820 Isenberg Street

Stanford Carr Development & Hawaiian Dredging and Construction Company

Hawaiian Homes Commission Meeting 09/22/20

RFP-20-HHL-003
<table>
<thead>
<tr>
<th>Year</th>
<th>Project Name</th>
<th>Unit Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Keauhou Place</td>
<td>433 Units High Rise Condo Units</td>
</tr>
<tr>
<td>2015</td>
<td>Ho’olea Terrace</td>
<td>174 Affordable for Sale Townhouse Units</td>
</tr>
<tr>
<td>2014</td>
<td>Halekauwila Place</td>
<td>203 High Rise Affordable Rental Units</td>
</tr>
<tr>
<td>2006</td>
<td>Colony at Peninsula</td>
<td>320 Low Rise Condo Units</td>
</tr>
<tr>
<td>2004</td>
<td>Kehalani Gardens</td>
<td>132 Affordable For Sale Townhouse Units</td>
</tr>
<tr>
<td>2004</td>
<td>Maunaleo</td>
<td>83 Single Family Homes</td>
</tr>
<tr>
<td>1997</td>
<td>Trovare</td>
<td>84 Single Family Homes</td>
</tr>
</tbody>
</table>
Construction Cost:
$178,000,000

Architect/Engineer:
Alakea Design Group  
(Designer)  
Richard Matsunaga  
(Construction Docs)  
Baldridge & Associates  
(Structural Engineering)

Date Completed:  
October 2017

KEAUHOU PLACE  An Urban Expression of Hawaii’s Lifestyle
HALEKAUWILA PLACE Affordable Rental Housing with A Flair

Construction Cost: $48,700,000

Architect/Engineer: Richard Matsunaga & Associates/AECOM (Civil), Baldridge & Associates (Structural), Moss Engineering (Electrical), Mechanical Enterprises (Mechanical)

Date Completed: April 2014
Construction Cost:
$103,000,000

Architect/Engineer:
MV & P International, LLC

Date Completed:
June 2006

THE COLONY AT PENINSULA Luxurious Renaissance in An East Oahu Gated Community
Construction Cost: $21,800,000

Architect/Engineer: Architecture 20/20

Date Completed: January 2006

MAUNALEO (KEHALANI MODULE 20)
HOOLEA TERRACE

Construction Cost: $24,600,000

Architect/Engineer: Alakea Design Group

Date Completed: October 2014
820 Isenberg Development
# Development Program

## Building Size

| Number of Stories/Building Height | 23 / 209'5" |

## Rental Units

<table>
<thead>
<tr>
<th>Size</th>
<th># Units</th>
<th>Size/Unit</th>
<th>Total SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>23</td>
<td>390</td>
<td>8,970</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>23</td>
<td>540</td>
<td>12,420</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>201</td>
<td>760</td>
<td>152,760</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>23</td>
<td>960</td>
<td>22,080</td>
</tr>
<tr>
<td>Townhomes (3 Bedroom)</td>
<td>7</td>
<td>1380</td>
<td>9,660</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>277</strong></td>
<td></td>
<td><strong>205,890</strong></td>
</tr>
</tbody>
</table>

## Other Uses

<table>
<thead>
<tr>
<th>Use</th>
<th># Units</th>
<th>Size/Unit</th>
<th>Total SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management Office</td>
<td>1</td>
<td>240</td>
<td>240</td>
</tr>
<tr>
<td>Retail</td>
<td>4</td>
<td>Various</td>
<td>4,680</td>
</tr>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>1</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>Laundry Facilities</td>
<td>1</td>
<td>530</td>
<td>530</td>
</tr>
<tr>
<td>Parking</td>
<td>295</td>
<td>Various</td>
<td></td>
</tr>
<tr>
<td>Other (Maker Lab)</td>
<td>1</td>
<td>240</td>
<td>240</td>
</tr>
</tbody>
</table>

## Special Design Features

<table>
<thead>
<tr>
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NOTES:
1. Landscaping shall use native Hawaiian and Polynesian-introduced plants.
2. Irrigation shall be high-efficiency, permanent, automatically-controlled systems.

Native Accent Trees
- Ulu
- Kukui
- Hala

La‘au Gardens
- Edible Plants
- Medicinal Plants
- Crafting Plants

Stadium Park

Play Area

La‘au Gardens

Community Gardens

Native Accent Trees

Shade Trees

Green Wall

Large Canopy Tree

PARKING STRUCTURE

Accent Trees

Outdoor Dining

Street Trees

Project Sign

Isenberg Street

1" = 40'-0"
Schedule
Schedule and Next Steps

- Execution of the Development Agreement
- Environmental Assessment pursuant to HRS Chapter 343
- Determination of historic preservation measures in accordance with Section 106 of the National Historic Preservation Act
- Close financing and commence construction
- Complete Project, lease up

- Oct 2020
- Oct 2021
- Oct 2021
- Oct 2021
- July 2022
- July 2024
Mahalo!