1	2	0	-	7	31
% Buses	0.0	0.4	1.1	-	-	0.5	0.6	0.0	0.6	0.0	-	0.4	0.6	0.5	0.0	-	-	0.4	0.6	0.2	0.4	-	-	0.4	0.4
Single-Unit Trucks	3	44	4	0	-	51	4	0	8	0	-	12	3	33	5	0	-	41	6	5	6	0	-	17	121
% Single-Unit Trucks	0.6	2.2	1.1	-	-	1.8	1.3	0.0	4.6	0.0	-	1.5	1.9	2.4	0.8	-	-	1.9	0.9	1.1	1.3	-	-	1.1	1.6
Articulated Trucks	0	8	0	0	-	8	0	0	1	0	-	1	0	10	0	0	-	10	0	0	0	0	-	0	19
% Articulated Trucks	0.0	0.4	0.0	-	-	0.3	0.0	0.0	0.6	0.0	-	0.1	0.0	0.7	0.0	-	-	0.5	0.0	0.0	0.0	-	-	0.0	0.3
Bicycles on Road	0	5	3	0	-	8	2	8	1	0	-	11	0	2	3	0	-	5	1	5	0	0	-	6	30
% Bicycles on Road	0.0	0.2	0.8	-	-	0.3	0.6	2.7	0.6	0.0	-	1.4	0.0	0.1	0.5	-	-	0.2	0.1	1.1	0.0	-	-	0.4	0.4
Bicycles on Crosswalk	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	4	-	-	-	-	-	7	-	-
% Bicycles on Crosswalk	-	-	-	-	1.2	-	-	-	-	-	5.3	-	-	-	-	-	4.9	-	-	-	-	-	16.3	-	-
Pedestrians	-	-	-	-	81	-	-	-	-	-	18	-	-	-	-	-	77	-	-	-	-	-	36	-	-
% Pedestrians	-	-	-	-	98.8	-	-	-	-	-	94.7	-	-	-	-	-	95.1	-	-	-	-	-	83.7	-	-

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Count Name: 18-550 Kane St-Vevau St 101318
6am-6pm
Site Code: 18-550 Maui Bus Hub
Start Date: 10/13/2018

Turning Movement Data

Start Time	KANE ST Southbound						VEVAU ST Westbound						KANE ST Northbound						QKC DWY Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
6:00 AM	2	11	0	0	0	13	0	4	0	1	0	5	1	9	1	0	0	11	2	1	0	0	0	3	32
6:15 AM	2	12	1	0	2	15	1	0	1	0	0	2	3	9	0	0	0	12	0	2	1	0	0	3	32
6:30 AM	1	17	2	0	1	20	0	3	1	0	0	4	0	6	1	0	0	7	1	3	1	0	0	5	36
6:45 AM	3	18	1	0	0	20	1	4	1	0	0	6	0	10	4	0	0	14	2	1	2	0	0	5	45
Hourly Total	8	58	4	0	3	68	2	11	3	1	0	17	4	34	6	0	0	44	5	7	4	0	0	16	145
7:00 AM	4	29	6	0	0	39	2	5	2	0	0	9	4	16	3	0	0	23	2	3	2	0	0	7	78
7:15 AM	3	25	6	0	0	34	7	2	1	0	0	10	2	26	4	0	0	32	3	3	4	0	1	10	86
7:30 AM	4	21	2	0	0	27	2	5	2	0	0	9	0	18	5	0	1	23	3	0	5	0	0	8	67
7:45 AM	7	35	6	0	2	48	4	6	0	0	0	10	2	25	10	0	1	37	8	2	4	0	1	12	107
Hourly Total	18	110	20	0	3	148	15	18	5	0	0	38	8	85	22	0	2	115	14	8	15	0	2	37	338
8:00 AM	6	25	7	0	1	38	5	3	0	0	0	8	6	21	5	0	2	32	8	3	1	0	0	12	90
8:15 AM	8	46	5	0	0	61	2	3	1	0	0	6	3	31	7	0	0	41	0	7	3	0	1	10	118
8:30 AM	10	36	5	0	1	51	3	2	3	0	0	8	3	18	3	0	1	24	2	4	5	0	0	11	94
8:45 AM	5	41	5	0	1	51	4	4	1	0	0	9	5	27	5	0	2	37	2	7	3	0	2	12	109
Hourly Total	29	150	22	0	3	201	14	12	5	0	0	31	17	97	20	0	5	134	12	21	12	0	3	45	411
9:00 AM	3	38	5	0	5	46	2	5	3	0	0	10	2	16	10	0	1	28	5	4	4	0	0	13	97
9:15 AM	19	42	8	1	1	70	7	5	4	0	0	16	4	22	11	0	0	37	8	4	5	0	2	17	140
9:30 AM	18	30	4	0	0	52	4	4	4	0	1	12	5	21	17	0	4	43	11	4	9	0	2	24	131
9:45 AM	13	36	5	0	1	54	6	5	3	0	0	14	2	36	15	0	2	53	13	8	8	0	0	29	150
Hourly Total	53	146	22	1	7	222	19	19	14	0	1	52	13	95	53	0	7	161	37	20	26	0	4	83	518
10:00 AM	17	48	7	0	1	70	4	5	5	0	1	14	2	20	11	0	3	33	10	10	9	0	1	29	146
10:15 AM	8	43	6	0	1	57	5	4	2	0	0	11	5	29	25	0	1	59	13	14	14	0	2	41	168
10:30 AM	17	54	6	0	3	77	7	7	3	0	0	17	4	27	19	0	4	50	18	8	9	0	1	33	177
10:45 AM	22	40	12	0	2	74	4	7	4	0	0	15	5	23	28	0	1	56	20	9	10	0	2	39	184
Hourly Total	64	185	31	0	7	278	20	23	14	0	1	57	16	99	83	0	9	198	61	39	42	0	6	142	675
11:00 AM	23	36	6	0	0	65	6	13	1	0	0	20	1	31	32	0	1	64	20	12	18	0	1	50	199
11:15 AM	17	43	8	0	1	68	4	10	3	0	1	17	3	31	17	0	1	51	20	10	10	0	0	40	176
11:30 AM	19	40	11	0	2	70	5	10	4	0	0	19	5	25	18	0	4	48	23	16	20	0	0	59	196
11:45 AM	27	45	7	1	1	80	6	10	5	0	1	23	2	24	19	0	3	45	18	13	14	0	0	45	193
Hourly Total	86	164	32	1	7	283	23	43	13	0	2	79	11	111	86	0	9	208	81	51	62	0	1	194	764
12:00 PM	17	36	6	0	2	59	4	3	4	0	0	11	6	32	25	0	0	63	24	7	10	1	0	42	175
12:15 PM	17	31	5	0	3	53	4	11	4	0	0	19	4	18	24	0	0	46	30	12	21	0	0	63	181
12:30 PM	16	42	6	0	1	64	3	9	2	0	0	14	2	23	30	0	3	55	22	13	11	0	0	46	179
12:45 PM	20	28	4	0	0	52	3	9	1	0	2	13	2	22	27	0	7	51	13	14	20	0	0	47	163
Hourly Total	70	137	21	0	6	228	14	32	11	0	2	57	14	95	106	0	10	215	89	46	62	1	0	198	698
1:00 PM	20	34	11	0	0	65	3	14	3	0	0	20	5	35	16	0	4	56	29	11	22	0	0	62	203
1:15 PM	25	52	9	0	3	86	4	9	8	0	0	21	3	28	26	0	2	57	21	8	21	0	0	50	214
1:30 PM	25	34	5	0	3	64	7	6	5	0	0	18	2	21	14	0	0	37	27	13	16	0	0	56	176
1:45 PM	11	39	7	0	2	57	4	9	2	0	0	15	3	30	20	0	2	53	26	5	24	0	0	55	180
Hourly Total	81	159	32	0	8	272	18	38	18	0	0	75	13	114	76	0	8	203	103	37	83	0	0	223	773

2:00 PM	19	42	9	0	3	70	5	6	3	0	1	14	3	19	16	0	4	37	27	9	17	0	1	53	174
2:15 PM	17	32	3	0	3	52	4	8	3	0	0	15	1	18	17	0	1	36	20	10	20	0	0	50	153
2:30 PM	20	30	3	0	1	53	3	5	2	0	0	10	1	27	13	0	0	41	25	13	22	0	0	60	164
2:45 PM	16	42	7	0	2	65	1	3	3	0	0	7	2	29	15	0	0	46	19	11	18	0	1	48	166
Hourly Total	72	146	22	0	9	240	13	22	11	0	1	46	7	92	61	0	5	160	91	43	77	0	2	211	657
3:00 PM	4	39	5	0	0	48	8	9	2	0	0	19	5	29	19	0	1	53	25	13	15	0	1	53	173
3:15 PM	8	45	1	0	1	54	2	7	3	0	1	12	0	27	24	0	2	51	14	14	26	0	1	54	171
3:30 PM	12	30	7	0	1	49	3	7	3	0	2	13	3	28	25	0	11	56	17	15	13	0	0	45	163
3:45 PM	14	31	2	0	0	47	1	6	2	0	0	9	6	38	18	0	2	62	22	13	29	0	0	64	182
Hourly Total	38	145	15	0	2	198	14	29	10	0	3	53	14	122	86	0	16	222	78	55	83	0	2	216	689
4:00 PM	7	37	5	0	4	49	8	1	4	0	1	13	5	37	11	0	0	53	28	10	15	0	0	53	168
4:15 PM	16	46	4	0	5	66	3	8	3	0	6	14	3	23	20	0	1	46	16	4	9	0	5	29	155
4:30 PM	12	34	5	0	1	51	7	8	5	0	0	20	1	35	17	0	2	53	18	11	15	0	3	44	168
4:45 PM	11	34	7	0	3	52	7	6	0	0	1	13	4	24	19	0	2	47	26	11	11	0	0	48	160
Hourly Total	46	151	21	0	13	218	25	23	12	0	8	60	13	119	67	0	11	199	88	36	50	0	8	174	651
5:00 PM	14	33	10	0	1	57	4	7	5	0	0	16	1	27	14	0	0	42	31	8	18	0	1	57	172
5:15 PM	10	33	5	0	0	48	4	6	4	0	0	14	7	28	8	0	0	43	18	3	10	0	2	31	136
5:30 PM	8	35	3	0	1	46	3	9	4	0	0	16	2	32	16	0	1	50	14	8	18	0	0	40	152
5:45 PM	8	38	9	0	0	56	4	6	4	0	0	14	1	23	13	0	1	37	17	7	17	0	1	41	148
Hourly Total	40	140	27	0	2	207	15	28	17	0	0	60	11	110	51	0	2	172	80	26	63	0	4	169	608
Grand Total	605	1687	299	2	69	2563	192	296	134	1	18	625	141	1173	717	0	84	2031	739	369	579	1	32	1708	5927
Approach %	23.6	65.8	10.5	0.1	-	-	30.7	47.7	21.4	0.2	-	-	6.9	57.8	35.3	0.0	-	-	43.3	22.8	33.9	0.1	-	-	-
Total %	8.7	24.4	3.9	0.0	-	37.0	2.8	4.3	1.9	0.0	-	9.0	2.0	16.9	10.4	0.0	-	29.3	10.7	5.6	8.4	0.0	-	24.7	-
Motorcycles	2	5	3	0	-	10	2	2	4	0	-	8	2	5	2	0	-	9	3	4	4	0	-	11	38
% Motorcycles	0.3	0.3	1.1	0.0	-	0.4	1.0	0.7	3.0	0.0	-	1.3	1.4	0.4	0.3	-	-	0.4	0.4	1.0	0.7	0.0	-	0.6	0.5
Cars & Light Goods	602	1660	265	2	-	2529	188	290	119	1	-	598	139	1148	712	0	-	1999	730	383	564	1	-	1678	6804
% Cars & Light Goods	99.5	98.4	98.5	100.0	-	98.7	97.9	97.3	88.8	100.0	-	95.7	98.6	97.9	99.3	-	-	98.4	98.8	98.5	97.4	100.0	-	98.2	98.2
Buses	0	1	0	0	-	1	1	1	1	0	-	3	0	4	0	0	-	4	5	0	3	0	-	8	16
% Buses	0.0	0.1	0.0	0.0	-	0.0	0.5	0.3	0.7	0.0	-	0.5	0.0	0.3	0.0	-	-	0.2	0.7	0.0	0.5	0.0	-	0.5	0.2
Single-Unit Trucks	0	16	0	0	-	16	1	1	6	0	-	8	0	10	2	0	-	12	0	0	8	0	-	8	44
% Single-Unit Trucks	0.0	0.9	0.0	0.0	-	0.6	0.5	0.3	4.5	0.0	-	1.3	0.0	0.9	0.3	-	-	0.6	0.0	0.0	1.4	0.0	-	0.5	0.6
Articulated Trucks	0	2	0	0	-	2	0	0	3	0	-	3	0	2	0	0	-	2	0	0	0	0	-	0	7
% Articulated Trucks	0.0	0.1	0.0	0.0	-	0.1	0.0	0.0	2.2	0.0	-	0.5	0.0	0.2	0.0	-	-	0.1	0.0	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	1	3	1	0	-	5	0	4	1	0	-	5	0	4	1	0	-	5	1	2	0	0	-	3	18
% Bicycles on Road	0.2	0.2	0.4	0.0	-	0.2	0.0	1.3	0.7	0.0	-	0.8	0.0	0.3	0.1	-	-	0.2	0.1	0.5	0.0	0.0	-	0.2	0.3
Bicycles on Crosswalk	-	-	-	-	1	-	-	-	1	-	1	-	-	-	-	-	4	-	-	-	-	-	4	-	-
% Bicycles on Crosswalk	-	-	-	-	1.4	-	-	-	-	-	5.6	-	-	-	-	-	4.8	-	-	-	-	-	13.8	-	-
Pedestrians	-	-	-	-	68	-	-	-	-	-	17	-	-	-	-	-	80	-	-	-	-	-	26	-	-
% Pedestrians	-	-	-	-	98.6	-	-	-	-	-	94.4	-	-	-	-	-	95.2	-	-	-	-	-	57.5	-	-

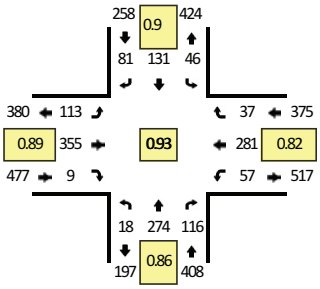
Type of peak hour being reported: Intersection Peak

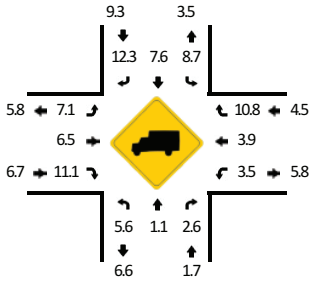
Method for determining peak hour: Total Entering Volume

LOCATION: W Kamehameha Ave -- W Wakea Ave
CITY/STATE: Kahului, HI

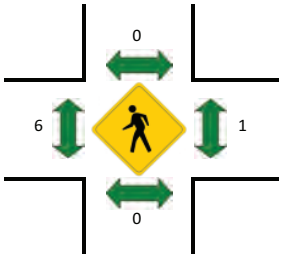
QC JOB #: 15610105
DATE: Wed, Nov 10 2021

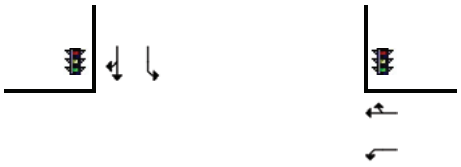
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

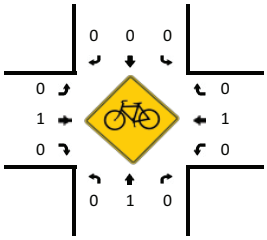


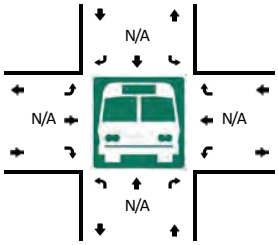


Quality Counts
DATA THAT DRIVES COMMUNITIES

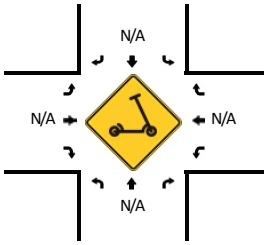












15-Min Count Period Beginning At	W Kamehameha Ave (Northbound)				W Kamehameha Ave (Southbound)				W Wakea Ave (Eastbound)				W Wakea Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	1	22	9	0	3	13	7	0	14	30	3	0	4	10	4	0	120	
6:15 AM	2	30	14	0	6	13	9	0	11	30	1	0	8	19	3	0	146	
6:30 AM	0	21	16	0	10	27	13	0	18	42	0	0	5	34	5	0	191	
6:45 AM	2	44	18	0	10	34	18	0	18	60	0	0	5	28	8	0	245	702
7:00 AM	2	33	27	0	7	30	26	0	20	74	0	0	6	56	5	0	286	868
7:15 AM	3	66	28	0	8	20	25	0	26	70	4	0	10	59	7	0	326	1048
7:30 AM	7	66	31	0	14	40	18	0	27	95	2	0	16	75	6	0	397	1254
7:45 AM	5	65	18	0	14	38	19	0	30	103	1	0	14	89	12	0	408	1417
8:00 AM	3	77	39	0	10	33	19	0	30	87	2	0	17	58	12	0	387	1518
8:15 AM	3	58	18	0	15	46	20	0	18	49	1	0	13	53	5	0	299	1491
8:30 AM	4	38	9	0	8	36	23	0	33	47	4	0	6	40	2	0	250	1344
8:45 AM	1	43	21	0	14	31	18	0	26	50	3	0	10	52	7	0	276	1212

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	20	260	72	0	56	152	76	0	120	412	4	0	56	356	48	0	1632
Heavy Trucks	4	4	0		4	12	4		0	24	0		0	8	8		68
Buses																	
Pedestrians		0				0				12				4			16
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 11/17/2021 10:43 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

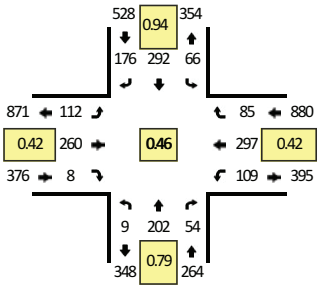
Type of peak hour being reported: Intersection Peak

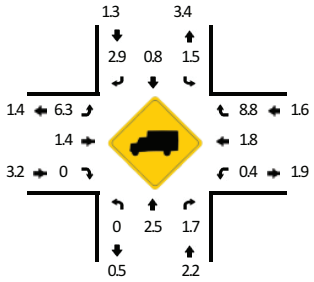
Method for determining peak hour: Total Entering Volume

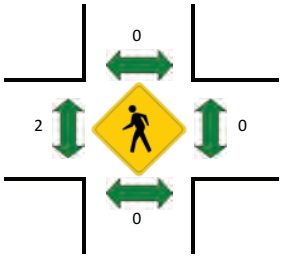
LOCATION: W Kamehameha Ave -- W Wakea Ave
CITY/STATE: Kahului, HI

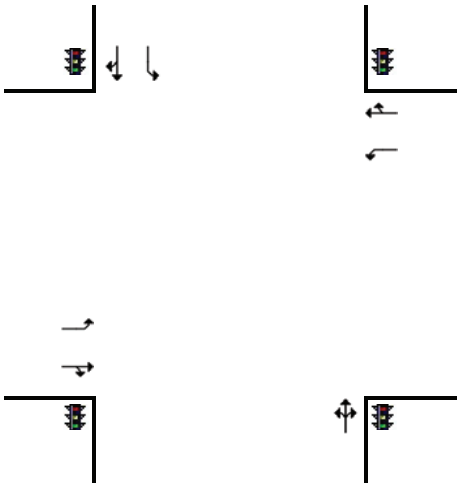
QC JOB #: 15610106
DATE: Wed, Nov 10 2021

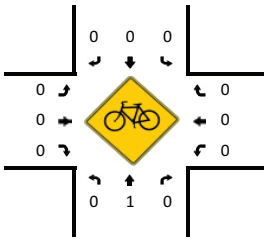
Peak-Hour: 8:15 PM -- 5:15 PM
Peak 15-Min: 8:15 PM -- 8:30 PM

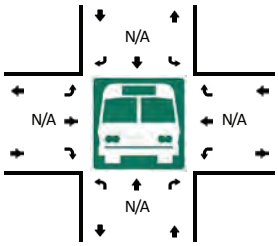


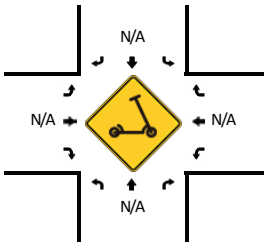












15-Min Count Period Beginning At	W Kamehameha Ave (Northbound)				W Kamehameha Ave (Southbound)				W Wakea Ave (Eastbound)				W Wakea Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:00 PM	1	87	29	0	14	68	35	0	25	60	2	0	17	62	10	0	370	
3:15 PM	8	65	17	0	20	75	83	0	26	55	8	0	14	67	3	0	349	
3:30 PM	5	84	20	0	16	61	82	0	26	72	2	0	16	53	16	0	379	
3:85 PM	1	86	11	0	15	63	28	0	17	93	1	0	26	66	16	0	364	1515
8:00 PM	2	82	18	0	14	73	37	0	31	63	2	0	22	62	12	0	374	1528
8:15 PM	3	86	11	0	14	93	85	0	25	68	2	0	30	74	10	0	817	1583
8:30 PM	0	80	19	0	16	78	58	0	25	71	0	0	28	74	9	0	804	1578
8:85 PM	2	65	14	0	12	61	32	0	38	66	2	0	25	69	10	0	346	1601
5:00 PM	3	51	11	0	14	68	85	0	29	54	0	0	24	61	17	0	397	1604
5:15 PM	1	50	16	0	18	90	50	0	13	82	2	0	23	64	12	0	372	1568
5:30 PM	1	39	15	0	22	65	30	0	19	65	2	0	33	70	10	0	364	1528
5:85 PM	1	87	18	0	18	74	82	0	31	60	8	0	24	69	9	0	347	1525

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	12	198	88	0	76	332	190	0	100	256	9	0	120	316	80	0	1669
Heavy Trucks	0	12	0		0	0	12		8	8	0		0	0	0		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 11/17/2021 10:83 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-977-590-2212

Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 15610105 & 15610106

Date: 11/10/2021

Location: W Kamehameha Ave & W Wakea Ave

Count Times: 6:00AM-9:00AM
3:00PM-6:00PM

			AM			PM		
A	**B**	**C**	**1**	**2**	**3**	**1**	**2**	**3**
↱			0:10	0:17	0:11	0:15	0:16	-
→			-	0:07	0:14	-	-	0:20
↱→			0:28	0:53	1:05	0:32	0:44	0:16
↳			0:20	0:38	0:41	0:44	0:41	0:38
↰			0:42	0:44	0:56	0:28	0:30	0:21
	Total		1:40	2:39	3:07	1:59	2:11	1:35

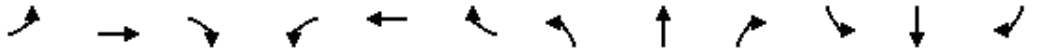
Appendix B: Annual Growth Rate Calculation

Maui Travel Demand Forecasting Model Volumes

Street	Segment	2007	2030	CAGR	
Kahului Beach Rd/Kane St	N of Kaahumanu Ave	40,660	50,658	1.0%	
	S of Kaahumanu Ave	4,136	9,362	3.6%	
Lono Ave	S of Kaahumanu Ave	4,196	7,952	2.8%	
	S of Vevau St	4,491	8,687	2.9%	
	S of Kamehameha Ave	2,623	5,898	3.6%	
Kaahumanu Ave	W of Kane St	24,891	34,123	1.4%	
	E of Kane St	54,940	67,066	0.9%	
	E of Lono Ave	52,253	61,132	0.7%	
Kamehameha Ave	W of Kane St	5,157	8,205	2.0%	
	E of Kane St	2,746	10,044	5.8%	
	E of Lono Ave	4,078	12,626	5.0%	
					CAGR applied
Total of High Vol (>20k) Streets		*172,743*	*212,979*	***0.9%***	***1.0%***
Total of Low Vol (<20k) Streets		*27,426*	*62,774*	***3.7%***	***2.5%***

CAGR = Compound Annual Growth Rate

Appendix C: LOS Worksheets



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	680	70	20	1110	890	40	110	10	1010	140	80
Future Volume (veh/h)	30	680	70	20	1110	890	40	110	10	1010	140	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	32	716	0	21	1168	0	42	116	0	1168	0	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	40	1376		26	1346		146	153		1241	0	
Arrive On Green	0.02	0.39	0.00	0.00	0.13	0.00	0.08	0.08	0.00	0.35	0.00	0.00
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1767	1856	1572	3534	0	1572
Grp Volume(v), veh/h	32	716	0	21	1168	0	42	116	0	1168	0	0
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1767	1856	1572	1767	0	1572
Q Serve(g_s), s	2.3	20.2	0.0	1.5	42.3	0.0	2.9	8.0	0.0	41.6	0.0	0.0
Cycle Q Clear(g_c), s	2.3	20.2	0.0	1.5	42.3	0.0	2.9	8.0	0.0	41.6	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	40	1376		26	1346		146	153		1241	0	
V/C Ratio(X)	0.79	0.52		0.82	0.87		0.29	0.76		0.94	0.00	
Avail Cap(c_a), veh/h	122	1376		122	1346		258	271		1332	0	
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.79	0.79	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	63.2	30.3	0.0	64.5	53.6	0.0	56.0	58.3	0.0	40.9	0.0	0.0
Incr Delay (d2), s/veh	11.9	1.4	0.0	16.7	6.3	0.0	1.3	8.8	0.0	12.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	8.9	0.0	0.8	21.2	0.0	1.4	4.1	0.0	19.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.1	31.7	0.0	81.2	59.9	0.0	57.3	67.2	0.0	53.4	0.0	0.0
LnGrp LOS	E	C		F	E		E	E		D	A	
Approach Vol, veh/h		748	A		1189	A		158	A		1168	A
Approach Delay, s/veh		33.6			60.2			64.5			53.4	
Approach LOS		C			E			E			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.9	56.7		15.7	8.0	55.6		50.6				
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0				
Max Green Setting (Gmax), s	9.0	32.0		19.0	9.0	32.0		49.0				
Max Q Clear Time (g_c+I1), s	3.5	22.2		10.0	4.3	44.3		43.6				
Green Ext Time (p_c), s	0.0	5.2		0.5	0.0	0.0		2.0				

Intersection Summary			
HCM 6th Ctrl Delay		51.9	
HCM 6th LOS		D	

Notes

User approved pedestrian interval to be less than phase max green.

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	20	1500	140	30	1780	20	190	20	40	30	20	10
Future Volume (veh/h)	20	1500	140	30	1780	20	190	20	40	30	20	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.97	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	21	1596	142	32	1894	20	202	21	9	32	21	5
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	26	2988	266	40	3304	35	269	22	341	58	30	4
Arrive On Green	0.01	0.42	0.42	0.02	0.64	0.64	0.22	0.22	0.22	0.22	0.22	0.22
Sat Flow, veh/h	1767	4736	421	1767	5168	55	970	101	1530	66	137	19
Grp Volume(v), veh/h	21	1138	600	32	1237	677	223	0	9	58	0	0
Grp Sat Flow(s),veh/h/ln	1767	1689	1780	1767	1689	1845	1070	0	1530	222	0	0
Q Serve(g_s), s	1.5	32.6	32.7	2.3	27.1	27.1	0.0	0.0	0.6	2.3	0.0	0.0
Cycle Q Clear(g_c), s	1.5	32.6	32.7	2.3	27.1	27.1	26.6	0.0	0.6	29.0	0.0	0.0
Prop In Lane	1.00		0.24	1.00		0.03	0.91		1.00	0.55		0.09
Lane Grp Cap(c), veh/h	26	2131	1123	40	2159	1180	292	0	341	92	0	0
V/C Ratio(X)	0.82	0.53	0.53	0.79	0.57	0.57	0.76	0.00	0.03	0.63	0.00	0.00
Avail Cap(c_a), veh/h	109	2131	1123	109	2159	1180	292	0	341	92	0	0
HCM Platoon Ratio	0.67	0.67	0.67	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.56	0.56	0.56	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	64.2	23.3	23.3	63.2	13.3	13.3	49.6	0.0	39.5	53.4	0.0	0.0
Incr Delay (d2), s/veh	12.5	0.5	1.0	11.9	1.1	2.0	11.4	0.0	0.0	12.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	14.1	15.0	1.2	10.2	11.5	8.1	0.0	0.2	2.3	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	76.6	23.8	24.3	75.1	14.5	15.4	61.0	0.0	39.5	66.1	0.0	0.0
LnGrp LOS	E	C	C	E	B	B	E	A	D	E	A	A
Approach Vol, veh/h		1759			1946			232			58	
Approach Delay, s/veh		24.6			15.8			60.2			66.1	
Approach LOS		C			B			E			E	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	8.0	88.0		34.0	6.9	89.1		34.0
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0
Max Green Setting (Gmax), s	3.0	77.0		29.0	8.0	77.0		29.0
Max Q Clear Time (g_c+I1), s	4.3	34.7		31.0	3.5	29.1		28.6
Green Ext Time (p_c), s	0.0	31.7		0.0	0.0	38.0		0.1

Intersection Summary		
HCM 6th Ctrl Delay		23.0
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	40	40	10	30	40	40	160	10	30	180	20
Future Vol, veh/h	10	40	40	10	30	40	40	160	10	30	180	20
Conflicting Peds, #/hr	12	0	11	8	0	9	11	0	8	9	0	12
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	130	-	-	-	75	-	-	210	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	11	46	46	11	34	46	46	184	11	34	207	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	633	595	138	497	601	211	242	0	0	204	0	0
Stage 1	299	299	-	291	291	-	-	-	-	-	-	-
Stage 2	334	296	-	206	310	-	-	-	-	-	-	-
Critical Hdwy	7.345	6.545	6.945	7.345	6.545	6.245	4.145	-	-	4.145	-	-
Critical Hdwy Stg 1	6.545	5.545	-	6.145	5.545	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.145	5.545	-	6.545	5.545	-	-	-	-	-	-	-
Follow-up Hdwy	3.5285	4.0285	3.3285	3.5285	4.0285	3.3285	2.2285	-	-	2.2285	-	-
Pot Cap-1 Maneuver	376	415	883	468	412	826	1316	-	-	1360	-	-
Stage 1	683	663	-	714	669	-	-	-	-	-	-	-
Stage 2	676	665	-	775	656	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	308	383	864	377	380	810	1301	-	-	1348	-	-
Mov Cap-2 Maneuver	308	383	-	377	380	-	-	-	-	-	-	-
Stage 1	652	639	-	683	640	-	-	-	-	-	-	-
Stage 2	575	636	-	657	632	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.5	13.5	1.5	1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1301	-	-	365	864	517	1348	-	-
HCM Lane V/C Ratio	0.035	-	-	0.157	0.053	0.178	0.026	-	-
HCM Control Delay (s)	7.9	-	-	16.7	9.4	13.5	7.7	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.2	0.6	0.1	-	-

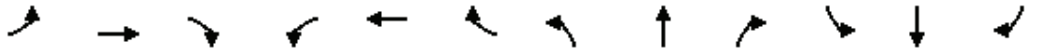
Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↰	↱		↰	↱	
Traffic Vol, veh/h	20	10	50	10	10	10	30	260	30	20	210	30
Future Vol, veh/h	20	10	50	10	10	10	30	260	30	20	210	30
Conflicting Peds, #/hr	7	0	10	7	0	4	10	0	7	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	22	11	56	11	11	11	33	289	33	22	233	33

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	694	699	270	716	699	320	276	0	0	329	0	0
Stage 1	304	304	-	379	379	-	-	-	-	-	-	-
Stage 2	390	395	-	337	320	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	356	363	766	344	363	718	1281	-	-	1225	-	-
Stage 1	703	661	-	641	613	-	-	-	-	-	-	-
Stage 2	632	603	-	675	651	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	325	341	751	295	341	708	1269	-	-	1217	-	-
Mov Cap-2 Maneuver	325	341	-	295	341	-	-	-	-	-	-	-
Stage 1	678	642	-	620	593	-	-	-	-	-	-	-
Stage 2	591	583	-	597	633	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.6	15.1	0.7	0.6
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1269	-	-	508	388	1217	-	-
HCM Lane V/C Ratio	0.026	-	-	0.175	0.086	0.018	-	-
HCM Control Delay (s)	7.9	-	-	13.6	15.1	8	-	-
HCM Lane LOS	A	-	-	B	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.3	0.1	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	30	160	10	20	10	140	390	10	10	180	70
Future Volume (veh/h)	50	30	160	10	20	10	140	390	10	10	180	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	53	32	30	11	21	2	147	411	10	11	189	58
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	258	110	214	165	180	14	661	835	20	497	533	164
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.08	0.46	0.46	0.01	0.39	0.39
Sat Flow, veh/h	776	800	1557	303	1309	101	1767	1803	44	1767	1360	417
Grp Volume(v), veh/h	85	0	30	34	0	0	147	0	421	11	0	247
Grp Sat Flow(s),veh/h/ln	1576	0	1557	1713	0	0	1767	0	1847	1767	0	1777
Q Serve(g_s), s	0.8	0.0	0.7	0.0	0.0	0.0	1.8	0.0	6.1	0.1	0.0	3.8
Cycle Q Clear(g_c), s	1.8	0.0	0.7	0.6	0.0	0.0	1.8	0.0	6.1	0.1	0.0	3.8
Prop In Lane	0.62		1.00	0.32		0.06	1.00		0.02	1.00		0.23
Lane Grp Cap(c), veh/h	368	0	214	359	0	0	661	0	855	497	0	697
V/C Ratio(X)	0.23	0.00	0.14	0.09	0.00	0.00	0.22	0.00	0.49	0.02	0.00	0.35
Avail Cap(c_a), veh/h	1140	0	1007	1186	0	0	1202	0	2390	1163	0	2299
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.1	0.0	14.7	14.6	0.0	0.0	5.7	0.0	7.2	7.1	0.0	8.3
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.6	0.0	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.2	0.2	0.0	0.0	0.4	0.0	1.7	0.0	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.2	0.0	14.8	14.7	0.0	0.0	5.8	0.0	7.8	7.1	0.0	8.7
LnGrp LOS	B	A	B	B	A	A	A	A	A	A	A	A
Approach Vol, veh/h		115			34			568			258	
Approach Delay, s/veh		15.1			14.7			7.3			8.7	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	4.4	23.9		10.3	7.2	21.2		10.3				
Change Period (Y+Rc), s	4.0	6.0		5.0	4.0	6.0		5.0				
Max Green Setting (Gmax), s	15.0	50.0		25.0	15.0	50.0		25.0				
Max Q Clear Time (g_c+I1), s	2.1	8.1		3.8	3.8	5.8		2.6				
Green Ext Time (p_c), s	0.0	4.4		0.3	0.1	2.4		0.1				

Intersection Summary												
HCM 6th Ctrl Delay			8.8									
HCM 6th LOS			A									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	360	10	30	180	60	20	220	100	100	130	40
Future Volume (veh/h)	60	360	10	30	180	60	20	220	100	100	130	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	71	429	4	36	214	22	24	262	0	119	155	41
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	447	578	488	285	542	458	381	386		364	377	100
Arrive On Green	0.04	0.31	0.31	0.02	0.29	0.29	0.02	0.21	0.00	0.08	0.27	0.27
Sat Flow, veh/h	1767	1856	1567	1767	1856	1567	1767	1856	1572	1767	1413	374
Grp Volume(v), veh/h	71	429	4	36	214	22	24	262	0	119	0	196
Grp Sat Flow(s),veh/h/ln	1767	1856	1567	1767	1856	1567	1767	1856	1572	1767	0	1787
Q Serve(g_s), s	1.4	10.3	0.1	0.7	4.6	0.5	0.5	6.5	0.0	2.5	0.0	4.5
Cycle Q Clear(g_c), s	1.4	10.3	0.1	0.7	4.6	0.5	0.5	6.5	0.0	2.5	0.0	4.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.21
Lane Grp Cap(c), veh/h	447	578	488	285	542	458	381	386		364	0	476
V/C Ratio(X)	0.16	0.74	0.01	0.13	0.40	0.05	0.06	0.68		0.33	0.00	0.41
Avail Cap(c_a), veh/h	1009	1676	1415	882	1676	1415	989	1117		869	0	1076
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.7	15.4	11.8	12.8	14.1	12.7	15.2	18.2	0.0	13.9	0.0	15.1
Incr Delay (d2), s/veh	0.1	1.9	0.0	0.1	0.5	0.0	0.0	2.1	0.0	0.2	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	4.0	0.0	0.2	1.7	0.2	0.2	2.7	0.0	0.9	0.0	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.8	17.3	11.8	12.9	14.6	12.7	15.2	20.3	0.0	14.1	0.0	15.6
LnGrp LOS	B	B	B	B	B	B	B	C		B	A	B
Approach Vol, veh/h		504			272			286	A		315	
Approach Delay, s/veh		16.4			14.2			19.9			15.1	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.7	20.5	5.3	18.3	6.7	19.6	8.3	15.4
Change Period (Y+Rc), s	4.5	5.0	4.5	5.0	4.5	5.0	4.5	5.0
Max Green Setting (Gmax), s	18.0	45.0	18.0	30.0	18.0	45.0	18.0	30.0
Max Q Clear Time (g_c+I1), s	12.7	12.3	2.5	6.5	3.4	6.6	4.5	8.5
Green Ext Time (p_c), s	0.0	2.9	0.0	1.2	0.1	1.4	0.1	1.5

Intersection Summary	
HCM 6th Ctrl Delay	16.4
HCM 6th LOS	B

Notes

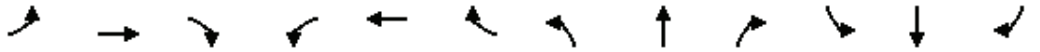
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	120	350	10	60	280	40	20	270	120	50	130	80
Future Volume (veh/h)	120	350	10	60	280	40	20	270	120	50	130	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.98	1.00		0.97	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	129	376	10	65	301	40	22	290	121	54	140	14
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	290	457	12	252	374	50	26	344	144	74	193	225
Arrive On Green	0.08	0.25	0.25	0.06	0.23	0.23	0.29	0.29	0.29	0.15	0.15	0.15
Sat Flow, veh/h	1767	1798	48	1767	1599	213	89	1169	488	509	1321	1540
Grp Volume(v), veh/h	129	0	386	65	0	341	433	0	0	194	0	14
Grp Sat Flow(s),veh/h/ln	1767	0	1846	1767	0	1812	1745	0	0	1830	0	1540
Q Serve(g_s), s	4.4	0.0	16.2	2.2	0.0	14.6	19.1	0.0	0.0	8.3	0.0	0.6
Cycle Q Clear(g_c), s	4.4	0.0	16.2	2.2	0.0	14.6	19.1	0.0	0.0	8.3	0.0	0.6
Prop In Lane	1.00		0.03	1.00		0.12	0.05		0.28	0.28		1.00
Lane Grp Cap(c), veh/h	290	0	470	252	0	424	514	0	0	267	0	225
V/C Ratio(X)	0.45	0.00	0.82	0.26	0.00	0.80	0.84	0.00	0.00	0.73	0.00	0.06
Avail Cap(c_a), veh/h	577	0	1667	403	0	1459	1086	0	0	871	0	733
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.2	0.0	28.8	22.5	0.0	29.6	27.1	0.0	0.0	33.4	0.0	30.2
Incr Delay (d2), s/veh	1.1	0.0	3.7	0.5	0.0	3.6	3.8	0.0	0.0	3.8	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	0.0	7.4	0.9	0.0	6.5	8.1	0.0	0.0	3.9	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.3	0.0	32.5	23.0	0.0	33.2	30.9	0.0	0.0	37.2	0.0	30.3
LnGrp LOS	C	A	C	C	A	C	C	A	A	D	A	C
Approach Vol, veh/h		515			406			433			208	
Approach Delay, s/veh		30.2			31.6			30.9			36.7	
Approach LOS		C			C			C			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		29.1	10.0	25.8		17.0	11.7	24.2				
Change Period (Y+Rc), s		5.0	5.0	5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		51.0	12.0	74.0		39.0	20.0	66.0				
Max Q Clear Time (g_c+I1), s		21.1	4.2	18.2		10.3	6.4	16.6				
Green Ext Time (p_c), s		3.1	0.1	2.7		1.2	0.3	2.3				

Intersection Summary												
HCM 6th Ctrl Delay			31.6									
HCM 6th LOS			C									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	1060	110	50	730	1130	60	160	80	940	140	130
Future Volume (veh/h)	60	1060	110	50	730	1130	60	160	80	940	140	130
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	62	1093	0	52	753	0	62	165	0	1072	0	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	79	1383		67	1359		170	179		1123	0	
Arrive On Green	0.04	0.39	0.00	0.01	0.13	0.00	0.10	0.10	0.00	0.32	0.00	0.00
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1767	1856	1572	3534	0	1572
Grp Volume(v), veh/h	62	1093	0	52	753	0	62	165	0	1072	0	0
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1767	1856	1572	1767	0	1572
Q Serve(g_s), s	4.7	36.9	0.0	4.0	27.1	0.0	4.4	11.9	0.0	40.1	0.0	0.0
Cycle Q Clear(g_c), s	4.7	36.9	0.0	4.0	27.1	0.0	4.4	11.9	0.0	40.1	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	79	1383		67	1359		170	179		1123	0	
V/C Ratio(X)	0.78	0.79		0.78	0.55		0.36	0.92		0.95	0.00	
Avail Cap(c_a), veh/h	157	1383		157	1359		170	179		1152	0	
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.83	0.83	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	63.8	36.1	0.0	66.1	48.0	0.0	57.1	60.5	0.0	45.1	0.0	0.0
Incr Delay (d2), s/veh	6.2	4.7	0.0	5.8	1.4	0.0	1.6	46.1	0.0	16.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	16.7	0.0	1.9	13.1	0.0	2.1	7.9	0.0	19.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	70.0	40.8	0.0	71.9	49.4	0.0	58.7	106.6	0.0	61.5	0.0	0.0
LnGrp LOS	E	D		E	D		E	F		E	A	
Approach Vol, veh/h		1155	A		805	A		227	A		1072	A
Approach Delay, s/veh		42.4			50.8			93.5			61.5	
Approach LOS		D			D			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.1	59.0		18.0	11.0	58.0		47.9				
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0				
Max Green Setting (Gmax), s	12.0	45.0		13.0	12.0	45.0		44.0				
Max Q Clear Time (g_c+I1), s	6.0	38.9		13.9	6.7	29.1		42.1				
Green Ext Time (p_c), s	0.0	4.8		0.0	0.0	7.6		0.8				

Intersection Summary	
HCM 6th Ctrl Delay	54.3
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	1720	140	60	1850	30	180	20	40	30	30	10
Future Volume (veh/h)	10	1720	140	60	1850	30	180	20	40	30	30	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	10	1755	137	61	1888	30	184	20	8	31	31	6
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	12	2982	232	78	3388	54	224	19	335	39	29	3
Arrive On Green	0.01	1.00	1.00	0.04	0.66	0.66	0.21	0.21	0.21	0.21	0.21	0.21
Sat Flow, veh/h	1767	4791	373	1767	5136	82	809	88	1559	0	137	13
Grp Volume(v), veh/h	10	1236	656	61	1241	677	204	0	8	68	0	0
Grp Sat Flow(s),veh/h/ln	1767	1689	1787	1767	1689	1841	897	0	1559	150	0	0
Q Serve(g_s), s	0.8	0.0	0.0	4.6	26.7	26.7	0.0	0.0	0.5	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.8	0.0	0.0	4.6	26.7	26.7	29.0	0.0	0.5	29.0	0.0	0.0
Prop In Lane	1.00		0.21	1.00		0.04	0.90		1.00	0.46		0.09
Lane Grp Cap(c), veh/h	12	2102	1112	78	2228	1214	243	0	335	71	0	0
V/C Ratio(X)	0.81	0.59	0.59	0.78	0.56	0.56	0.84	0.00	0.02	0.96	0.00	0.00
Avail Cap(c_a), veh/h	144	2102	1112	144	2228	1214	243	0	335	71	0	0
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.38	0.38	0.38	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	66.5	0.0	0.0	63.9	12.4	12.4	53.8	0.0	41.8	54.3	0.0	0.0
Incr Delay (d2), s/veh	16.4	0.5	0.9	6.2	1.0	1.9	22.0	0.0	0.0	91.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.1	0.3	2.2	10.0	11.2	8.6	0.0	0.2	4.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	82.9	0.5	0.9	70.1	13.4	14.2	75.8	0.0	41.9	145.8	0.0	0.0
LnGrp LOS	F	A	A	E	B	B	E	A	D	F	A	A
Approach Vol, veh/h		1902			1979			212			68	
Approach Delay, s/veh		1.0			15.4			74.5			145.8	
Approach LOS		A			B			E			F	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	11.0	90.0		34.0	5.9	95.1		34.0
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0
Max Green Setting (Gmax), s	11.0	79.0		29.0	11.0	79.0		29.0
Max Q Clear Time (g_c+I1), s	10.6	2.0		31.0	2.8	28.7		31.0
Green Ext Time (p_c), s	0.0	53.7		0.0	0.0	39.6		0.0

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

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	13.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	70	100	90	20	50	40	90	140	30	70	220	70
Future Vol, veh/h	70	100	90	20	50	40	90	140	30	70	220	70
Conflicting Peds, #/hr	13	0	12	9	0	10	12	0	9	10	0	13
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	130	-	-	-	75	-	-	210	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	72	103	93	21	52	41	93	144	31	72	227	72

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	825	791	175	677	812	183	312	0	0	185	0	0
Stage 1	420	420	-	356	356	-	-	-	-	-	-	-
Stage 2	405	371	-	321	456	-	-	-	-	-	-	-
Critical Hdwy	7.345	6.545	6.945	7.345	6.545	6.245	4.145	-	-	4.145	-	-
Critical Hdwy Stg 1	6.545	5.545	-	6.145	5.545	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.145	5.545	-	6.545	5.545	-	-	-	-	-	-	-
Follow-up Hdwy	3.5285	4.0285	3.3285	3.5285	4.0285	3.3285	2.2285	-	-	2.2285	-	-
Pot Cap-1 Maneuver	276	320	836	351	311	856	1240	-	-	1382	-	-
Stage 1	580	587	-	658	626	-	-	-	-	-	-	-
Stage 2	619	617	-	663	565	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	198	274	816	196	266	837	1225	-	-	1369	-	-
Mov Cap-2 Maneuver	198	274	-	196	266	-	-	-	-	-	-	-
Stage 1	530	549	-	602	573	-	-	-	-	-	-	-
Stage 2	489	565	-	447	529	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	38.6	21.8	2.8	1.5
HCM LOS	E	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1225	-	-	237	816	326	1369	-	-
HCM Lane V/C Ratio	0.076	-	-	0.739	0.114	0.348	0.053	-	-
HCM Control Delay (s)	8.2	-	-	53.7	10	21.8	7.8	-	-
HCM Lane LOS	A	-	-	F	B	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	5.1	0.4	1.5	0.2	-	-

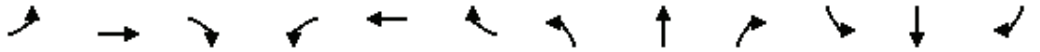
Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↰	↱		↰	↱	
Traffic Vol, veh/h	40	30	120	20	10	10	60	180	30	10	240	50
Future Vol, veh/h	40	30	120	20	10	10	60	180	30	10	240	50
Conflicting Peds, #/hr	3	0	3	2	0	2	3	0	2	2	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	43	33	130	22	11	11	65	196	33	11	261	54

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	670	674	294	740	685	218	318	0	0	231	0	0
Stage 1	313	313	-	345	345	-	-	-	-	-	-	-
Stage 2	357	361	-	395	340	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	369	375	743	331	369	819	1236	-	-	1331	-	-
Stage 1	696	655	-	668	634	-	-	-	-	-	-	-
Stage 2	659	624	-	628	637	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	337	351	739	241	345	815	1232	-	-	1328	-	-
Mov Cap-2 Maneuver	337	351	-	241	345	-	-	-	-	-	-	-
Stage 1	658	648	-	631	599	-	-	-	-	-	-	-
Stage 2	603	590	-	486	630	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.5	17.9	1.8	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1232	-	-	518	322	1328	-	-
HCM Lane V/C Ratio	0.053	-	-	0.399	0.135	0.008	-	-
HCM Control Delay (s)	8.1	-	-	16.5	17.9	7.7	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.9	0.5	0	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	120	50	240	10	20	10	130	310	10	10	380	130
Future Volume (veh/h)	120	50	240	10	20	10	130	310	10	10	380	130
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	125	52	52	10	21	2	135	323	9	10	396	123
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	326	85	256	143	205	16	451	865	24	565	567	176
Arrive On Green	0.16	0.16	0.16	0.16	0.16	0.16	0.07	0.48	0.48	0.01	0.42	0.42
Sat Flow, veh/h	1127	517	1553	213	1249	94	1767	1796	50	1767	1357	421
Grp Volume(v), veh/h	177	0	52	33	0	0	135	0	332	10	0	519
Grp Sat Flow(s),veh/h/ln	1644	0	1553	1556	0	0	1767	0	1846	1767	0	1778
Q Serve(g_s), s	0.0	0.0	1.3	0.0	0.0	0.0	1.8	0.0	5.0	0.1	0.0	10.5
Cycle Q Clear(g_c), s	4.1	0.0	1.3	4.1	0.0	0.0	1.8	0.0	5.0	0.1	0.0	10.5
Prop In Lane	0.71		1.00	0.30		0.06	1.00		0.03	1.00		0.24
Lane Grp Cap(c), veh/h	411	0	256	363	0	0	451	0	889	565	0	743
V/C Ratio(X)	0.43	0.00	0.20	0.09	0.00	0.00	0.30	0.00	0.37	0.02	0.00	0.70
Avail Cap(c_a), veh/h	1016	0	890	1021	0	0	928	0	2115	1154	0	2037
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	16.9	0.0	15.8	15.5	0.0	0.0	7.4	0.0	7.2	7.2	0.0	10.4
Incr Delay (d2), s/veh	0.3	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.4	0.0	0.0	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	0.0	0.4	0.3	0.0	0.0	0.5	0.0	1.5	0.0	0.0	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.2	0.0	15.9	15.6	0.0	0.0	7.5	0.0	7.5	7.2	0.0	12.1
LnGrp LOS	B	A	B	B	A	A	A	A	A	A	A	B
Approach Vol, veh/h		229			33			467			529	
Approach Delay, s/veh		16.9			15.6			7.5			12.1	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	4.5	27.0		12.2	7.2	24.2		12.2				
Change Period (Y+Rc), s	4.0	6.0		5.0	4.0	6.0		5.0				
Max Green Setting (Gmax), s	15.0	50.0		25.0	15.0	50.0		25.0				
Max Q Clear Time (g_c+I1), s	2.1	7.0		6.1	3.8	12.5		6.1				
Green Ext Time (p_c), s	0.0	3.3		0.7	0.1	5.8		0.1				

Intersection Summary												
HCM 6th Ctrl Delay			11.3									
HCM 6th LOS			B									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	50	380	20	90	390	100	20	110	70	190	120	70
Future Volume (veh/h)	50	380	20	90	390	100	20	110	70	190	120	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	0.99		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	52	396	6	94	406	34	21	115	0	198	125	58
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	330	549	464	354	596	504	322	225		455	278	129
Arrive On Green	0.03	0.30	0.30	0.06	0.32	0.32	0.02	0.12	0.00	0.13	0.23	0.23
Sat Flow, veh/h	1767	1856	1567	1767	1856	1568	1767	1856	1572	1767	1197	556
Grp Volume(v), veh/h	52	396	6	94	406	34	21	115	0	198	0	183
Grp Sat Flow(s),veh/h/ln	1767	1856	1567	1767	1856	1568	1767	1856	1572	1767	0	1753
Q Serve(g_s), s	1.0	9.1	0.1	1.7	9.0	0.7	0.5	2.8	0.0	4.3	0.0	4.3
Cycle Q Clear(g_c), s	1.0	9.1	0.1	1.7	9.0	0.7	0.5	2.8	0.0	4.3	0.0	4.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	330	549	464	354	596	504	322	225		455	0	407
V/C Ratio(X)	0.16	0.72	0.01	0.27	0.68	0.07	0.07	0.51		0.44	0.00	0.45
Avail Cap(c_a), veh/h	944	1755	1483	922	1755	1483	964	1170		900	0	1105
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.8	15.0	11.8	11.5	14.0	11.2	17.9	19.6	0.0	13.8	0.0	15.6
Incr Delay (d2), s/veh	0.1	1.8	0.0	0.1	1.4	0.1	0.0	1.8	0.0	0.2	0.0	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	3.5	0.0	0.6	3.4	0.2	0.2	1.2	0.0	1.5	0.0	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	16.8	11.9	11.6	15.4	11.3	18.0	21.4	0.0	14.0	0.0	16.4
LnGrp LOS	B	B	B	B	B	B	B	C		B	A	B
Approach Vol, veh/h		454			534			136	A		381	
Approach Delay, s/veh		16.2			14.5			20.8			15.2	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.2	19.1	5.2	16.1	6.0	20.3	10.5	10.8
Change Period (Y+Rc), s	4.5	5.0	4.5	5.0	4.5	5.0	4.5	5.0
Max Green Setting (Gmax), s	18.0	45.0	18.0	30.0	18.0	45.0	18.0	30.0
Max Q Clear Time (g_c+I1), s	2.7	11.1	2.5	6.3	3.0	11.0	6.3	4.8
Green Ext Time (p_c), s	0.1	2.7	0.0	1.1	0.0	2.9	0.2	0.6

Intersection Summary	
HCM 6th Ctrl Delay	15.7
HCM 6th LOS	B

Notes

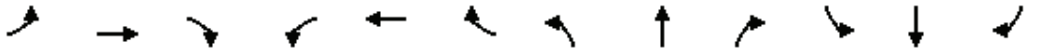
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	110	260	10	110	280	50	10	200	60	70	280	180
Future Volume (veh/h)	110	260	10	110	280	50	10	200	60	70	280	180
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	120	283	10	120	304	50	11	217	58	76	304	72
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	274	426	15	321	370	61	14	270	72	92	367	391
Arrive On Green	0.08	0.24	0.24	0.08	0.24	0.24	0.20	0.20	0.20	0.25	0.25	0.25
Sat Flow, veh/h	1767	1781	63	1767	1554	256	69	1354	362	367	1470	1566
Grp Volume(v), veh/h	120	0	293	120	0	354	286	0	0	380	0	72
Grp Sat Flow(s),veh/h/ln	1767	0	1844	1767	0	1810	1785	0	0	1837	0	1566
Q Serve(g_s), s	4.2	0.0	12.1	4.2	0.0	15.7	12.9	0.0	0.0	16.5	0.0	3.1
Cycle Q Clear(g_c), s	4.2	0.0	12.1	4.2	0.0	15.7	12.9	0.0	0.0	16.5	0.0	3.1
Prop In Lane	1.00		0.03	1.00		0.14	0.04		0.20	0.20		1.00
Lane Grp Cap(c), veh/h	274	0	441	321	0	431	356	0	0	458	0	391
V/C Ratio(X)	0.44	0.00	0.66	0.37	0.00	0.82	0.80	0.00	0.00	0.83	0.00	0.18
Avail Cap(c_a), veh/h	557	0	1616	439	0	1414	1078	0	0	848	0	723
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.9	0.0	29.1	22.3	0.0	30.5	32.2	0.0	0.0	30.0	0.0	24.9
Incr Delay (d2), s/veh	1.1	0.0	1.7	0.7	0.0	4.0	4.3	0.0	0.0	3.9	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	0.0	5.4	1.8	0.0	7.1	5.8	0.0	0.0	7.6	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.0	0.0	30.8	23.1	0.0	34.4	36.5	0.0	0.0	33.9	0.0	25.2
LnGrp LOS	C	A	C	C	A	C	D	A	A	C	A	C
Approach Vol, veh/h		413			474			286			452	
Approach Delay, s/veh		28.8			31.6			36.5			32.5	
Approach LOS		C			C			D			C	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		21.8	11.4	25.2		26.1	11.4	25.1				
Change Period (Y+Rc), s		5.0	5.0	5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		51.0	12.0	74.0		39.0	20.0	66.0				
Max Q Clear Time (g_c+I1), s		14.9	6.2	14.1		18.5	6.2	17.7				
Green Ext Time (p_c), s		1.9	0.1	2.0		2.5	0.2	2.5				

Intersection Summary												
HCM 6th Ctrl Delay			32.0									
HCM 6th LOS			C									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	730	80	30	1180	950	50	130	20	1080	150	90
Future Volume (veh/h)	40	730	80	30	1180	950	50	130	20	1080	150	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	42	768	0	32	1242	0	53	137	0	1250	0	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	54	1241		41	1214		168	176		1303	0	
Arrive On Green	0.03	0.35	0.00	0.01	0.11	0.00	0.09	0.09	0.00	0.37	0.00	0.00
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1767	1856	1572	3534	0	1572
Grp Volume(v), veh/h	42	768	0	32	1242	0	53	137	0	1250	0	0
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1767	1856	1572	1767	0	1572
Q Serve(g_s), s	3.1	23.5	0.0	2.4	44.8	0.0	3.6	9.4	0.0	44.9	0.0	0.0
Cycle Q Clear(g_c), s	3.1	23.5	0.0	2.4	44.8	0.0	3.6	9.4	0.0	44.9	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	54	1241		41	1214		168	176		1303	0	
V/C Ratio(X)	0.78	0.62		0.79	1.02		0.32	0.78		0.96	0.00	
Avail Cap(c_a), veh/h	122	1241		122	1214		258	271		1332	0	
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.72	0.72	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	62.6	34.9	0.0	64.2	57.6	0.0	54.9	57.5	0.0	40.1	0.0	0.0
Incr Delay (d2), s/veh	8.7	2.3	0.0	8.8	27.9	0.0	1.3	8.9	0.0	15.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	10.5	0.0	1.2	26.0	0.0	1.7	4.9	0.0	21.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	71.3	37.2	0.0	72.9	85.5	0.0	56.2	66.4	0.0	55.8	0.0	0.0
LnGrp LOS	E	D		E	F		E	E		E	A	
Approach Vol, veh/h		810	A		1274	A		190	A		1250	A
Approach Delay, s/veh		39.0			85.2			63.5			55.8	
Approach LOS		D			F			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.0	51.8		17.3	9.0	50.8		52.9				
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0				
Max Green Setting (Gmax), s	9.0	32.0		19.0	9.0	32.0		49.0				
Max Q Clear Time (g_c+I1), s	4.4	25.5		11.4	5.1	46.8		46.9				
Green Ext Time (p_c), s	0.0	3.9		0.6	0.0	0.0		1.0				

Intersection Summary		
HCM 6th Ctrl Delay		63.0
HCM 6th LOS		E

Notes

User approved pedestrian interval to be less than phase max green.

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	1600	150	40	1890	30	230	30	50	40	30	20
Future Volume (veh/h)	30	1600	150	40	1890	30	230	30	50	40	30	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	0.98		0.97	0.98		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	32	1702	151	43	2011	31	245	32	12	43	32	12
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	41	2950	261	55	3242	50	242	25	339	41	24	4
Arrive On Green	0.02	0.42	0.42	0.03	0.63	0.63	0.22	0.22	0.22	0.22	0.22	0.22
Sat Flow, veh/h	1767	4738	419	1767	5139	79	852	111	1522	0	110	18
Grp Volume(v), veh/h	32	1212	641	43	1321	721	277	0	12	87	0	0
Grp Sat Flow(s),veh/h/ln	1767	1689	1780	1767	1689	1841	964	0	1522	127	0	0
Q Serve(g_s), s	2.3	35.8	35.9	3.1	30.8	30.9	0.0	0.0	0.8	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.3	35.8	35.9	3.1	30.8	30.9	29.0	0.0	0.8	29.0	0.0	0.0
Prop In Lane	1.00		0.24	1.00		0.04	0.88		1.00	0.49		0.14
Lane Grp Cap(c), veh/h	41	2103	1108	55	2131	1161	267	0	339	70	0	0
V/C Ratio(X)	0.79	0.58	0.58	0.78	0.62	0.62	1.04	0.00	0.04	1.25	0.00	0.00
Avail Cap(c_a), veh/h	109	2103	1108	109	2131	1161	267	0	339	70	0	0
HCM Platoon Ratio	0.67	0.67	0.67	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.45	0.45	0.45	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	63.7	24.7	24.8	62.5	14.5	14.6	53.3	0.0	39.5	53.6	0.0	0.0
Incr Delay (d2), s/veh	5.7	0.5	1.0	8.5	1.4	2.5	64.9	0.0	0.0	188.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	15.4	16.5	1.5	11.7	13.2	13.8	0.0	0.3	6.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	69.4	25.3	25.8	71.0	15.9	17.1	118.3	0.0	39.6	242.0	0.0	0.0
LnGrp LOS	E	C	C	E	B	B	F	A	D	F	A	A
Approach Vol, veh/h		1885			2085			289			87	
Approach Delay, s/veh		26.2			17.4			115.0			242.0	
Approach LOS		C			B			F			F	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.1	86.9		34.0	8.0	88.0		34.0
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0
Max Green Setting (Gmax), s	8.0	77.0		29.0	8.0	77.0		29.0
Max Q Clear Time (g_c+I1), s	5.1	37.9		31.0	4.3	32.9		31.0
Green Ext Time (p_c), s	0.0	31.5		0.0	0.0	37.3		0.0

Intersection Summary	
HCM 6th Ctrl Delay	32.2
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	6.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	50	50	20	40	50	50	190	20	40	210	30
Future Vol, veh/h	20	50	50	20	40	50	50	190	20	40	210	30
Conflicting Peds, #/hr	14	0	13	10	0	11	13	0	10	11	0	14
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	130	-	-	-	75	-	-	210	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	23	57	57	23	46	57	57	218	23	46	241	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	773	730	165	609	736	255	289	0	0	252	0	0
Stage 1	364	364	-	355	355	-	-	-	-	-	-	-
Stage 2	409	366	-	254	381	-	-	-	-	-	-	-
Critical Hdwy	7.345	6.545	6.945	7.345	6.545	6.245	4.145	-	-	4.145	-	-
Critical Hdwy Stg 1	6.545	5.545	-	6.145	5.545	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.145	5.545	-	6.545	5.545	-	-	-	-	-	-	-
Follow-up Hdwy	3.5285	4.0285	3.3285	3.5285	4.0285	3.3285	2.2285	-	-	2.2285	-	-
Pot Cap-1 Maneuver	301	347	848	391	344	780	1265	-	-	1305	-	-
Stage 1	626	621	-	659	627	-	-	-	-	-	-	-
Stage 2	616	620	-	726	610	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	226	312	826	287	309	762	1248	-	-	1291	-	-
Mov Cap-2 Maneuver	226	312	-	287	309	-	-	-	-	-	-	-
Stage 1	590	591	-	622	592	-	-	-	-	-	-	-
Stage 2	495	585	-	581	580	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.4	17.4	1.5	1.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1248	-	-	281	826	415	1291	-	-
HCM Lane V/C Ratio	0.046	-	-	0.286	0.07	0.305	0.036	-	-
HCM Control Delay (s)	8	-	-	22.9	9.7	17.4	7.9	-	-
HCM Lane LOS	A	-	-	C	A	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.2	0.2	1.3	0.1	-	-

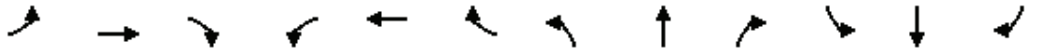
Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↰	↑		↰	↑	
Traffic Vol, veh/h	30	20	60	20	20	20	40	310	40	30	250	40
Future Vol, veh/h	30	20	60	20	20	20	40	310	40	30	250	40
Conflicting Peds, #/hr	9	0	12	9	0	5	12	0	9	5	0	9
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	33	22	67	22	22	22	44	344	44	33	278	44

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	863	863	324	886	863	384	334	0	0	397	0	0
Stage 1	378	378	-	463	463	-	-	-	-	-	-	-
Stage 2	485	485	-	423	400	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	274	291	715	264	291	661	1220	-	-	1156	-	-
Stage 1	642	613	-	577	562	-	-	-	-	-	-	-
Stage 2	561	550	-	607	600	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	231	267	699	209	267	650	1206	-	-	1146	-	-
Mov Cap-2 Maneuver	231	267	-	209	267	-	-	-	-	-	-	-
Stage 1	612	588	-	551	537	-	-	-	-	-	-	-
Stage 2	496	525	-	507	576	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	20.5	0.8	0.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1206	-	-	379	298	1146	-	-
HCM Lane V/C Ratio	0.037	-	-	0.322	0.224	0.029	-	-
HCM Control Delay (s)	8.1	-	-	19	20.5	8.2	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.4	0.8	0.1	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	40	170	20	30	20	170	460	20	20	210	90
Future Volume (veh/h)	60	40	170	20	30	20	170	460	20	20	210	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	63	42	21	21	32	6	179	484	20	21	221	78
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	258	122	230	175	171	25	621	805	33	438	497	176
Arrive On Green	0.15	0.15	0.15	0.15	0.15	0.15	0.10	0.46	0.46	0.02	0.38	0.38
Sat Flow, veh/h	764	821	1552	356	1150	170	1767	1769	73	1767	1307	461
Grp Volume(v), veh/h	105	0	21	59	0	0	179	0	504	21	0	299
Grp Sat Flow(s),veh/h/ln	1585	0	1552	1676	0	0	1767	0	1842	1767	0	1768
Q Serve(g_s), s	0.9	0.0	0.5	0.0	0.0	0.0	2.2	0.0	8.2	0.3	0.0	5.0
Cycle Q Clear(g_c), s	2.2	0.0	0.5	1.1	0.0	0.0	2.2	0.0	8.2	0.3	0.0	5.0
Prop In Lane	0.60		1.00	0.36		0.10	1.00		0.04	1.00		0.26
Lane Grp Cap(c), veh/h	379	0	230	371	0	0	621	0	838	438	0	673
V/C Ratio(X)	0.28	0.00	0.09	0.16	0.00	0.00	0.29	0.00	0.60	0.05	0.00	0.44
Avail Cap(c_a), veh/h	1101	0	971	1131	0	0	1115	0	2306	1065	0	2213
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.4	0.0	14.7	15.0	0.0	0.0	6.1	0.0	8.2	7.6	0.0	9.2
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.1	0.0	0.0	0.1	0.0	1.0	0.0	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.1	0.4	0.0	0.0	0.5	0.0	2.4	0.1	0.0	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.5	0.0	14.7	15.0	0.0	0.0	6.2	0.0	9.2	7.6	0.0	9.9
LnGrp LOS	B	A	B	B	A	A	A	A	A	A	A	A
Approach Vol, veh/h		126			59			683			320	
Approach Delay, s/veh		15.4			15.0			8.4			9.7	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	4.8	24.2		10.9	7.8	21.2		10.9				
Change Period (Y+Rc), s	4.0	6.0		5.0	4.0	6.0		5.0				
Max Green Setting (Gmax), s	15.0	50.0		25.0	15.0	50.0		25.0				
Max Q Clear Time (g_c+I1), s	2.3	10.2		4.2	4.2	7.0		3.1				
Green Ext Time (p_c), s	0.0	5.5		0.4	0.2	3.0		0.2				

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	390	20	40	200	70	30	260	120	120	160	50
Future Volume (veh/h)	70	390	20	40	200	70	30	260	120	120	160	50
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	83	464	9	48	238	25	36	310	0	143	190	53
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	434	599	505	265	560	472	370	427		358	409	114
Arrive On Green	0.05	0.32	0.32	0.03	0.30	0.30	0.02	0.23	0.00	0.09	0.29	0.29
Sat Flow, veh/h	1767	1856	1565	1767	1856	1565	1767	1856	1572	1767	1394	389
Grp Volume(v), veh/h	83	464	9	48	238	25	36	310	0	143	0	243
Grp Sat Flow(s),veh/h/ln	1767	1856	1565	1767	1856	1565	1767	1856	1572	1767	0	1783
Q Serve(g_s), s	1.8	12.9	0.2	1.1	5.9	0.6	0.9	8.8	0.0	3.3	0.0	6.4
Cycle Q Clear(g_c), s	1.8	12.9	0.2	1.1	5.9	0.6	0.9	8.8	0.0	3.3	0.0	6.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.22
Lane Grp Cap(c), veh/h	434	599	505	265	560	472	370	427		358	0	523
V/C Ratio(X)	0.19	0.77	0.02	0.18	0.43	0.05	0.10	0.73		0.40	0.00	0.46
Avail Cap(c_a), veh/h	902	1460	1232	771	1460	1231	886	973		762	0	935
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.9	17.5	13.2	14.4	16.0	14.2	16.4	20.4	0.0	14.7	0.0	16.5
Incr Delay (d2), s/veh	0.1	2.2	0.0	0.1	0.5	0.0	0.0	2.4	0.0	0.3	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	5.2	0.1	0.4	2.3	0.2	0.3	3.8	0.0	1.2	0.0	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.0	19.7	13.2	14.6	16.5	14.2	16.4	22.7	0.0	15.0	0.0	17.2
LnGrp LOS	B	B	B	B	B	B	B	C		B	A	B
Approach Vol, veh/h		556			311			346	A		386	
Approach Delay, s/veh		18.6			16.0			22.1			16.4	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.2	23.5	5.8	21.8	7.4	22.3	9.4	18.1
Change Period (Y+Rc), s	4.5	5.0	4.5	5.0	4.5	5.0	4.5	5.0
Max Green Setting (Gmax), s	18.6	45.0	18.0	30.0	18.0	45.0	18.0	30.0
Max Q Clear Time (g_c+I1), s	3.1	14.9	2.9	8.4	3.8	7.9	5.3	10.8
Green Ext Time (p_c), s	0.0	3.2	0.0	1.5	0.1	1.6	0.1	1.7

Intersection Summary	
HCM 6th Ctrl Delay	18.3
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	140	410	20	70	330	50	30	320	140	60	160	100
Future Volume (veh/h)	140	410	20	70	330	50	30	320	140	60	160	100
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	152	446	21	76	359	51	33	348	144	65	174	17
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	246	511	24	194	411	58	36	385	159	78	210	242
Arrive On Green	0.08	0.29	0.29	0.05	0.26	0.26	0.33	0.33	0.33	0.16	0.16	0.16
Sat Flow, veh/h	1767	1758	83	1767	1589	226	110	1165	482	498	1333	1538
Grp Volume(v), veh/h	152	0	467	76	0	410	525	0	0	239	0	17
Grp Sat Flow(s),veh/h/ln	1767	0	1841	1767	0	1815	1757	0	0	1831	0	1538
Q Serve(g_s), s	7.1	0.0	28.0	3.6	0.0	25.1	33.1	0.0	0.0	14.7	0.0	1.1
Cycle Q Clear(g_c), s	7.1	0.0	28.0	3.6	0.0	25.1	33.1	0.0	0.0	14.7	0.0	1.1
Prop In Lane	1.00		0.04	1.00		0.12	0.06		0.27	0.27		1.00
Lane Grp Cap(c), veh/h	246	0	535	194	0	469	580	0	0	289	0	242
V/C Ratio(X)	0.62	0.00	0.87	0.39	0.00	0.87	0.90	0.00	0.00	0.83	0.00	0.07
Avail Cap(c_a), veh/h	408	0	1175	290	0	1033	773	0	0	616	0	517
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	30.5	0.0	39.1	31.8	0.0	41.2	37.1	0.0	0.0	47.3	0.0	41.6
Incr Delay (d2), s/veh	2.5	0.0	4.6	1.3	0.0	5.3	11.5	0.0	0.0	6.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	0.0	13.2	1.6	0.0	11.8	15.8	0.0	0.0	7.1	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.1	0.0	43.7	33.1	0.0	46.4	48.6	0.0	0.0	53.4	0.0	41.7
LnGrp LOS	C	A	D	C	A	D	D	A	A	D	A	D
Approach Vol, veh/h		619			486			525			256	
Approach Delay, s/veh		41.1			44.4			48.6			52.6	
Approach LOS		D			D			D			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		43.3	10.7	38.7		23.3	14.4	35.0				
Change Period (Y+Rc), s		5.0	5.0	5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		51.0	12.0	74.0		39.0	20.0	66.0				
Max Q Clear Time (g_c+I1), s		35.1	5.6	30.0		16.7	9.1	27.1				
Green Ext Time (p_c), s		3.2	0.1	3.4		1.4	0.3	2.9				

Intersection Summary	
HCM 6th Ctrl Delay	45.6
HCM 6th LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	1130	120	60	780	1200	70	190	100	1000	150	140
Future Volume (veh/h)	70	1130	120	60	780	1200	70	190	100	1000	150	140
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	72	1165	0	62	804	0	72	196	0	1142	0	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	91	1330		80	1307		170	179		1152	0	
Arrive On Green	0.05	0.38	0.00	0.01	0.12	0.00	0.10	0.10	0.00	0.33	0.00	0.00
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1767	1856	1572	3534	0	1572
Grp Volume(v), veh/h	72	1165	0	62	804	0	72	196	0	1142	0	0
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1767	1856	1572	1767	0	1572
Q Serve(g_s), s	5.4	41.5	0.0	4.7	29.2	0.0	5.2	13.0	0.0	43.4	0.0	0.0
Cycle Q Clear(g_c), s	5.4	41.5	0.0	4.7	29.2	0.0	5.2	13.0	0.0	43.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	91	1330		80	1307		170	179		1152	0	
V/C Ratio(X)	0.79	0.88		0.78	0.62		0.42	1.10		0.99	0.00	
Avail Cap(c_a), veh/h	157	1330		157	1307		170	179		1152	0	
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.74	0.74	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	63.3	39.1	0.0	65.8	50.1	0.0	57.5	61.0	0.0	45.3	0.0	0.0
Incr Delay (d2), s/veh	5.6	8.3	0.0	4.5	1.6	0.0	2.0	95.6	0.0	24.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	19.3	0.0	2.3	14.2	0.0	2.4	10.9	0.0	22.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	69.0	47.4	0.0	70.4	51.7	0.0	59.5	156.6	0.0	69.7	0.0	0.0
LnGrp LOS	E	D		E	D		E	F		E	A	
Approach Vol, veh/h		1237	A		866	A		268	A		1142	A
Approach Delay, s/veh		48.7			53.1			130.5			69.7	
Approach LOS		D			D			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.1	56.9		18.0	12.0	56.0		49.0				
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0				
Max Green Setting (Gmax), s	12.0	45.0		13.0	12.0	45.0		44.0				
Max Q Clear Time (g_c+I1), s	6.7	43.5		15.0	7.4	31.2		45.4				
Green Ext Time (p_c), s	0.0	1.3		0.0	0.0	7.4		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		62.8
HCM 6th LOS		E

Notes

User approved pedestrian interval to be less than phase max green.

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	20	1830	150	70	1970	40	210	30	50	40	40	20
Future Volume (veh/h)	20	1830	150	70	1970	40	210	30	50	40	40	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	20	1867	146	71	2010	40	214	31	11	41	41	14
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	24	2950	230	90	3338	66	211	23	334	38	31	5
Arrive On Green	0.03	1.00	1.00	0.05	0.65	0.65	0.21	0.21	0.21	0.21	0.21	0.21
Sat Flow, veh/h	1767	4790	373	1767	5112	102	751	109	1557	0	143	24
Grp Volume(v), veh/h	20	1314	699	71	1327	723	245	0	11	96	0	0
Grp Sat Flow(s),veh/h/ln	1767	1689	1786	1767	1689	1837	860	0	1557	167	0	0
Q Serve(g_s), s	1.5	0.0	0.0	5.4	30.3	30.4	0.0	0.0	0.8	0.0	0.0	0.0
Cycle Q Clear(g_c), s	1.5	0.0	0.0	5.4	30.3	30.4	29.0	0.0	0.8	29.0	0.0	0.0
Prop In Lane	1.00		0.21	1.00		0.06	0.87		1.00	0.43		0.15
Lane Grp Cap(c), veh/h	24	2080	1100	90	2205	1199	235	0	334	74	0	0
V/C Ratio(X)	0.82	0.63	0.64	0.79	0.60	0.60	1.04	0.00	0.03	1.30	0.00	0.00
Avail Cap(c_a), veh/h	144	2080	1100	144	2205	1199	235	0	334	74	0	0
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.26	0.26	0.26	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	65.5	0.0	0.0	63.4	13.4	13.4	56.1	0.0	41.9	54.1	0.0	0.0
Incr Delay (d2), s/veh	6.6	0.4	0.7	5.7	1.2	2.2	70.7	0.0	0.0	204.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.1	0.2	2.6	11.5	12.8	12.8	0.0	0.3	6.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	72.0	0.4	0.7	69.0	14.6	15.7	126.8	0.0	42.0	258.2	0.0	0.0
LnGrp LOS	E	A	A	E	B	B	F	A	D	F	A	A
Approach Vol, veh/h		2033			2121			256			96	
Approach Delay, s/veh		1.2			16.8			123.2			258.2	
Approach LOS		A			B			F			F	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	11.9	89.1		34.0	6.9	94.1		34.0
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0
Max Green Setting (Gmax), s	11.0	79.0		29.0	11.0	79.0		29.0
Max Q Clear Time (g_c+I1), s	7.4	2.0		31.0	3.5	32.4		31.0
Green Ext Time (p_c), s	0.0	57.9		0.0	0.0	39.2		0.0

Intersection Summary		
HCM 6th Ctrl Delay	21.0	
HCM 6th LOS	C	

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	50.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	90	120	110	30	60	50	110	170	40	90	260	90
Future Vol, veh/h	90	120	110	30	60	50	110	170	40	90	260	90
Conflicting Peds, #/hr	16	0	14	11	0	12	14	0	11	12	0	16
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	130	-	-	-	75	-	-	210	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	93	124	113	31	62	52	113	175	41	93	268	93

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1012	971	211	830	997	224	377	0	0	228	0	0
Stage 1	517	517	-	434	434	-	-	-	-	-	-	-
Stage 2	495	454	-	396	563	-	-	-	-	-	-	-
Critical Hdwy	7.345	6.545	6.945	7.345	6.545	6.245	4.145	-	-	4.145	-	-
Critical Hdwy Stg 1	6.545	5.545	-	6.145	5.545	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.145	5.545	-	6.545	5.545	-	-	-	-	-	-	-
Follow-up Hdwy	3.5285	4.0285	3.3285	3.5285	4.0285	3.3285	2.2285	-	-	2.2285	-	-
Pot Cap-1 Maneuver	204	251	792	274	242	812	1173	-	-	1332	-	-
Stage 1	508	531	-	597	578	-	-	-	-	-	-	-
Stage 2	553	566	-	599	506	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	124	205	770	105	197	790	1155	-	-	1317	-	-
Mov Cap-2 Maneuver	124	205	-	105	197	-	-	-	-	-	-	-
Stage 1	451	486	-	533	516	-	-	-	-	-	-	-
Stage 2	404	505	-	349	463	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	166.6	50.9	2.9	1.6
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1155	-	-	160	770	214	1317	-	-
HCM Lane V/C Ratio	0.098	-	-	1.353	0.147	0.674	0.07	-	-
HCM Control Delay (s)	8.5	-	-	248.4	10.5	50.9	7.9	-	-
HCM Lane LOS	A	-	-	F	B	F	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	13.2	0.5	4.2	0.2	-	-

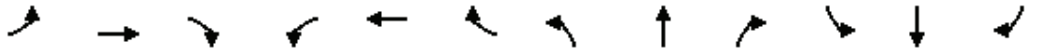
Intersection	
Int Delay, s/veh	8.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↰	↱		↰	↱	
Traffic Vol, veh/h	50	40	140	30	20	20	70	210	40	20	280	60
Future Vol, veh/h	50	40	140	30	20	20	70	210	40	20	280	60
Conflicting Peds, #/hr	4	0	4	3	0	3	4	0	3	3	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	54	43	152	33	22	22	76	228	43	22	304	65

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	813	811	345	887	822	257	373	0	0	274	0	0
Stage 1	385	385	-	405	405	-	-	-	-	-	-	-
Stage 2	428	426	-	482	417	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	296	312	696	264	308	779	1180	-	-	1283	-	-
Stage 1	636	609	-	620	597	-	-	-	-	-	-	-
Stage 2	603	584	-	564	590	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	252	285	691	170	281	774	1176	-	-	1279	-	-
Mov Cap-2 Maneuver	252	285	-	170	281	-	-	-	-	-	-	-
Stage 1	593	596	-	578	556	-	-	-	-	-	-	-
Stage 2	525	544	-	399	578	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.9	24.9	1.8	0.4
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1176	-	-	425	256	1279	-	-
HCM Lane V/C Ratio	0.065	-	-	0.588	0.297	0.017	-	-
HCM Control Delay (s)	8.3	-	-	24.9	24.9	7.9	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	3.7	1.2	0.1	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	130	60	260	20	30	20	160	360	20	20	450	160
Future Volume (veh/h)	130	60	260	20	30	20	160	360	20	20	450	160
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	135	62	54	21	31	7	167	375	19	21	469	155
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	279	98	322	118	142	23	388	897	45	532	606	200
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.08	0.51	0.51	0.02	0.45	0.45
Sat Flow, veh/h	836	474	1554	158	683	113	1767	1750	89	1767	1333	441
Grp Volume(v), veh/h	197	0	54	59	0	0	167	0	394	21	0	624
Grp Sat Flow(s),veh/h/ln	1310	0	1554	954	0	0	1767	0	1839	1767	0	1774
Q Serve(g_s), s	0.0	0.0	1.6	0.2	0.0	0.0	2.7	0.0	7.7	0.4	0.0	17.1
Cycle Q Clear(g_c), s	8.5	0.0	1.6	8.7	0.0	0.0	2.7	0.0	7.7	0.4	0.0	17.1
Prop In Lane	0.69		1.00	0.36		0.12	1.00		0.05	1.00		0.25
Lane Grp Cap(c), veh/h	377	0	322	283	0	0	388	0	942	532	0	806
V/C Ratio(X)	0.52	0.00	0.17	0.21	0.00	0.00	0.43	0.00	0.42	0.04	0.00	0.77
Avail Cap(c_a), veh/h	711	0	674	635	0	0	710	0	1596	957	0	1539
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.3	0.0	18.7	18.9	0.0	0.0	10.0	0.0	8.7	8.2	0.0	13.2
Incr Delay (d2), s/veh	0.4	0.0	0.1	0.1	0.0	0.0	0.3	0.0	0.4	0.0	0.0	2.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	0.0	0.6	0.6	0.0	0.0	0.8	0.0	2.6	0.1	0.0	6.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.8	0.0	18.8	19.1	0.0	0.0	10.3	0.0	9.1	8.2	0.0	15.6
LnGrp LOS	C	A	B	B	A	A	B	A	A	A	A	B
Approach Vol, veh/h		251			59			561			645	
Approach Delay, s/veh		21.1			19.1			9.5			15.3	
Approach LOS		C			B			A			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.1	35.5		17.0	8.5	32.2		17.0				
Change Period (Y+Rc), s	4.0	6.0		5.0	4.0	6.0		5.0				
Max Green Setting (Gmax), s	15.0	50.0		25.0	15.0	50.0		25.0				
Max Q Clear Time (g_c+I1), s	2.4	9.7		10.5	4.7	19.1		10.7				
Green Ext Time (p_c), s	0.0	4.0		0.7	0.2	7.1		0.1				

Intersection Summary												
HCM 6th Ctrl Delay			14.3									
HCM 6th LOS			B									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	410	30	100	420	110	30	130	90	230	140	90
Future Volume (veh/h)	60	410	30	100	420	110	30	130	90	230	140	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	0.99		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	62	427	10	104	438	36	31	135	0	240	146	79
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	313	569	479	337	614	518	322	247		472	291	158
Arrive On Green	0.04	0.31	0.31	0.06	0.33	0.33	0.02	0.13	0.00	0.15	0.26	0.26
Sat Flow, veh/h	1767	1856	1565	1767	1856	1565	1767	1856	1572	1767	1130	611
Grp Volume(v), veh/h	62	427	10	104	438	36	31	135	0	240	0	225
Grp Sat Flow(s),veh/h/ln	1767	1856	1565	1767	1856	1565	1767	1856	1572	1767	0	1741
Q Serve(g_s), s	1.3	11.2	0.2	2.1	11.1	0.8	0.8	3.7	0.0	5.8	0.0	5.9
Cycle Q Clear(g_c), s	1.3	11.2	0.2	2.1	11.1	0.8	0.8	3.7	0.0	5.8	0.0	5.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.35
Lane Grp Cap(c), veh/h	313	569	479	337	614	518	322	247		472	0	449
V/C Ratio(X)	0.20	0.75	0.02	0.31	0.71	0.07	0.10	0.55		0.51	0.00	0.50
Avail Cap(c_a), veh/h	838	1552	1309	818	1552	1309	876	1035		806	0	971
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.0	16.8	13.0	12.7	15.8	12.3	19.6	21.8	0.0	14.9	0.0	17.0
Incr Delay (d2), s/veh	0.1	2.0	0.0	0.2	1.6	0.1	0.0	1.9	0.0	0.3	0.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	4.5	0.1	0.7	4.3	0.3	0.3	1.6	0.0	2.1	0.0	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.1	18.8	13.0	12.9	17.3	12.4	19.7	23.7	0.0	15.3	0.0	17.9
LnGrp LOS	B	B	B	B	B	B	B	C		B	A	B
Approach Vol, veh/h		499			578			166	A		465	
Approach Delay, s/veh		18.0			16.2			22.9			16.5	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.8	21.5	5.6	18.9	6.5	22.8	12.3	12.2
Change Period (Y+Rc), s	4.5	5.0	4.5	5.0	4.5	5.0	4.5	5.0
Max Green Setting (Gmax), s	18.0	45.0	18.0	30.0	18.0	45.0	18.0	30.0
Max Q Clear Time (g_c+I1), s	4.1	13.2	2.8	7.9	3.3	13.1	7.8	5.7
Green Ext Time (p_c), s	0.1	2.9	0.0	1.4	0.0	3.1	0.3	0.7

Intersection Summary	
HCM 6th Ctrl Delay	17.5
HCM 6th LOS	B

Notes

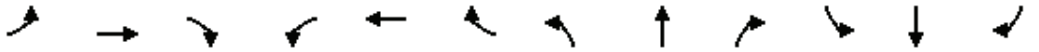
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	130	310	20	130	330	60	20	240	70	90	330	210
Future Volume (veh/h)	130	310	20	130	330	60	20	240	70	90	330	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	141	337	21	141	359	61	22	261	71	98	359	99
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	231	457	28	277	407	69	25	298	81	107	393	427
Arrive On Green	0.08	0.26	0.26	0.07	0.26	0.26	0.23	0.23	0.23	0.27	0.27	0.27
Sat Flow, veh/h	1767	1728	108	1767	1546	263	111	1314	358	394	1442	1564
Grp Volume(v), veh/h	141	0	358	141	0	420	354	0	0	457	0	99
Grp Sat Flow(s),veh/h/ln	1767	0	1836	1767	0	1808	1783	0	0	1836	0	1564
Q Serve(g_s), s	7.1	0.0	22.0	7.1	0.0	27.5	23.6	0.0	0.0	29.7	0.0	6.1
Cycle Q Clear(g_c), s	7.1	0.0	22.0	7.1	0.0	27.5	23.6	0.0	0.0	29.7	0.0	6.1
Prop In Lane	1.00		0.06	1.00		0.15	0.06		0.20	0.21		1.00
Lane Grp Cap(c), veh/h	231	0	485	277	0	476	404	0	0	501	0	427
V/C Ratio(X)	0.61	0.00	0.74	0.51	0.00	0.88	0.88	0.00	0.00	0.91	0.00	0.23
Avail Cap(c_a), veh/h	383	0	1102	318	0	968	737	0	0	581	0	495
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.9	0.0	41.5	31.7	0.0	43.6	46.1	0.0	0.0	43.4	0.0	34.8
Incr Delay (d2), s/veh	2.6	0.0	2.2	1.4	0.0	5.6	6.2	0.0	0.0	17.4	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	0.0	10.2	3.1	0.0	13.0	11.1	0.0	0.0	15.8	0.0	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.5	0.0	43.7	33.1	0.0	49.2	52.2	0.0	0.0	60.8	0.0	35.1
LnGrp LOS	D	A	D	C	A	D	D	A	A	E	A	D
Approach Vol, veh/h		499			561			354			556	
Approach Delay, s/veh		41.4			45.1			52.2			56.2	
Approach LOS		D			D			D			E	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		32.9	14.2	37.6		38.6	14.3	37.5				
Change Period (Y+Rc), s		5.0	5.0	5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		51.0	12.0	74.0		39.0	20.0	66.0				
Max Q Clear Time (g_c+I1), s		25.6	9.1	24.0		31.7	9.1	29.5				
Green Ext Time (p_c), s		2.3	0.1	2.5		1.9	0.3	3.0				

Intersection Summary												
HCM 6th Ctrl Delay			48.6									
HCM 6th LOS			D									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	730	98	45	1180	950	69	134	38	1080	154	90
Future Volume (veh/h)	40	730	98	45	1180	950	69	134	38	1080	154	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	42	768	0	47	1242	0	73	141	0	1253	0	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	54	1187		61	1201		173	182		1305	0	
Arrive On Green	0.03	0.34	0.00	0.01	0.11	0.00	0.10	0.10	0.00	0.37	0.00	0.00
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1767	1856	1572	3534	0	1572
Grp Volume(v), veh/h	42	768	0	47	1242	0	73	141	0	1253	0	0
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1767	1856	1572	1767	0	1572
Q Serve(g_s), s	3.1	24.0	0.0	3.4	44.3	0.0	5.1	9.6	0.0	45.0	0.0	0.0
Cycle Q Clear(g_c), s	3.1	24.0	0.0	3.4	44.3	0.0	5.1	9.6	0.0	45.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	54	1187		61	1201		173	182		1305	0	
V/C Ratio(X)	0.78	0.65		0.78	1.03		0.42	0.77		0.96	0.00	
Avail Cap(c_a), veh/h	122	1187		122	1201		258	271		1332	0	
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.72	0.72	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	62.6	36.6	0.0	63.8	57.7	0.0	55.1	57.2	0.0	40.1	0.0	0.0
Incr Delay (d2), s/veh	8.7	2.7	0.0	5.6	31.5	0.0	2.0	9.1	0.0	15.8	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	10.8	0.0	1.7	26.3	0.0	2.4	5.0	0.0	21.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	71.3	39.3	0.0	69.4	89.1	0.0	57.1	66.3	0.0	55.9	0.0	0.0
LnGrp LOS	E	D		E	F		E	E		E	A	
Approach Vol, veh/h		810	A		1289	A		214	A		1253	A
Approach Delay, s/veh		40.9			88.4			63.1			55.9	
Approach LOS		D			F			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.5	49.8		17.8	9.0	50.3		53.0				
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0				
Max Green Setting (Gmax), s	9.0	32.0		19.0	9.0	32.0		49.0				
Max Q Clear Time (g_c+I1), s	5.4	26.0		11.6	5.1	46.3		47.0				
Green Ext Time (p_c), s	0.0	3.7		0.6	0.0	0.0		1.0				

Intersection Summary		
HCM 6th Ctrl Delay		64.7
HCM 6th LOS		E

Notes

User approved pedestrian interval to be less than phase max green.

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	1618	150	47	1905	30	230	30	58	40	30	20
Future Volume (veh/h)	30	1618	150	47	1905	30	230	30	58	40	30	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	0.98		0.97	0.98		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	32	1721	151	50	2027	31	245	32	14	43	32	12
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	41	2927	256	64	3243	50	242	25	339	41	24	4
Arrive On Green	0.02	0.41	0.41	0.04	0.63	0.63	0.22	0.22	0.22	0.22	0.22	0.22
Sat Flow, veh/h	1767	4740	415	1767	5140	79	852	111	1522	0	110	18
Grp Volume(v), veh/h	32	1225	647	50	1331	727	277	0	14	87	0	0
Grp Sat Flow(s),veh/h/ln	1767	1689	1777	1767	1689	1841	964	0	1522	127	0	0
Q Serve(g_s), s	2.3	36.5	36.7	3.6	31.2	31.3	0.0	0.0	0.9	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.3	36.5	36.7	3.6	31.2	31.3	29.0	0.0	0.9	29.0	0.0	0.0
Prop In Lane	1.00		0.23	1.00		0.04	0.88		1.00	0.49		0.14
Lane Grp Cap(c), veh/h	41	2085	1097	64	2131	1161	267	0	339	70	0	0
V/C Ratio(X)	0.79	0.59	0.59	0.78	0.62	0.63	1.04	0.00	0.04	1.25	0.00	0.00
Avail Cap(c_a), veh/h	109	2085	1097	109	2131	1161	267	0	339	70	0	0
HCM Platoon Ratio	0.67	0.67	0.67	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.42	0.42	0.42	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	63.7	25.3	25.3	62.1	14.6	14.6	53.3	0.0	39.6	53.6	0.0	0.0
Incr Delay (d2), s/veh	5.3	0.5	1.0	7.4	1.4	2.6	64.9	0.0	0.0	188.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	15.7	16.8	1.8	11.9	13.4	13.8	0.0	0.4	6.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	69.0	25.8	26.3	69.5	16.0	17.2	118.3	0.0	39.6	242.0	0.0	0.0
LnGrp LOS	E	C	C	E	B	B	F	A	D	F	A	A
Approach Vol, veh/h		1904			2108			291			87	
Approach Delay, s/veh		26.7			17.7			114.5			242.0	
Approach LOS		C			B			F			F	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.7	86.3		34.0	8.0	88.0		34.0
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0
Max Green Setting (Gmax), s	8.3	77.0		29.0	8.0	77.0		29.0
Max Q Clear Time (g_c+I1), s	5.6	38.7		31.0	4.3	33.3		31.0
Green Ext Time (p_c), s	0.0	31.2		0.0	0.0	37.2		0.0

Intersection Summary	
HCM 6th Ctrl Delay	32.5
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	7.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	50	50	40	40	71	50	197	33	48	210	30
Future Vol, veh/h	20	50	50	40	40	71	50	197	33	48	210	30
Conflicting Peds, #/hr	18	0	17	26	0	27	17	0	26	27	0	18
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	130	-	-	-	75	-	-	210	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	23	57	57	46	46	82	57	226	38	55	241	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	836	791	182	671	789	299	293	0	0	291	0	0
Stage 1	386	386	-	386	386	-	-	-	-	-	-	-
Stage 2	450	405	-	285	403	-	-	-	-	-	-	-
Critical Hdwy	7.345	6.545	6.945	7.345	6.545	6.245	4.145	-	-	4.145	-	-
Critical Hdwy Stg 1	6.545	5.545	-	6.145	5.545	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.145	5.545	-	6.545	5.545	-	-	-	-	-	-	-
Follow-up Hdwy	3.5285	4.0285	3.3285	3.5285	4.0285	3.3285	2.2285	-	-	2.2285	-	-
Pot Cap-1 Maneuver	272	320	827	354	321	737	1261	-	-	1263	-	-
Stage 1	607	607	-	634	607	-	-	-	-	-	-	-
Stage 2	585	596	-	697	597	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	188	279	793	245	280	700	1239	-	-	1231	-	-
Mov Cap-2 Maneuver	188	279	-	245	280	-	-	-	-	-	-	-
Stage 1	569	570	-	589	564	-	-	-	-	-	-	-
Stage 2	441	554	-	542	561	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.7	23	1.4	1.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1239	-	-	245	793	371	1231	-	-
HCM Lane V/C Ratio	0.046	-	-	0.328	0.072	0.468	0.045	-	-
HCM Control Delay (s)	8	-	-	26.7	9.9	23	8.1	-	-
HCM Lane LOS	A	-	-	D	A	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.4	0.2	2.4	0.1	-	-

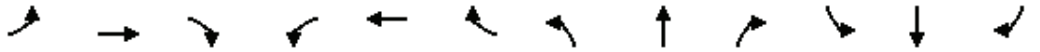
Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↰	↱		↰	↱	
Traffic Vol, veh/h	38	20	66	20	20	20	45	310	40	30	250	47
Future Vol, veh/h	38	20	66	20	20	20	45	310	40	30	250	47
Conflicting Peds, #/hr	12	0	12	9	0	8	12	0	9	8	0	12
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	42	22	73	22	22	22	50	344	44	33	278	52

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	882	879	328	905	883	387	342	0	0	397	0	0
Stage 1	382	382	-	475	475	-	-	-	-	-	-	-
Stage 2	500	497	-	430	408	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	266	285	711	256	284	659	1211	-	-	1156	-	-
Stage 1	638	611	-	569	556	-	-	-	-	-	-	-
Stage 2	551	543	-	601	595	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	222	260	695	199	259	646	1197	-	-	1146	-	-
Mov Cap-2 Maneuver	222	260	-	199	259	-	-	-	-	-	-	-
Stage 1	604	587	-	541	528	-	-	-	-	-	-	-
Stage 2	483	515	-	497	571	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	21	21.2	0.9	0.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1197	-	-	361	288	1146	-	-
HCM Lane V/C Ratio	0.042	-	-	0.382	0.231	0.029	-	-
HCM Control Delay (s)	8.1	-	-	21	21.2	8.2	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.7	0.9	0.1	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	62	42	186	20	33	20	185	460	20	20	212	92
Future Volume (veh/h)	62	42	186	20	33	20	185	460	20	20	212	92
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.98	0.99		0.98	0.99		0.99	0.99		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	65	44	35	21	35	7	195	484	20	21	223	80
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	256	132	244	167	185	29	615	806	33	433	486	174
Arrive On Green	0.16	0.16	0.16	0.16	0.16	0.16	0.10	0.46	0.46	0.02	0.37	0.37
Sat Flow, veh/h	735	836	1543	320	1172	186	1767	1768	73	1767	1297	465
Grp Volume(v), veh/h	109	0	35	63	0	0	195	0	504	21	0	303
Grp Sat Flow(s),veh/h/ln	1570	0	1543	1678	0	0	1767	0	1841	1767	0	1763
Q Serve(g_s), s	1.1	0.0	0.8	0.0	0.0	0.0	2.5	0.0	8.4	0.3	0.0	5.3
Cycle Q Clear(g_c), s	2.4	0.0	0.8	1.2	0.0	0.0	2.5	0.0	8.4	0.3	0.0	5.3
Prop In Lane	0.60		1.00	0.33		0.11	1.00		0.04	1.00		0.26
Lane Grp Cap(c), veh/h	388	0	244	382	0	0	615	0	840	433	0	661
V/C Ratio(X)	0.28	0.00	0.14	0.16	0.00	0.00	0.32	0.00	0.60	0.05	0.00	0.46
Avail Cap(c_a), veh/h	1066	0	939	1098	0	0	1081	0	2242	1042	0	2147
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.5	0.0	14.9	15.1	0.0	0.0	6.2	0.0	8.4	7.9	0.0	9.7
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.1	0.0	0.0	0.1	0.0	1.0	0.0	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.3	0.5	0.0	0.0	0.6	0.0	2.5	0.1	0.0	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.7	0.0	15.0	15.2	0.0	0.0	6.3	0.0	9.3	7.9	0.0	10.4
LnGrp LOS	B	A	B	B	A	A	A	A	A	A	A	B
Approach Vol, veh/h		144			63			699			324	
Approach Delay, s/veh		15.5			15.2			8.5			10.2	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	4.9	24.7		11.5	8.2	21.4		11.5				
Change Period (Y+Rc), s	4.0	6.0		5.0	4.0	6.0		5.0				
Max Green Setting (Gmax), s	15.0	50.0		25.0	15.0	50.0		25.0				
Max Q Clear Time (g_c+I1), s	2.3	10.4		4.4	4.5	7.3		3.2				
Green Ext Time (p_c), s	0.0	5.5		0.4	0.2	3.0		0.2				

Intersection Summary			
HCM 6th Ctrl Delay		10.1	
HCM 6th LOS		B	



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	392	21	40	204	73	32	262	120	123	163	50
Future Volume (veh/h)	70	392	21	40	204	73	32	262	120	123	163	50
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	0.99		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	83	467	8	48	243	26	38	312	0	146	194	53
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	429	603	507	263	564	474	372	436		361	418	114
Arrive On Green	0.05	0.33	0.33	0.03	0.30	0.30	0.02	0.23	0.00	0.09	0.30	0.30
Sat Flow, veh/h	1767	1856	1560	1767	1856	1560	1767	1856	1572	1767	1400	383
Grp Volume(v), veh/h	83	467	8	48	243	26	38	312	0	146	0	247
Grp Sat Flow(s),veh/h/ln	1767	1856	1560	1767	1856	1560	1767	1856	1572	1767	0	1783
Q Serve(g_s), s	1.9	13.3	0.2	1.1	6.1	0.7	1.0	9.1	0.0	3.5	0.0	6.6
Cycle Q Clear(g_c), s	1.9	13.3	0.2	1.1	6.1	0.7	1.0	9.1	0.0	3.5	0.0	6.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.21
Lane Grp Cap(c), veh/h	429	603	507	263	564	474	372	436		361	0	532
V/C Ratio(X)	0.19	0.77	0.02	0.18	0.43	0.05	0.10	0.72		0.40	0.00	0.46
Avail Cap(c_a), veh/h	884	1424	1198	755	1424	1197	872	950		750	0	912
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.2	17.8	13.4	14.7	16.3	14.4	16.5	20.6	0.0	14.9	0.0	16.8
Incr Delay (d2), s/veh	0.1	2.2	0.0	0.1	0.5	0.0	0.0	2.2	0.0	0.3	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	5.4	0.1	0.4	2.4	0.2	0.4	3.9	0.0	1.3	0.0	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.3	20.0	13.4	14.8	16.8	14.5	16.6	22.8	0.0	15.1	0.0	17.4
LnGrp LOS	B	C	B	B	B	B	B	C		B	A	B
Approach Vol, veh/h		558			317			350	A		393	
Approach Delay, s/veh		18.9			16.3			22.2			16.5	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.2	24.1	5.9	22.5	7.4	22.8	9.6	18.8
Change Period (Y+Rc), s	4.5	5.0	4.5	5.0	4.5	5.0	4.5	5.0
Max Green Setting (Gmax), s	18.0	45.0	18.0	30.0	18.0	45.0	18.0	30.0
Max Q Clear Time (g_c+I1), s	3.1	15.3	3.0	8.6	3.9	8.1	5.5	11.1
Green Ext Time (p_c), s	0.0	3.2	0.0	1.5	0.1	1.6	0.2	1.7

Intersection Summary	
HCM 6th Ctrl Delay	18.5
HCM 6th LOS	B

Notes

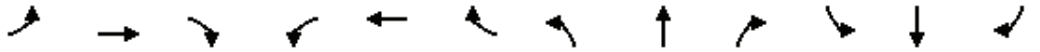
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	144	410	20	70	330	53	30	328	140	64	170	104
Future Volume (veh/h)	144	410	20	70	330	53	30	328	140	64	170	104
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	157	446	21	76	359	55	33	357	144	70	185	20
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	242	515	24	192	407	62	36	390	157	82	217	252
Arrive On Green	0.08	0.29	0.29	0.05	0.26	0.26	0.33	0.33	0.33	0.16	0.16	0.16
Sat Flow, veh/h	1767	1758	83	1767	1571	241	109	1176	474	502	1328	1539
Grp Volume(v), veh/h	157	0	467	76	0	414	534	0	0	255	0	20
Grp Sat Flow(s),veh/h/ln	1767	0	1841	1767	0	1812	1759	0	0	1830	0	1539
Q Serve(g_s), s	7.8	0.0	29.5	3.8	0.0	26.9	35.7	0.0	0.0	16.6	0.0	1.4
Cycle Q Clear(g_c), s	7.8	0.0	29.5	3.8	0.0	26.9	35.7	0.0	0.0	16.6	0.0	1.4
Prop In Lane	1.00		0.04	1.00		0.13	0.06		0.27	0.27		1.00
Lane Grp Cap(c), veh/h	242	0	540	192	0	470	584	0	0	300	0	252
V/C Ratio(X)	0.65	0.00	0.87	0.40	0.00	0.88	0.91	0.00	0.00	0.85	0.00	0.08
Avail Cap(c_a), veh/h	385	0	1110	280	0	975	731	0	0	582	0	489
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.2	0.0	41.1	33.6	0.0	43.6	39.3	0.0	0.0	49.8	0.0	43.5
Incr Delay (d2), s/veh	2.9	0.0	4.3	1.3	0.0	5.6	14.0	0.0	0.0	6.7	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.5	0.0	13.9	1.7	0.0	12.7	17.5	0.0	0.0	8.1	0.0	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.1	0.0	45.4	34.9	0.0	49.2	53.2	0.0	0.0	56.6	0.0	43.6
LnGrp LOS	D	A	D	C	A	D	D	A	A	E	A	D
Approach Vol, veh/h		624			490			534			275	
Approach Delay, s/veh		42.8			47.0			53.2			55.6	
Approach LOS		D			D			D			E	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		45.7	10.9	41.0		25.1	15.0	36.8				
Change Period (Y+Rc), s		5.0	5.0	5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		51.0	12.0	74.0		39.0	20.0	66.0				
Max Q Clear Time (g_c+I1), s		37.7	5.8	31.5		18.6	9.8	28.9				
Green Ext Time (p_c), s		3.0	0.1	3.4		1.5	0.3	2.9				

Intersection Summary	
HCM 6th Ctrl Delay	48.6
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	1130	146	81	780	1200	99	196	127	1000	155	140
Future Volume (veh/h)	70	1130	146	81	780	1200	99	196	127	1000	155	140
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	72	1165	0	84	804	0	102	202	0	1145	0	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	91	1278		105	1307		170	179		1152	0	
Arrive On Green	0.05	0.36	0.00	0.02	0.12	0.00	0.10	0.10	0.00	0.33	0.00	0.00
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1767	1856	1572	3534	0	1572
Grp Volume(v), veh/h	72	1165	0	84	804	0	102	202	0	1145	0	0
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1767	1856	1572	1767	0	1572
Q Serve(g_s), s	5.4	42.5	0.0	6.4	29.2	0.0	7.5	13.0	0.0	43.6	0.0	0.0
Cycle Q Clear(g_c), s	5.4	42.5	0.0	6.4	29.2	0.0	7.5	13.0	0.0	43.6	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	91	1278		105	1307		170	179		1152	0	
V/C Ratio(X)	0.79	0.91		0.80	0.62		0.60	1.13		0.99	0.00	
Avail Cap(c_a), veh/h	157	1278		157	1307		170	179		1152	0	
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.73	0.73	0.00	1.00	1.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	63.3	41.0	0.0	65.4	50.1	0.0	58.5	61.0	0.0	45.4	0.0	0.0
Incr Delay (d2), s/veh	5.6	11.3	0.0	6.6	1.6	0.0	6.2	106.7	0.0	25.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	20.3	0.0	3.2	14.2	0.0	3.7	11.5	0.0	22.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	69.0	52.2	0.0	72.0	51.7	0.0	64.7	167.7	0.0	70.4	0.0	0.0
LnGrp LOS	E	D		E	D		E	F		E	A	
Approach Vol, veh/h		1237	A		888	A		304	A		1145	A
Approach Delay, s/veh		53.2			53.6			133.2			70.4	
Approach LOS		D			D			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.0	55.0		18.0	12.0	56.0		49.0				
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0				
Max Green Setting (Gmax), s	12.0	45.0		13.0	12.0	45.0		44.0				
Max Q Clear Time (g_c+I1), s	8.4	44.5		15.0	7.4	31.2		45.6				
Green Ext Time (p_c), s	0.0	0.5		0.0	0.0	7.4		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		65.6
HCM 6th LOS		E

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	20	1857	150	80	1991	40	210	30	62	40	40	20
Future Volume (veh/h)	20	1857	150	80	1991	40	210	30	62	40	40	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		1.00	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	20	1895	147	82	2032	40	214	31	13	41	41	14
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	24	2916	225	102	3339	66	211	23	334	38	31	5
Arrive On Green	0.03	1.00	1.00	0.06	0.65	0.65	0.21	0.21	0.21	0.21	0.21	0.21
Sat Flow, veh/h	1767	4790	370	1767	5114	101	751	109	1557	0	143	24
Grp Volume(v), veh/h	20	1334	708	82	1341	731	245	0	13	96	0	0
Grp Sat Flow(s),veh/h/ln	1767	1689	1783	1767	1689	1837	860	0	1557	167	0	0
Q Serve(g_s), s	1.5	0.0	0.0	6.2	30.9	31.0	0.0	0.0	0.9	0.0	0.0	0.0
Cycle Q Clear(g_c), s	1.5	0.0	0.0	6.2	30.9	31.0	29.0	0.0	0.9	29.0	0.0	0.0
Prop In Lane	1.00		0.21	1.00		0.05	0.87		1.00	0.43		0.15
Lane Grp Cap(c), veh/h	24	2056	1085	102	2205	1199	235	0	334	74	0	0
V/C Ratio(X)	0.82	0.65	0.65	0.80	0.61	0.61	1.04	0.00	0.04	1.30	0.00	0.00
Avail Cap(c_a), veh/h	144	2056	1085	144	2205	1199	235	0	334	74	0	0
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.18	0.18	0.18	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	65.5	0.0	0.0	62.8	13.5	13.5	56.1	0.0	42.0	54.1	0.0	0.0
Incr Delay (d2), s/veh	4.6	0.3	0.6	12.8	1.3	2.3	70.7	0.0	0.0	204.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.1	0.2	3.2	11.7	13.1	12.8	0.0	0.4	6.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	70.1	0.3	0.6	75.6	14.7	15.8	126.8	0.0	42.0	258.2	0.0	0.0
LnGrp LOS	E	A	A	E	B	B	F	A	D	F	A	A
Approach Vol, veh/h		2062			2154			258			96	
Approach Delay, s/veh		1.1			17.4			122.6			258.2	
Approach LOS		A			B			F			F	

Timer - Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	12.8	88.2		34.0	6.9	94.1		34.0
Change Period (Y+Rc), s	5.0	6.0		5.0	5.0	6.0		5.0
Max Green Setting (Gmax), s	11.0	79.0		29.0	11.0	79.0		29.0
Max Q Clear Time (g_c+I1), s	3.5	2.0		31.0	3.5	33.0		31.0
Green Ext Time (p_c), s	0.0	58.8		0.0	0.0	39.1		0.0

Intersection Summary		
HCM 6th Ctrl Delay	21.0	
HCM 6th LOS	C	

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	100.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	90	120	110	60	60	81	110	179	58	101	260	90
Future Vol, veh/h	90	120	110	60	60	81	110	179	58	101	260	90
Conflicting Peds, #/hr	21	0	19	32	0	33	19	0	32	33	0	21
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	130	-	-	-	75	-	-	210	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	93	124	113	62	62	84	113	185	60	104	268	93

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1091	1048	234	910	1064	281	382	0	0	278	0	0
Stage 1	544	544	-	474	474	-	-	-	-	-	-	-
Stage 2	547	504	-	436	590	-	-	-	-	-	-	-
Critical Hdwy	7.345	6.545	6.945	7.345	6.545	6.245	4.145	-	-	4.145	-	-
Critical Hdwy Stg 1	6.545	5.545	-	6.145	5.545	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.145	5.545	-	6.545	5.545	-	-	-	-	-	-	-
Follow-up Hdwy	3.5285	4.0285	3.3285	3.5285	4.0285	3.3285	2.2285	-	-	2.2285	-	-
Pot Cap-1 Maneuver	179	226	766	241	221	754	1168	-	-	1277	-	-
Stage 1	490	516	-	568	555	-	-	-	-	-	-	-
Stage 2	518	538	-	567	492	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	95	177	728	74	173	707	1145	-	-	1237	-	-
Mov Cap-2 Maneuver	95	177	-	74	173	-	-	-	-	-	-	-
Stage 1	433	463	-	496	485	-	-	-	-	-	-	-
Stage 2	348	470	-	311	442	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	263.7	233.4	2.7	1.8
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1145	-	-	129	728	158	1237	-	-
HCM Lane V/C Ratio	0.099	-	-	1.678	0.156	1.311	0.084	-	-
HCM Control Delay (s)	8.5	-	-	$ 396.1	10.9	233.4	8.2	-	-
HCM Lane LOS	A	-	-	F	B	F	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	16	0.6	12.4	0.3	-	-

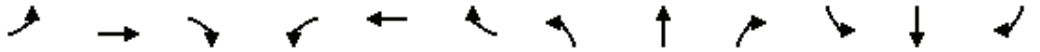
Intersection	
Int Delay, s/veh	10.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	62	40	149	30	20	20	78	210	40	20	280	70
Future Vol, veh/h	62	40	149	30	20	20	78	210	40	20	280	70
Conflicting Peds, #/hr	8	0	4	3	0	7	4	0	3	7	0	8
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	67	43	162	33	22	22	85	228	43	22	304	76

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	844	842	354	920	859	265	388	0	0	278	0	0
Stage 1	394	394	-	427	427	-	-	-	-	-	-	-
Stage 2	450	448	-	493	432	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	282	300	688	250	293	771	1165	-	-	1279	-	-
Stage 1	629	603	-	604	584	-	-	-	-	-	-	-
Stage 2	587	571	-	556	581	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	236	269	680	154	263	760	1156	-	-	1270	-	-
Mov Cap-2 Maneuver	236	269	-	154	263	-	-	-	-	-	-	-
Stage 1	578	588	-	556	537	-	-	-	-	-	-	-
Stage 2	503	525	-	384	566	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	31.6	27.3	2	0.4
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1156	-	-	398	236	1270	-	-
HCM Lane V/C Ratio	0.073	-	-	0.685	0.322	0.017	-	-
HCM Control Delay (s)	8.4	-	-	31.6	27.3	7.9	-	-
HCM Lane LOS	A	-	-	D	D	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	5	1.3	0.1	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	133	63	284	20	33	20	181	360	20	20	453	163
Future Volume (veh/h)	133	63	284	20	33	20	181	360	20	20	453	163
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	1.00		0.99	0.99		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	139	66	60	21	34	7	189	375	19	21	472	158
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	267	101	350	106	141	22	379	900	46	523	596	200
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.08	0.51	0.51	0.02	0.45	0.45
Sat Flow, veh/h	754	448	1555	125	626	96	1767	1750	89	1767	1325	444
Grp Volume(v), veh/h	205	0	60	62	0	0	189	0	394	21	0	630
Grp Sat Flow(s),veh/h/ln	1202	0	1555	847	0	0	1767	0	1838	1767	0	1769
Q Serve(g_s), s	0.0	0.0	1.9	0.3	0.0	0.0	3.2	0.0	8.2	0.4	0.0	18.9
Cycle Q Clear(g_c), s	10.7	0.0	1.9	11.0	0.0	0.0	3.2	0.0	8.2	0.4	0.0	18.9
Prop In Lane	0.68		1.00	0.34		0.11	1.00		0.05	1.00		0.25
Lane Grp Cap(c), veh/h	368	0	350	268	0	0	379	0	945	523	0	796
V/C Ratio(X)	0.56	0.00	0.17	0.23	0.00	0.00	0.50	0.00	0.42	0.04	0.00	0.79
Avail Cap(c_a), veh/h	628	0	625	544	0	0	657	0	1477	914	0	1421
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.6	0.0	19.4	19.8	0.0	0.0	11.2	0.0	9.3	9.0	0.0	14.6
Incr Delay (d2), s/veh	0.5	0.0	0.1	0.2	0.0	0.0	0.4	0.0	0.4	0.0	0.0	2.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	0.0	0.7	0.7	0.0	0.0	1.0	0.0	2.9	0.1	0.0	7.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.1	0.0	19.5	19.9	0.0	0.0	11.6	0.0	9.8	9.0	0.0	17.2
LnGrp LOS	C	A	B	B	A	A	B	A	A	A	A	B
Approach Vol, veh/h		265			62			583			651	
Approach Delay, s/veh		22.3			19.9			10.4			16.9	
Approach LOS		C			B			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.2	38.0		19.0	9.2	34.0		19.0				
Change Period (Y+Rc), s	4.0	6.0		5.0	4.0	6.0		5.0				
Max Green Setting (Gmax), s	15.0	50.0		25.0	15.0	50.0		25.0				
Max Q Clear Time (g_c+I1), s	2.4	10.2		12.7	5.2	20.9		13.0				
Green Ext Time (p_c), s	0.0	4.0		0.7	0.2	7.1		0.1				

Intersection Summary			
HCM 6th Ctrl Delay		15.5	
HCM 6th LOS		B	



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	413	32	100	426	114	34	134	90	235	144	90
Future Volume (veh/h)	60	413	32	100	426	114	34	134	90	235	144	90
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.99	0.99		1.00	0.99		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	62	430	10	104	444	38	35	140	0	245	150	79
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	304	572	480	330	617	519	334	273		480	308	162
Arrive On Green	0.04	0.31	0.31	0.06	0.33	0.33	0.02	0.15	0.00	0.15	0.27	0.27
Sat Flow, veh/h	1767	1856	1560	1767	1856	1561	1767	1856	1572	1767	1139	600
Grp Volume(v), veh/h	62	430	10	104	444	38	35	140	0	245	0	229
Grp Sat Flow(s),veh/h/ln	1767	1856	1560	1767	1856	1561	1767	1856	1572	1767	0	1740
Q Serve(g_s), s	1.3	11.7	0.3	2.2	11.8	0.9	0.9	3.9	0.0	6.1	0.0	6.2
Cycle Q Clear(g_c), s	1.3	11.7	0.3	2.2	11.8	0.9	0.9	3.9	0.0	6.1	0.0	6.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.34
Lane Grp Cap(c), veh/h	304	572	480	330	617	519	334	273		480	0	470
V/C Ratio(X)	0.20	0.75	0.02	0.32	0.72	0.07	0.10	0.51		0.51	0.00	0.49
Avail Cap(c_a), veh/h	804	1484	1248	787	1484	1249	859	990		789	0	928
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.5	17.5	13.6	13.3	16.5	12.9	19.8	22.1	0.0	15.1	0.0	17.3
Incr Delay (d2), s/veh	0.1	2.0	0.0	0.2	1.6	0.1	0.1	1.5	0.0	0.3	0.0	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	4.8	0.1	0.8	4.7	0.3	0.4	1.7	0.0	2.3	0.0	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.7	19.6	13.6	13.5	18.1	12.9	19.8	23.6	0.0	15.4	0.0	18.0
LnGrp LOS	B	B	B	B	B	B	B	C		B	A	B
Approach Vol, veh/h		502			586			175	A		474	
Approach Delay, s/veh		18.7			16.9			22.8			16.7	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.0	22.3	5.8	20.2	6.6	23.7	12.7	13.3
Change Period (Y+Rc), s	4.5	5.0	4.5	5.0	4.5	5.0	4.5	5.0
Max Green Setting (Gmax), s	18.0	45.0	18.0	30.0	18.0	45.0	18.0	30.0
Max Q Clear Time (g_c+I1), s	4.2	13.7	2.9	8.2	3.3	13.8	8.1	5.9
Green Ext Time (p_c), s	0.1	2.9	0.0	1.4	0.0	3.2	0.3	0.7

Intersection Summary	
HCM 6th Ctrl Delay	18.0
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	135	310	20	130	330	65	20	251	70	96	345	216
Future Volume (veh/h)	135	310	20	130	330	65	20	251	70	96	345	216
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	147	337	21	141	359	67	22	273	71	104	375	109
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	225	464	29	276	402	75	25	307	80	111	399	434
Arrive On Green	0.08	0.27	0.27	0.07	0.26	0.26	0.23	0.23	0.23	0.28	0.28	0.28
Sat Flow, veh/h	1767	1728	108	1767	1521	284	107	1332	346	399	1437	1564
Grp Volume(v), veh/h	147	0	358	141	0	426	366	0	0	479	0	109
Grp Sat Flow(s),veh/h/ln	1767	0	1836	1767	0	1804	1785	0	0	1836	0	1564
Q Serve(g_s), s	8.0	0.0	23.6	7.6	0.0	30.3	26.4	0.0	0.0	34.0	0.0	7.2
Cycle Q Clear(g_c), s	8.0	0.0	23.6	7.6	0.0	30.3	26.4	0.0	0.0	34.0	0.0	7.2
Prop In Lane	1.00		0.06	1.00		0.16	0.06		0.19	0.22		1.00
Lane Grp Cap(c), veh/h	225	0	493	276	0	478	412	0	0	510	0	434
V/C Ratio(X)	0.65	0.00	0.73	0.51	0.00	0.89	0.89	0.00	0.00	0.94	0.00	0.25
Avail Cap(c_a), veh/h	355	0	1020	306	0	894	684	0	0	538	0	458
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	35.6	0.0	44.3	34.1	0.0	47.1	49.6	0.0	0.0	47.0	0.0	37.3
Incr Delay (d2), s/veh	3.2	0.0	2.1	1.5	0.0	6.0	8.2	0.0	0.0	24.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	0.0	11.0	3.4	0.0	14.4	12.7	0.0	0.0	18.8	0.0	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.7	0.0	46.3	35.5	0.0	53.1	57.7	0.0	0.0	71.1	0.0	37.6
LnGrp LOS	D	A	D	D	A	D	E	A	A	E	A	D
Approach Vol, veh/h		505			567			366			588	
Approach Delay, s/veh		44.1			48.7			57.7			64.9	
Approach LOS		D			D			E			E	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		35.7	14.7	40.7		42.0	15.2	40.2				
Change Period (Y+Rc), s		5.0	5.0	5.0		5.0	5.0	5.0				
Max Green Setting (Gmax), s		51.0	12.0	74.0		39.0	20.0	66.0				
Max Q Clear Time (g_c+I1), s		28.4	9.6	25.6		36.0	10.0	32.3				
Green Ext Time (p_c), s		2.3	0.1	2.5		1.0	0.3	3.0				

Intersection Summary	
HCM 6th Ctrl Delay	53.9
HCM 6th LOS	D

Intersection	
Intersection Delay, s/veh	12.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	50	50	40	40	71	50	197	33	48	210	30
Future Vol, veh/h	20	50	50	40	40	71	50	197	33	48	210	30
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	23	57	57	46	46	82	57	226	38	55	241	34
Number of Lanes	0	1	1	0	1	0	1	1	0	1	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	3	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	2	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	3	1	2
HCM Control Delay	10.9	12.9	14.2	11.4
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	29%	0%	26%	100%	0%	0%
Vol Thru, %	0%	86%	71%	0%	26%	0%	100%	70%
Vol Right, %	0%	14%	0%	100%	47%	0%	0%	30%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	50	230	70	50	151	48	140	100
LT Vol	50	0	20	0	40	48	0	0
Through Vol	0	197	50	0	40	0	140	70
RT Vol	0	33	0	50	71	0	0	30
Lane Flow Rate	57	264	80	57	174	55	161	115
Geometry Grp	8	8	8	8	8	8	8	8
Degree of Util (X)	0.113	0.474	0.163	0.103	0.328	0.108	0.294	0.203
Departure Headway (Hd)	7.07	6.46	7.289	6.434	6.813	7.079	6.571	6.358
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	504	555	488	552	524	504	544	561
Service Time	4.851	4.24	5.085	4.229	4.604	4.861	4.353	4.14
HCM Lane V/C Ratio	0.113	0.476	0.164	0.103	0.332	0.109	0.296	0.205
HCM Control Delay	10.8	15	11.5	10	12.9	10.7	12.1	10.8
HCM Lane LOS	B	B	B	A	B	B	B	B
HCM 95th-tile Q	0.4	2.5	0.6	0.3	1.4	0.4	1.2	0.8

Intersection	
Intersection Delay, s/veh	17.8
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	90	120	110	60	60	81	110	179	58	101	260	90
Future Vol, veh/h	90	120	110	60	60	81	110	179	58	101	260	90
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	93	124	113	62	62	84	113	185	60	104	268	93
Number of Lanes	0	1	1	0	1	0	1	1	0	1	2	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	3	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	2	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	3	1	2
HCM Control Delay	18.1	19.9	19.2	15.7
HCM LOS	C	C	C	C

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	43%	0%	30%	100%	0%	0%
Vol Thru, %	0%	76%	57%	0%	30%	0%	100%	49%
Vol Right, %	0%	24%	0%	100%	40%	0%	0%	51%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	110	237	210	110	201	101	173	177
LT Vol	110	0	90	0	60	101	0	0
Through Vol	0	179	120	0	60	0	173	87
RT Vol	0	58	0	110	81	0	0	90
Lane Flow Rate	113	244	216	113	207	104	179	182
Geometry Grp	8	8	8	8	8	8	8	8
Degree of Util (X)	0.282	0.56	0.524	0.245	0.501	0.252	0.407	0.396
Departure Headway (Hd)	8.949	8.253	8.718	7.78	8.696	8.707	8.191	7.824
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	401	437	414	462	414	413	440	461
Service Time	6.697	6.001	6.468	5.53	6.447	6.451	5.935	5.568
HCM Lane V/C Ratio	0.282	0.558	0.522	0.245	0.5	0.252	0.407	0.395
HCM Control Delay	15.2	21.1	20.7	13.1	19.9	14.4	16.5	15.6
HCM Lane LOS	C	C	C	B	C	B	C	C
HCM 95th-tile Q	1.1	3.3	2.9	1	2.7	1	1.9	1.9

Intersection	
Intersection Delay, s/veh	13.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	50	50	40	40	71	50	197	33	48	210	30
Future Vol, veh/h	20	50	50	40	40	71	50	197	33	48	210	30
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	23	57	57	46	46	82	57	226	38	55	241	34
Number of Lanes	0	1	1	0	1	0	1	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	3	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	2	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	3	1	2
HCM Control Delay	11	13.1	14.4	13.3
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	29%	0%	26%	100%	0%	0%
Vol Thru, %	0%	86%	71%	0%	26%	0%	100%	0%
Vol Right, %	0%	14%	0%	100%	47%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	50	230	70	50	151	48	210	30
LT Vol	50	0	20	0	40	48	0	0
Through Vol	0	197	50	0	40	0	210	0
RT Vol	0	33	0	50	71	0	0	30
Lane Flow Rate	57	264	80	57	174	55	241	34
Geometry Grp	8	8	8	8	8	8	8	8
Degree of Util (X)	0.113	0.477	0.166	0.105	0.335	0.109	0.441	0.056
Departure Headway (Hd)	7.203	6.592	7.433	6.577	6.955	7.19	6.682	5.97
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	501	550	485	548	521	502	543	603
Service Time	4.903	4.292	5.141	4.286	4.655	4.89	4.382	3.67
HCM Lane V/C Ratio	0.114	0.48	0.165	0.104	0.334	0.11	0.444	0.056
HCM Control Delay	10.8	15.2	11.6	10.1	13.1	10.8	14.5	9
HCM Lane LOS	B	C	B	B	B	B	B	A
HCM 95th-tile Q	0.4	2.6	0.6	0.3	1.5	0.4	2.2	0.2

Intersection	
Intersection Delay, s/veh	19
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	90	120	110	60	60	81	110	179	58	101	260	90
Future Vol, veh/h	90	120	110	60	60	81	110	179	58	101	260	90
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	93	124	113	62	62	84	113	185	60	104	268	93
Number of Lanes	0	1	1	0	1	0	1	1	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	3	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	2	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	3	1	2
HCM Control Delay	18.2	20.1	19.4	18.9
HCM LOS	C	C	C	C

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	43%	0%	30%	100%	0%	0%
Vol Thru, %	0%	76%	57%	0%	30%	0%	100%	0%
Vol Right, %	0%	24%	0%	100%	40%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	110	237	210	110	201	101	260	90
LT Vol	110	0	90	0	60	101	0	0
Through Vol	0	179	120	0	60	0	260	0
RT Vol	0	58	0	110	81	0	0	90
Lane Flow Rate	113	244	216	113	207	104	268	93
Geometry Grp	8	8	8	8	8	8	8	8
Degree of Util (X)	0.283	0.563	0.527	0.247	0.503	0.252	0.611	0.193
Departure Headway (Hd)	8.991	8.295	8.768	7.829	8.747	8.721	8.206	7.484
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	400	435	411	458	412	412	440	480
Service Time	6.743	6.045	6.518	5.578	6.5	6.469	5.953	5.231
HCM Lane V/C Ratio	0.282	0.561	0.526	0.247	0.502	0.252	0.609	0.194
HCM Control Delay	15.3	21.3	20.9	13.1	20.1	14.4	23.1	12
HCM Lane LOS	C	C	C	B	C	B	C	B
HCM 95th-tile Q	1.1	3.4	3	1	2.7	1	4	0.7

Appendix D: Intersection Control Warrants

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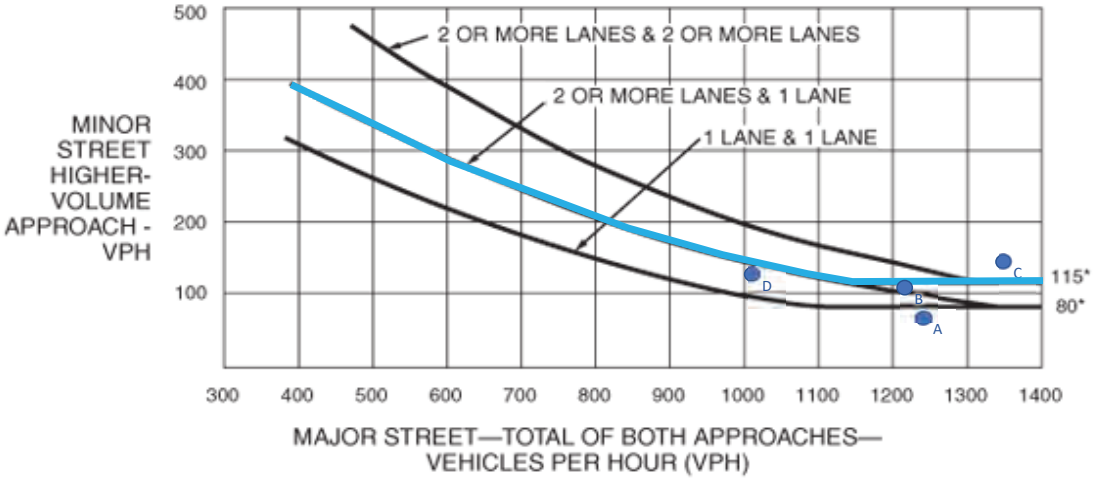
4-Hour Traffic Signal Warrant

Major Street	S High St		Major Street Direction		Project	Wailuku State Office
Minor Street	Wells St (all movements)		x	North/South	Scenario	Existing
				East/West		

			Major Street	Minor Street	Above Threshold?	Warrant Met?
			S High St	Wells St (all movements)		
Number of Approach Lanes			**1**	**2**		
Traffic Volume (VPH) *	A	2:00 PM - 3:00 PM	1,038	97	No	**No**
	B	3:00 PM - 4:00 PM	1,217	114	No	
	C	4:00 PM - 5:00 PM	1,347	139	Yes	
	D	5:00 PM - 6:00 PM	1,005	121	No	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

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8-Hour Traffic Signal Warrant

		Major Street Direction			
Major Street	S High St	x	North/South	Project	Wailuku State Office
Minor Street	Wells St (all movements)		East/West	Scenario	Existing

The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

[a] Basic minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

[d] May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

		Major Street	Minor Street	A Warrant		B Warrant	
		S High St	Wells St (all movements)				
Number of Approach Lanes		1	2	Above Threshold?	Warrant Met?	Above Threshold?	Warrant Met?
Traffic Volume (VPH) *	6:00 AM - 7:00 AM	761	53	No	No	No	No
	7:00 AM - 8:00 AM	1,343	71	No		No	
	8:00 AM - 9:00 AM	952	75	No		No	
	3:00 PM - 4:00 PM	1,217	114	No		Yes	
	4:00 PM - 5:00 PM	1,347	139	No		Yes	
	5:00 PM - 6:00 PM	1,005	121	No		Yes	
	Not Collected						
	Not Collected						

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

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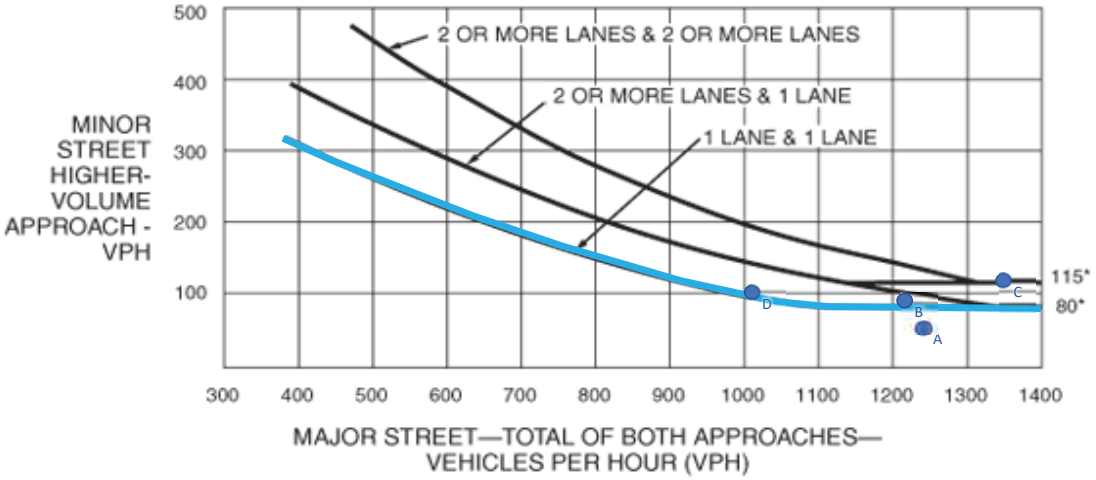
4-Hour Traffic Signal Warrant

Major Street	S High St		Major Street Direction		Project	Wailuku State Office
Minor Street	Wells St (left-turn only)		x	North/South	Scenario	Existing
				East/West		

			Major Street	Minor Street	Above Threshold?	Warrant Met?
			S High St	Wells St (left-turn only)		
Number of Approach Lanes			**1**	**1**		
Traffic Volume (VPH) *	A	2:00 PM - 3:00 PM	1,038	77	No	**No**
	B	3:00 PM - 4:00 PM	1,217	90	Yes	
	C	4:00 PM - 5:00 PM	1,347	115	Yes	
	D	5:00 PM - 6:00 PM	1,005	100	Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

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8-Hour Traffic Signal Warrant

		Major Street Direction			
Major Street	S High St	x	North/South	Project	Wailuku State Office
Minor Street	Wells St (left-turn only)		East/West	Scenario	Existing

The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

[a] Basic minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

[d] May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

		Major Street	Minor Street	A Warrant		B Warrant	
		S High St	Wells St (left-turn only)				
Number of Approach Lanes		1	1	Above Threshold?	Warrant Met?	Above Threshold?	Warrant Met?
Traffic Volume (VPH) *	6:00 AM - 7:00 AM	761	41	No		No	
	7:00 AM - 8:00 AM	1,343	49	No		No	
	8:00 AM - 9:00 AM	952	50	No		No	
	3:00 PM - 4:00 PM	1,217	90	No		Yes	
	4:00 PM - 5:00 PM	1,347	115	No	**No**	Yes	**No**
	5:00 PM - 6:00 PM	1,005	100	No		Yes	
	Not Collected						
	Not Collected						

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

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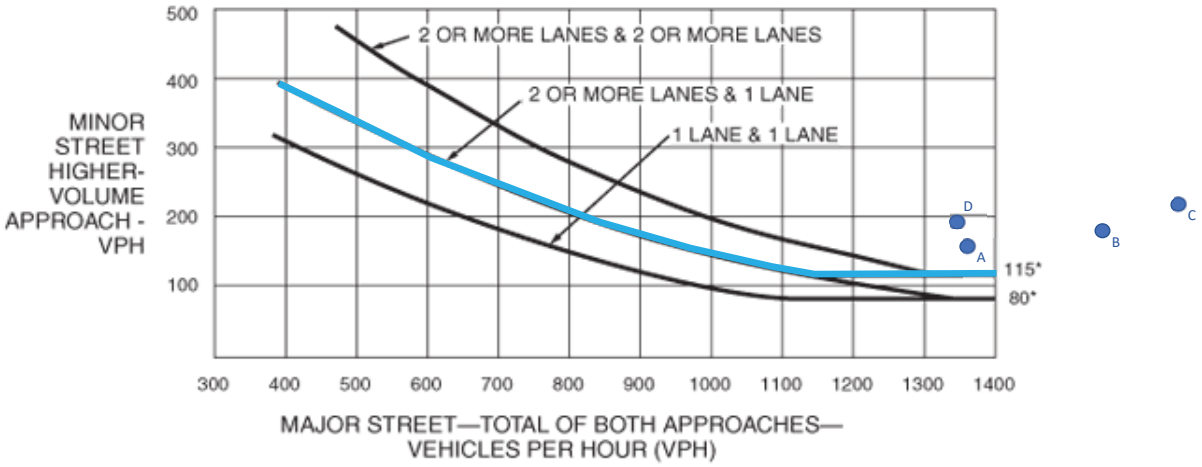
4-Hour Traffic Signal Warrant

			Major Street Direction			
Major Street	S High St		x	North/South	Project	Wailuku State Office
Minor Street	Wells St (all movements)			East/West	Scenario	Future No Project

			Major Street	Minor Street	Above Threshold?	Warrant Met?
			S High St	Wells St (all movements)		
Number of Approach Lanes			**1**	**2**		**Yes**
Traffic Volume (VPH) *	A	2:00 PM - 3:00 PM**	1,360	160	Yes	
	B	3:00 PM - 4:00 PM	1,630	180	Yes	
	C	4:00 PM - 5:00 PM	1,810	210	Yes	
	D	5:00 PM - 6:00 PM	1,350	190	Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.
** Shoulder hour intersection volumes were estimated using available 24-hour DOT counts on South High Street.

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

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8-Hour Traffic Signal Warrant

		Major Street Direction			
Major Street	S High St	x	North/South	Project	Wailuku State Office
Minor Street	Wells St (all movements)		East/West	Scenario	Future No Project

The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

[a] Basic minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

[d] May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

		Major Street	Minor Street	A Warrant		B Warrant	
		S High St	Wells St (all movements)				
Number of Approach Lanes		1	2	Above Threshold?	Warrant Met?	Above Threshold?	Warrant Met?
Traffic Volume (VPH) *	8:00 AM - 9:00 AM	1,280	110	No	**No**	Yes	**Yes**
	12:00 PM - 1:00 PM**	1,190	140	No		Yes	
	1:00 PM - 2:00 PM**	1,200	140	No		Yes	
	2:00 PM - 3:00 PM**	1,360	160	No		Yes	
	3:00 PM - 4:00 PM	1,630	180	No		Yes	
	4:00 PM - 5:00 PM	1,810	210	Yes		Yes	
	5:00 PM - 6:00 PM	1,350	190	No		Yes	
	6:00 PM - 7:00 PM**	1,080	130	No		Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

** Off-peak hour intersection volumes were estimated using available 24-hour DOT counts on South High Street.

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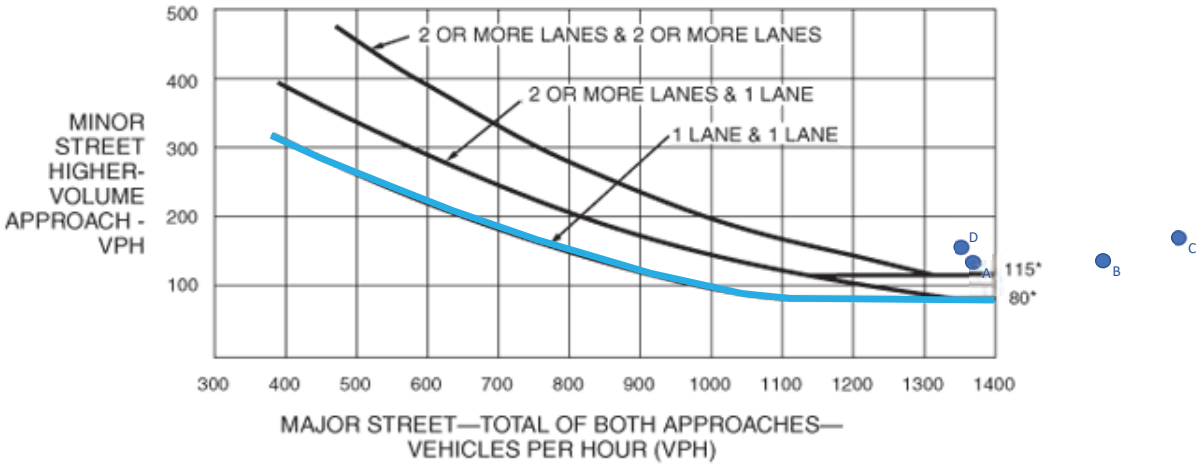
4-Hour Traffic Signal Warrant

			Major Street Direction			
Major Street	S High St		x	North/South	Project	Wailuku State Office
Minor Street	Wells St (left-turn only)			East/West	Scenario	Future No Project

			Major Street	Minor Street	Above Threshold?	Warrant Met?
			S High St	Wells St (left-turn only)		
Number of Approach Lanes			**1**	**1**		
Traffic Volume (VPH) *	A	2:00 PM - 3:00 PM	1,360	130	Yes	**Yes**
	B	3:00 PM - 4:00 PM	1,630	140	Yes	
	C	4:00 PM - 5:00 PM	1,810	170	Yes	
	D	5:00 PM - 6:00 PM	1,350	150	Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.
** Shoulder hour intersection volumes were estimated using available 24-hour DOT counts on South High Street.

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

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8-Hour Traffic Signal Warrant

		Major Street Direction			
Major Street	S High St	x	North/South	Project	Wailuku State Office
Minor Street	Wells St (left-turn only)		East/West	Scenario	Future No Project

The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

[a] Basic minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

[d] May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

		Major Street	Minor Street	A Warrant		B Warrant	
		S High St	Wells St (left-turn only)				
Number of Approach Lanes		1	1	Above Threshold?	Warrant Met?	Above Threshold?	Warrant Met?
Traffic Volume (VPH) *	8:00 AM - 9:00 AM	1,280	70	No	No	No	No
	12:00 PM - 1:00 PM**	1,190	120	No		Yes	
	1:00 PM - 2:00 PM**	1,200	120	No		Yes	
	2:00 PM - 3:00 PM**	1,360	130	No		Yes	
	3:00 PM - 4:00 PM	1,630	140	No		Yes	
	4:00 PM - 5:00 PM	1,810	170	Yes		Yes	
	5:00 PM - 6:00 PM	1,350	150	No		Yes	
	6:00 PM - 7:00 PM**	1,080	100	No		Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

** Off-peak hour intersection volumes were estimated using available 24-hour DOT counts on South High Street.

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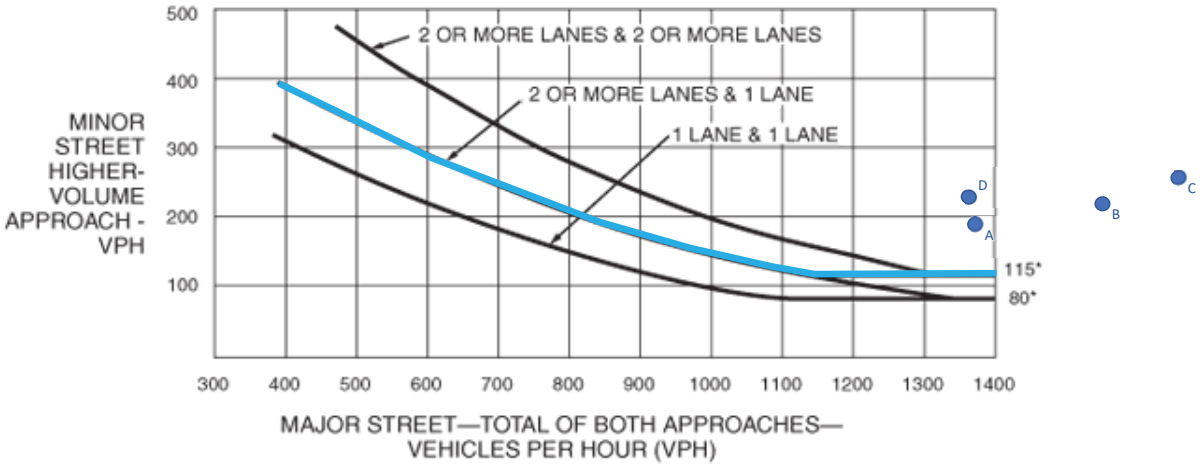
4-Hour Traffic Signal Warrant

Major Street	S High St		Major Street Direction		Project	Wailuku State Office
Minor Street	Wells St (all movements)		x	North/South	Scenario	Future Plus Project
				East/West		

			Major Street	Minor Street	Above Threshold?	Warrant Met?
			S High St	Wells St (all movements)		
Number of Approach Lanes			**1**	**2**		**Yes**
Traffic Volume (VPH) *	A	2:00 PM - 3:00 PM**	1,370	190	Yes	
	B	3:00 PM - 4:00 PM	1,640	210	Yes	
	C	4:00 PM - 5:00 PM	1,820	250	Yes	
	D	5:00 PM - 6:00 PM	1,360	220	Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.
** Shoulder hour intersection volumes were estimated using available 24-hour DOT counts on South High Street.

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

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8-Hour Traffic Signal Warrant

		Major Street Direction			
Major Street	S High St	x	North/South	Project	Wailuku State Office
Minor Street	Wells St (all movements)		East/West	Scenario	Future Plus Project

The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

[a] Basic minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

[d] May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

		Major Street	Minor Street	A Warrant		B Warrant	
		S High St	Wells St (all movements)				
Number of Approach Lanes		1	2	Above Threshold?	Warrant Met?	Above Threshold?	Warrant Met?
Traffic Volume (VPH) *	8:00 AM - 9:00 AM	1,310	110	No	**No**	Yes	**Yes**
	12:00 PM - 1:00 PM**	1,200	170	No		Yes	
	1:00 PM - 2:00 PM**	1,210	170	No		Yes	
	2:00 PM - 3:00 PM**	1,370	190	No		Yes	
	3:00 PM - 4:00 PM	1,640	210	Yes		Yes	
	4:00 PM - 5:00 PM	1,820	250	Yes		Yes	
	5:00 PM - 6:00 PM	1,360	220	Yes		Yes	
	6:00 PM - 7:00 PM**	1,080	150	No		Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

** Off-peak hour intersection volumes were estimated using available 24-hour DOT counts on South High Street.

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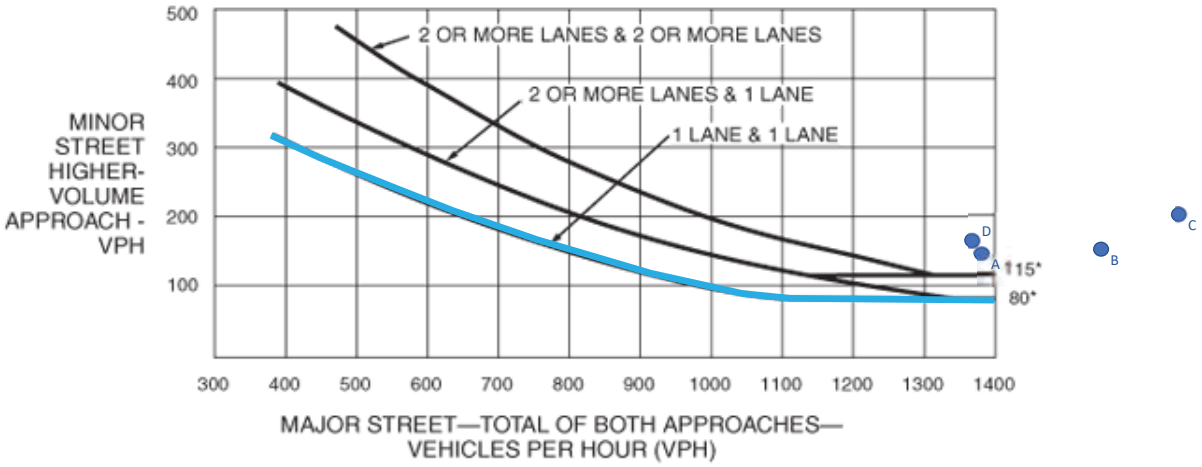
4-Hour Traffic Signal Warrant

Major Street	S High St	Major Street Direction		Project	Wailuku State Office
Minor Street	Wells St (left-turn only)	x	North/South	Scenario	Future Plus Project
			East/West		

			Major Street	Minor Street	Above Threshold?	Warrant Met?
			S High St	Wells St (left-turn only)		
Number of Approach Lanes			**1**	**1**		
Traffic Volume (VPH) *	A	2:00 PM - 3:00 PM	1,370	150	Yes	**Yes**
	B	3:00 PM - 4:00 PM	1,640	160	Yes	
	C	4:00 PM - 5:00 PM	1,820	200	Yes	
	D	5:00 PM - 6:00 PM	1,360	170	Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.
** Shoulder hour intersection volumes were estimated using available 24-hour DOT counts on South High Street.

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

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8-Hour Traffic Signal Warrant

		Major Street Direction			
Major Street	S High St	x	North/South	Project	Wailuku State Office
Minor Street	Wells St (left-turn only)		East/West	Scenario	Future Plus Project

The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

[a] Basic minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

[d] May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

		Major Street	Minor Street	A Warrant		B Warrant	
		S High St	Wells St (left-turn only)				
Number of Approach Lanes		1	1	Above Threshold?	Warrant Met?	Above Threshold?	Warrant Met?
Traffic Volume (VPH) *	8:00 AM - 9:00 AM	1,310	80	No	No	Yes	Yes
	12:00 PM - 1:00 PM**	1,200	130	No		Yes	
	1:00 PM - 2:00 PM**	1,210	130	No		Yes	
	2:00 PM - 3:00 PM**	1,370	150	Yes		Yes	
	3:00 PM - 4:00 PM	1,640	160	Yes		Yes	
	4:00 PM - 5:00 PM	1,820	200	Yes		Yes	
	5:00 PM - 6:00 PM	1,360	170	Yes		Yes	
	6:00 PM - 7:00 PM**	1,080	120	No		Yes	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

** Off-peak hour intersection volumes were estimated using available 24-hour DOT counts on South High Street.

Appendix E: Cumulative Project Trip Generation

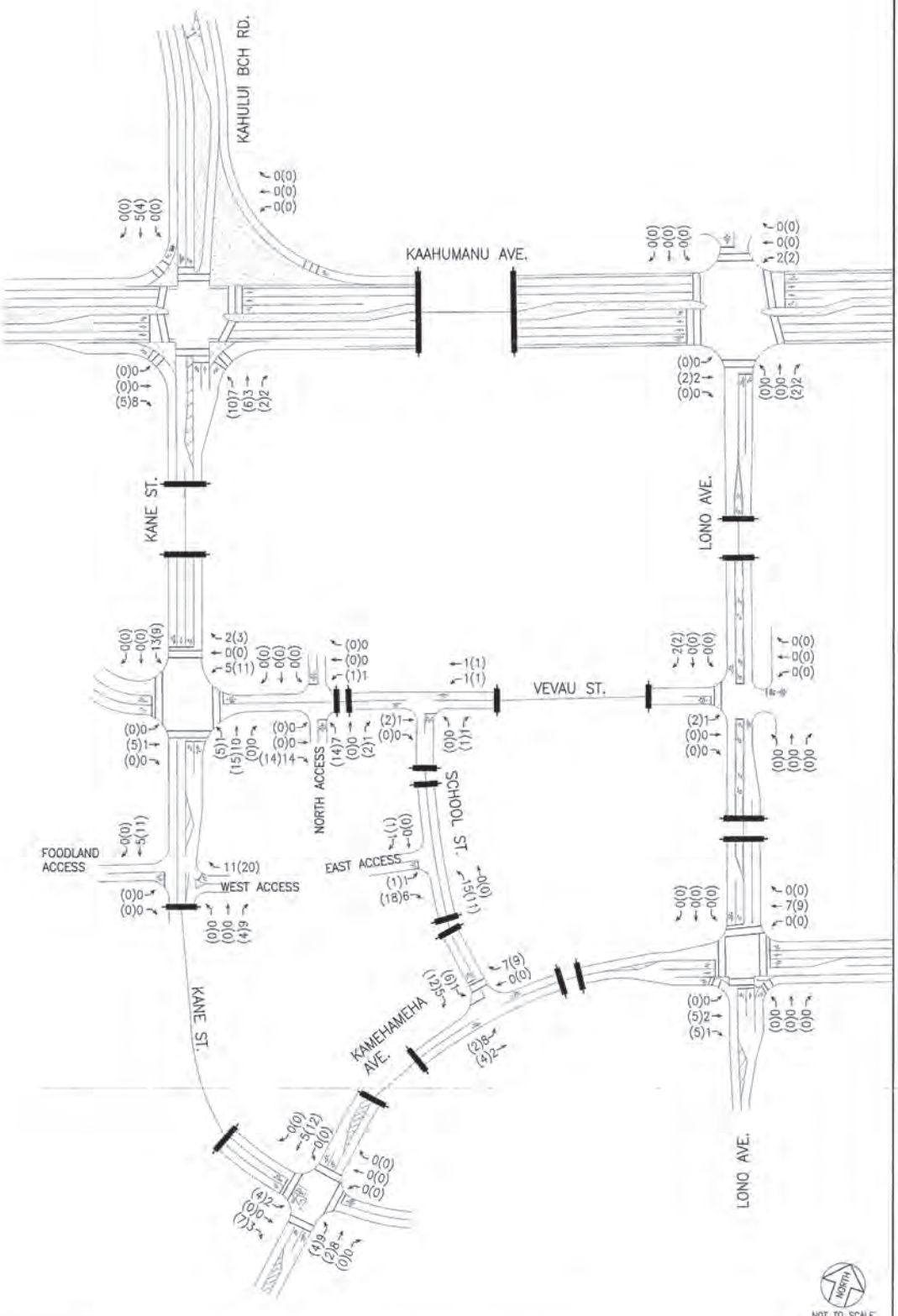
Excerpt from Kahului Lani Affordable Senior Housing Project Draft EA Appendix C: Traffic Impact Analysis Report (prepared by Austin, Tsutsumi & Associates, Inc.)

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NOTE:
THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT USE FOR CONSTRUCTION.

LEGEND

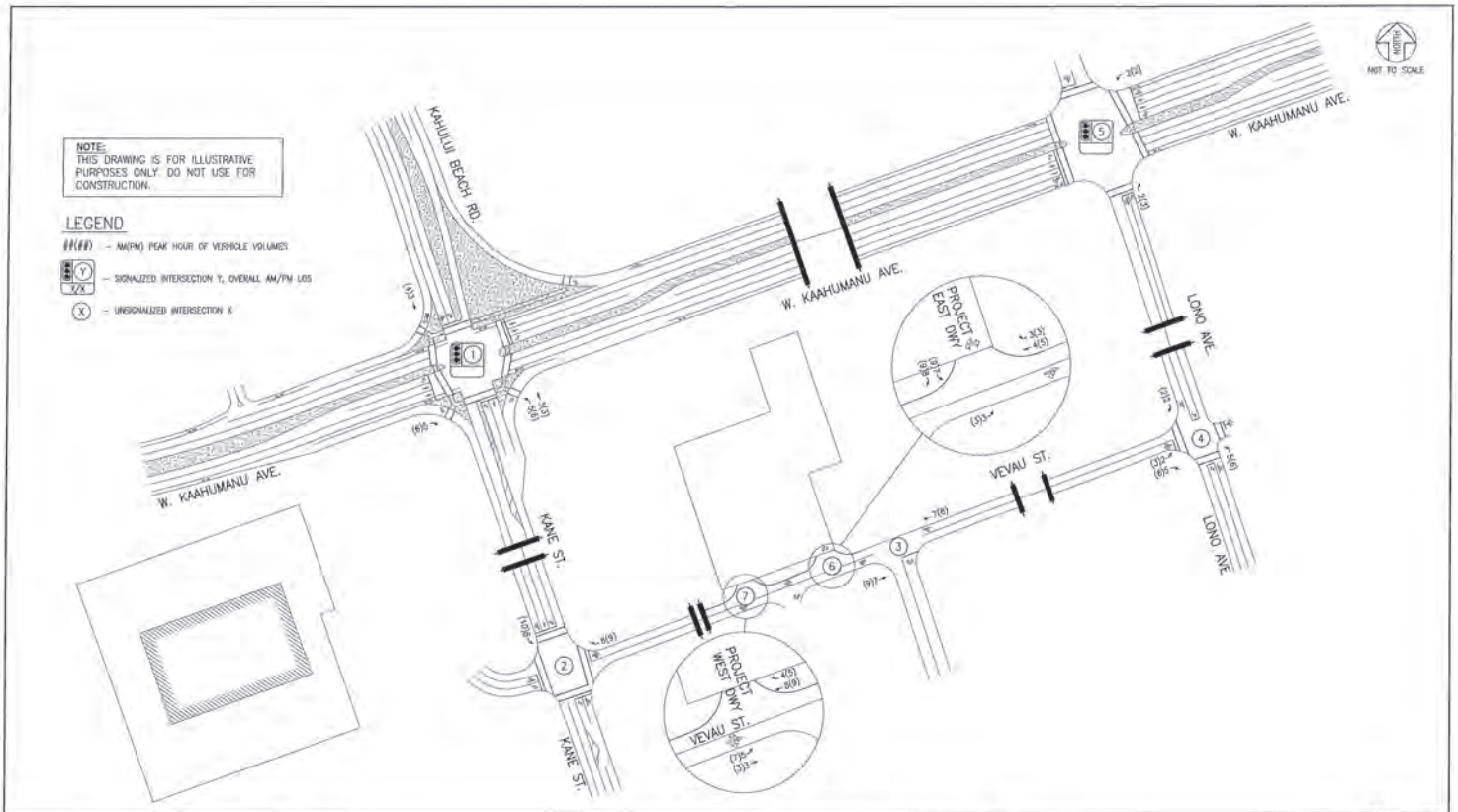
##(##) – AM(PM) PEAK HOUR OF TRAFFIC VOLUMES



KAHULUI LANI SENIOR AFFORDABLE HOUSING TIAR	AUSTIN, TSUTSUMI & ASSOCIATES, INC. ENGINEERS.SURVEYORS • HONOLULU,HAWAII PROJECT-GENERATED TRIP DISTRIBUTION	FIGURE 5.1

Excerpt from Transit Hub Relocation at Kahului, Maui, Hawaii Draft EA Appendix E: Traffic Impact Analysis Report (prepared by Austin, Tsutsumi & Associates, Inc.)

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VEVAU STREET BUS HUB TIAR

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS, SURVEYORS • HONOLULU, HAWAII

PROJECT-GENERATED TRIPS

FIGURE 5.1