

Waimanu Development
Project Conformance with Mauka Area Plan and Rules

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Neighborhood Zone and Land Use	HAR §15-217-23(a)(2) Neighborhood Zones, Figure 1.2 Regulating Plan, Figure 1.9 Land Use	Central Kakaako (CK)	Central Kakaako (CK) Workforce Housing project	Project conforms to Rules; residential use is permitted in all zones
Site Area	N.A.	N.A.	Oahu TMKs 2-1-049: 50, 70 & 72 21,192 SF	See Project Plans Sheet A-1.1
Density	Figures 1.3 & NZ.5 D Building Form, Maximum Density	3.5 FAR	3.5 + 3.5 FAR Bonus = 7.0 FAR	100% FAR bonus for Workforce Housing per §15-218-55(d)
Allowable Floor Area	Figures 1.3 & NZ.5	Site Area x 3.5 FAR + 100% FAR bonus = Total Allowed Floor Area	21,192 SF x 7.0 FAR = 148,344 SF Project's total floor area = 148,169 SF	Project conforms to Rules; see Sheet A-2.1
Maximum Height	Figures 1.3 & NZ.5.1	Tower - 65 Ft (Block 24 on map) Parking Podium - 65 Ft	Tower - 250 Ft, excluding rooftop mechanical room Podium @ Kawaiahao build-to line - 45 Ft on Ewa side and 65 Ft on DH side but portion on DH side rises to 68 Ft in interior of lot	See Sheets A-3.3 & A-3.4; modification for tower and portion of podium requested (see attached justification)
Building Type	Figures 1.3 & NZ.5 A Building Types, and BT-10 Podium High Rise	Podium High-Rise	Podium High-Rise	Project conforms to Rules
Frontage Types	Figures 1.3 & NZ.5 B Frontage Types	Stoop; Dooryard; Terrace Front; Forecourt; Shopfront; Chinatown Shopfront; Kakaako Frontage	Chinatown Shopfront on Kawaiahao frontage, as allowed in Figure FT-6	Project conforms to Rules
Frontage Occupancy	Figure 1.3 Building Placement Frontage Occupancy at Build-to Line	No build-to line specified @ Kawaiahao and Waimanu frontages, but requirement is 75% occupancy if build-to line were required	Project places frontage at property line on Kawaiahao frontage; ground level contains about 75% occupancy by active uses	Project voluntarily conforms to intent of Rules; see Sheets A-2.3 & A-3.2
Building Placement	Figure NZ.5 Central Kakaako & Figure NZ.5-1	Build-to lines at Waimanu & Kawaiahao - Not Specified Side & Rear Setbacks - 0 Ft	Podium & Tower built to property line @ Kawaiahao frontage and @ side boundaries; setback 40 Ft @ Waimanu frontage	Project conforms to Rules

Waimanu Development
Project Conformance with Mauka Area Plan and Rules

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Tower Floor Plate	Figure BT.10 Table BT.10-1	Site Area 21,192 SF Floor Plate ≤ 8,000 SF	Floor Plate = 7,958 SF	Project conforms to Rules
Open Space	Figure BT.10 Podium High Rise D. Open Space	15% of Site Area = 3,179 SF 40 Ft minimum dimension	Lot Area in Open Space = 3,194 SF, all at grade All dimensions ≥ 40 Ft	Project conforms to Rules See Sheets A-2.1 & L-1.1
Recreation Space	§15-217-56 Landscape and Recreation Space	55 SF of recreation space per dwelling; 55 SF x 217 dwellings = 11,935 SF; if outdoors, may be used to satisfy open space requirements	Ground level recreation space = 3,922 SF Parking deck recreation space = 8,498 SF Total recreation space = 12,420 SF	Project conforms to Rules See Sheet A-2.1
Off-Street Parking	§15-217-63(e)(2) §15-218-18(a)(3) §15-218-55(b)	No off-street parking required in Central Kakaako zone; based on Workforce unit count, 165 parking stalls are required for this project (see bottom of Project Summary table Sheet A-2.4)	198 stalls: 117 standard, 81 compact, 12 tandem; see Sheets A-2.1, A-2.2 & A-2.3	Project conforms to Rules See Project Summary table on Sheet A-2.4
Off-Street Loading	§15-217-63(1)(1) & (5) Loading Spaces	2 loading stalls for 150,000-300,000 SF of floor area; one stall to have minimum dimensions of 12 Ft x 35 Ft & 14 Ft vertical clearance	2 loading spaces provided, but both have dimensions of 8.5 Ft x 19 Ft & 10 Ft vertical clearance	Project conforms to number of required stalls; modification requested for dimensions of one stall (see attached justification)
Bicycle Parking	§15-217-63(m) Bicycle Parking	Short- and long-term bicycle parking to be provided within 400 feet of building entrance	Short-term bicycle parking provided in open space fronting building entrance on Waimanu Street; long-term bicycle parking provided on ground level of parking garage	Project conforms to Rules
Tower Orientation	Figure 1.6B View Preservation	Preserve views by requiring a mauka-makai axis for high-rise towers	Project's proposed tower is aligned on a mauka-makai axis.	Project conforms to Rules
Building Massing	§15-217-55(1) Figure BT.10 G.2	Minimum 65% of tower must be flush with building facade	100% of Project tower will be flush with the building façade on	Project conforms to Rules

Waimanu Development
Project Conformance with Mauka Area Plan and Rules

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
			Kawaiahao Street	
Tower Spacing	§15-217-55(1)(4)&(5) Figure 1.6B View Preservation (includes tower separation)	Preserve views, through building height limits and setbacks, in View Corridors and Approximate View Preservation Zones indicated on map; towers must be at least 85 Ft apart	Project site lies outside of View Corridor and Approximate View Preservation Zone indicated on map (see Sheet A-1.1, upper center); tower is 89 Ft from higher Imperial Plaza tower (mauka), but 38.5 Ft from lower (makai) tower (see Sheet A-1.1, lower right corner)	Project conforms to Rules in most respect, but modification requested for distance to lower Imperial Plaza tower (see attached justification)
Mid-Block Pedestrian Passageway	§15-217-58(d)(4)	Applies to large lot projects greater than 140,000 SF in Site Area	Project Site Area is less than 140,000 SF	Project exempt from requirement
Landscaping	§15-217-56 Landscape and Recreation Space; Figure 1.7 Street Tree Plan	Provide automatic irrigation system with rain or moisture sensor; No street trees required on Waimanu Street, but Tulipwood tree required on Kawaiahao Street	For landscaped open space, automatic irrigation system with rain sensor control; one Tulipwood tree provide on Kawaiahao Street	Project conforms to Rules
Dedication of Public Facilities	§15-217-65 Public Facility Dedication	3% Commercial FA 4% Residential FA	Not required for Workforce Housing per §15-218-55(f)	Project exempt from requirement
Provision of Reserved Housing Units	§15-217-17 Requirement for Reserved Housing	20% of total residential floor area as Reserved Housing	Not required for Workforce Housing per §15-218-55(f)	Project exempt from requirement
Green Building Standards	§15-217-59 Requirement for Green Building standards	Qualify for base LEED rating; document achievement of LEED points	Project will meet base LEED rating	Project conforms to Rules; see attached rating sheet
Parking Placement	Figure 1.10B Parking Placement Figure BT.10 Podium High-Rise	Place parking with allowed parking zone, per map; upper floors of parking to be screened from view of the public frontage by a liner building or by landscaping, green screens or cladding	Parking placed within allowed parking zone; screening provided for parking floors above the ground level that are exposed to view from the street (see attached modification)	Modification requested; see attached justification
Parking	§15-217-	Curb cuts shall be	Location of	Modification

Waimanu Development
Project Conformance with Mauka Area Plan and Rules

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Access	63(c)(3)	set back a minimum of 22 Ft from adjacent properties	vehicular access at Waimanu and Kawaiahao streets immediately adjacent to neighboring property to the west	requested; see attached justification
Pedestrian Zone Treatment	Figures 1.14 & PZ.5	Pedestrian Zone width standards: Waimanu Street (service street) sidewalk to have 6-Ft wide Throughway; Kawaiahao Street (street) sidewalk to have 2-Ft wide Frontage, 6-Ft wide Throughway, and 5-Ft wide Furnishing zones	Pedestrian Zone on Waimanu frontage to retain existing improvements, except for relocation of driveway curb cut; Kawaiahao frontage improvements to match those fronting the adjoining property to the west	Modification requested; see attached justification and Sheet L-1.1

Waimanu Development
Project Conformance with Mauka Area Plan and Rules

Justifications for Requested Modifications of Rules

Maximum Height (Figures 1.3 & NZ.5.1)

The proposed tower exceeds the maximum allowable height for Block 24 of the Central Kakaako zone by 185 feet, but this is the only realistic way to achieve the floor area that is both necessary and is allowed by the Rules to develop Workforce Housing at this site. Keeping to a maximum building height of 65 feet would not provide the economies or the quality of living environment for Workforce Housing. At this particular location, the proposed tower would not have a significant impact on the intent of the Mauka Area Plan or Rules for several reasons:

- The site is not within a View Corridor or Approximate View Preservation Zone, as designated on Figure 1.6B of the Rules.
- The proposed tower is shorter and slimmer in profile than the Imperial Plaza tower, which adjoins the site on the mauka side, thereby forming a backdrop to the proposed tower when viewed from the shoreline looking mauka.
- Because of the context of the neighboring Imperial Plaza tower, the proposed tower will be barely noticeable at a distance, and, at closer range, will provide a transition to the lower building profile planned for more interior areas of Central Kakaako.

The proposed building podium on the Ewa side of the tower will have a maximum height of 45 feet along the Kawaiahao Street frontage to provide a transition in scale and greater separation from the lower Imperial Plaza residential building on the adjoining property. The parking podium on the Diamond Head side of the tower will be 65 feet along the Kawaiahao frontage, but will rise to a maximum height of 68 feet towards the interior of the site in order to provide an additional half-level of parking to compensate for the loss of parking capacity on the Ewa side of the parking garage podium. However, this higher portion of the garage podium is set back more than 40 feet from Waimanu Street and its appearance is softened and partially screened by landscaping the open space along the Waimanu frontage.

Off-Street Loading (§15-217-63(1)(1) & (5))

The project design provides two off-street loading spaces, as required by the Rules; however, one of those spaces does not meet the minimum dimension standards for the larger of the two loading space, as specified in the Rules. This is because there is insufficient vertical clearance (i.e., less than the 14 ft required) on the ground floor level of the parking garage, where the loading area is located. Since Workforce Housing units are restricted in size by the Rules, it is likely that the demand for large delivery trucks is reduced. If there is a need to accommodate a large delivery truck on rare occasion, this can be done by scheduling the loading to occur in the exterior portion of the driveway to the parking garage from Waimanu Street. Vehicles will still be able to enter and exit via the other lane of the driveway, or via the alternate access to the parking garage from Kawaiahao Street.

Waimanu Development
Project Conformance with Mauka Area Plan and Rules

Parking Access (§15-217-63(c)(3))

Driveways to the parking garage from both Waimanu and Kawaiahao streets are located closer than 22 feet from the side property line to the west. The adjacent property on this side is occupied by the parking garage for Imperial Plaza and related commercial uses. There are two entries to the Imperial Plaza parking garage. The mauka entry, from the western terminus of Waimanu Street, is for the residential tower. The makai entry, from the eastern side of the Kawaiahao Street frontage, is for commercial uses in the complex. Situating the driveways to the proposed project's parking garage relatively close to the Imperial Plaza driveways has the advantage of clustering the driveways to reduce the effect of driveway curb cuts interfering with pedestrian use of the sidewalks on Waimanu and Kawaiahao Streets, as well as creating more appealing, pedestrian-oriented ground floor entries for the project along both frontages, including an attractively landscape main pedestrian building entry from Waimanu and a grouping of "Chinatown Storefronts" along Kawaiahao.

Pedestrian Zone Treatment (Figures 1.14 & PZ.5)

Pedestrian zone treatment on the Kawaiahao Street frontage of the proposed project match the as-built improvements on the west (Imperial Plaza) side, continuing the curb line and sidewalk width. Even though this does not strictly comply with current HCDA standards, it makes sense to extend the pattern of relatively recently-built improvements rather than transition to a new pattern for a relatively short stretch along the proposed project frontage. The adjacent property to the east may not be redeveloped for many years, so it is unlikely that this section of Kawaiahao will see significant sidewalk improvements on other properties in the near term. The utility lines will be placed underground, so that utility poles, as well as an existing tree, can be removed. This will eliminate obstacles in the sidewalk area and increase the pedestrian thoroughway. The Waimanu Street right-of-way, which already includes a sidewalk with curbs and gutters, will remain mostly intact, except for the relocation of the driveway curb cut. The applicant will consult with the City & County of Honolulu Department of Transportation Services to determine whether an existing stop sign in the sidewalk area must remain or be moved or removed.

Parking Placement (Figure 1.10B and Figure BT.10)

The parking garage levels exposed to the two public frontages (Waimanu and Kawaiahao) above the ground floor will not be concealed by a liner building. Instead, a "green screen" is proposed along the Waimanu frontage and a perforated metal screen is proposed along the Kawaiahao frontage (see Sheets A-3.1 and A-3.2.) The green screen along the Waimanu frontage will complement the landscaping in the open space and provide and enhance appearance of the principal pedestrian entry to the building from the street. On the Kawaiahao frontage, the metal screen is appropriate for the urban context of the street scape on that side of the property.

Waimanu Development
Project Conformance with Mauka Area Plan and Rules

Tower Spacing (§15-217-55(1)(5))

The proposed tower is approximately 38.5 Ft from the lower of the two towers on the adjoining Imperial Plaza (IP) project site at its closest point. This necessitates a modification of the standard requiring a minimum 85-Ft separation between towers. The modification is justified in this instance for several reasons. First, the IP tower is non-conforming, since it was built prior to the current Rules that established this distance standard between towers. Second, most of the distance between the two towers is provided by the Waimanu tower, which is set back from common property line by 28.5 Ft; the nonconforming Imperial Plaza lower tower is less than a third that distance from the property line. Third, the lot width is only 100 Ft, which constrains the opportunity to shift the location of the tower eastward without creating adverse impacts on properties in that direction and on the workforce units themselves. Finally, like the Waimanu tower, the IP tower sits on a parking podium, except that the height of that podium is 45 Ft instead of the current podium height standard of 65 Ft. To mitigate privacy and view impacts on residences in the lower IP tower, the parking podium on the Ewa side of the Waimanu tower will be limited to a height of 43.5 Ft on the mauka side and 47.67 Ft on the makai side, closely matching the height of the IP podium (see Sheet A-2.1, upper left corner, Diagrammatic Section.)

Displacement of Existing Uses

The present single-story industrial buildings on the property are occupied by 6 tenants, all associated with some form of automotive repair. Four of the tenants are on a month to month basis; the other two have leases that expire in September and October of 2013. All businesses will vacate the property well before project construction begins.

Project Schedule

Months from Approval of Development Permit	Activity
1 - 6	Building permits, demolition, pre-sale of units
7 - 22	Project construction
23 - 24	Occupancy of units