



# **KAK 13-033**

**The Collection LLC**

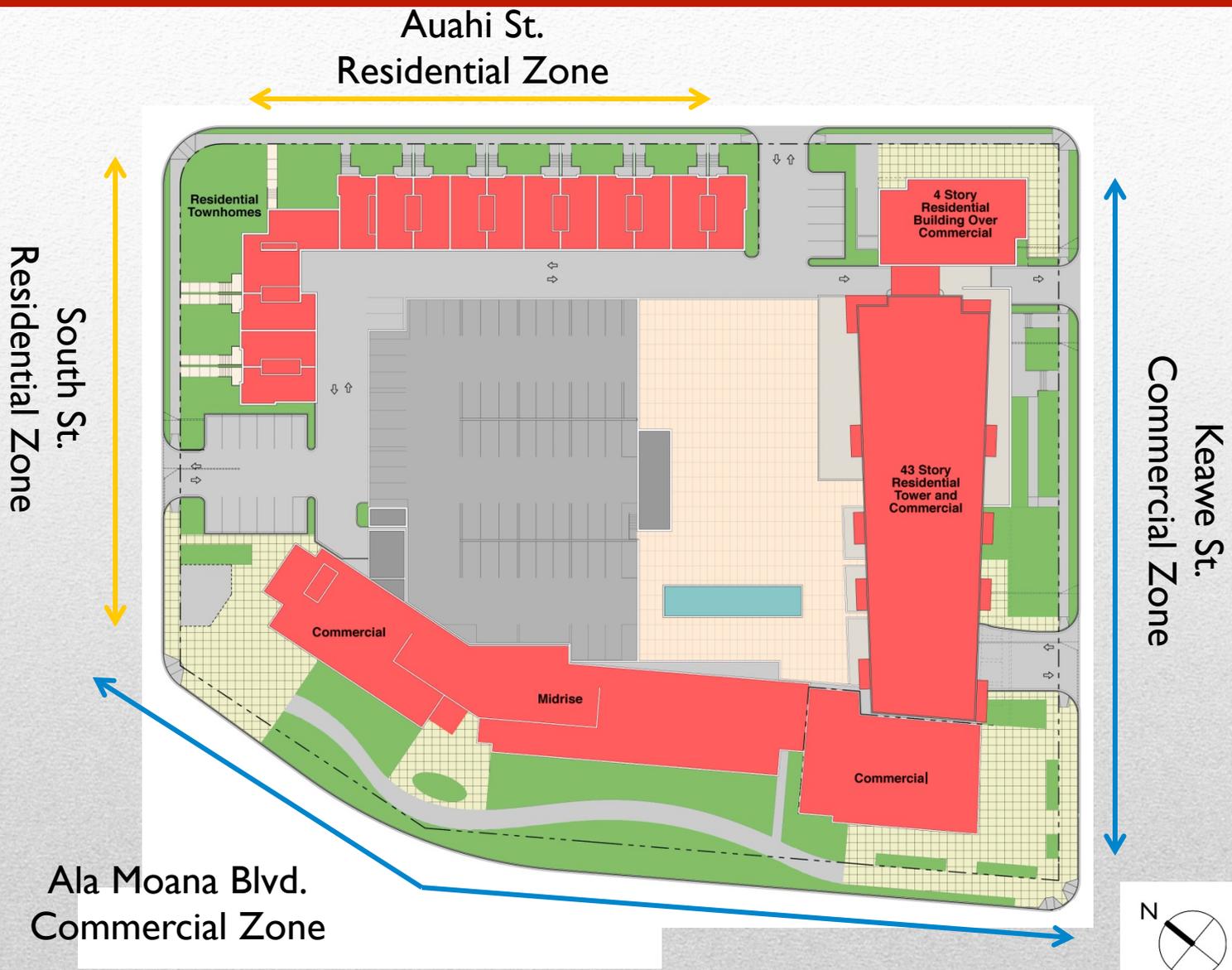
**Staff Report and Recommendations**

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<b>Development Lot Area</b>	<b>144,598 sf</b>
<b>Proposed Development Floor Area</b>	<b>592,662 sf</b>
<b>Total Number of Units</b>	<b>467 units</b>
<b>Open Space</b>	<b>16,802 sf</b>
<b>Recreation Space</b>	<b>25,919 sf</b>
<b>Tower Floor Plate</b>	<b>12,025 sf</b>
<b>Total # of Parking Stalls</b>	<b>914 stalls</b>
<b>Loading Zone</b>	<b>6 stalls</b>

# **Project Summary**

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SITE PLAN

- **Density is Typically Capped at 3.5 FAR**
- **FAR = Floor Area Ratio**
- **Parcel is Included in the KS Master Plan**
- **Master Plan Allows Density to be Transferred According to Plan**
- **Density is Set At 4.25 FAR for Subject Parcel**
- **Proposed Development = 4.09 FAR**

## **Notes – Proposed Density**

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- **Parcel is Designated MUZ Commercial**
- **Allows that “No More Than 60% of the Total Allowable Floor Area Shall Be Placed in Commercial Use”**
- **60% is a Cap and Not a Minimum!**
- **Note Commercial Development Along Ala Moana Boulevard Face & at the Corner of Auahi & Kamakee**

**Note – MUZ Commercial**

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- **HAR 15-222-143(b) Requires To the Extent Practicable, Tower Spacing Shall Be**
  - **At Least 300 Feet Between the Long Parallel Sides of Neighboring Towers**
  - **At Least 200 Feet Between the Short Sides of Towers**
- **Only the Distance Between Short Sides is Pertinent**
  - **At Its Closest Point the A&B Tower is 249 Feet From the OWT Makai Tower**
  - **Note that the Distance Between OWTs is 230 Feet**

## **Note – Distance Between Towers**

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- **The Project is Expected to Connect to South Street Wastewater Facilities**
- **The Project has Applied For & Received Connection**
- **South Street Wastewater Facilities Were Improved in 1988 (Improvement District 1) to City Specifications & Are Deemed Adequate for Projected Growth**
- **2009 HCDA EIS Estimates More System Improvements to Be Necessary to Meet Plan's 2030 Horizon (\$49.5 M)**
- **System Improvements Will Be Subject to Developer's Fair Share Contributions**

## **Note – Wastewater Facilities**

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- **DOE Comment that Public Elementary Facilities Cannot Serve Expected School Age Population**
- **Coordination Ongoing w/DOE Regarding A School Impact District & Impact Fees**
- **Voluntary Mitigation Projects Being Explored**
- **Will Implement Any Statutory Requirements Established by DOE**

**Note – Public School Facilities**

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- **The Project Area was included under the Kamehameha Schools Master Plan Permit approved by the Authority on September 2, 2009**
- **The Project is vested under the HAR in effect on that date and not the current 2011 rules in effect**

# **Project Vested Under 2005 Rules**

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# HCDA Administrative Rules (HAR)

	1982 Plan & 2005 Rule	2011 Plan & Rule	Proposed 2013 Plan & Rule
<b>Type</b>	<b>Use Based</b>	<b>Form Based</b>	<b>Form Based</b>
<b>Urban Form</b>	<p><b>Tower/Platform Superblock</b></p> <p><b>Prkng podium at street level</b></p> <p><b>View Corridors, tower spacing</b></p>	<p><b>10 typologies</b></p> <p><b>Compact/Walkable Neighborhood</b></p> <p><b>Active Streets</b></p> <p><b>Lined Prkng Podium</b></p> <p><b>View Corridors, tower spacing, align, length, orientation</b></p>	<p><b>11 typologies</b></p> <p><b>Compact/Walkable Neighborhood</b></p> <p><b>Active Streets</b></p> <p><b>Lined Prkng Podium</b></p> <p><b>View Corridors, tower spacing, align, length, orientation</b></p>
<b>Density F.A.R.</b>	<p><b>1.5 Base Zone</b></p> <p><b>3.5 w/Dev. Permit</b></p>	<p><b>3.5</b></p> <p><b>*Sheridan Tract</b></p> <p><b>**C Kak w/impr</b></p>	<p><b>3.5 to 12</b></p> <p><b>Site specific</b></p>
<b>Height</b>	<p><b>400'</b></p> <p><b>80k sf lot minimum</b></p>	<p><b>400'</b></p> <p><b>Based on neighborhood</b></p>	<p><b>400-550'</b></p> <p><b>Parcel specific</b></p> <p><b>700'</b></p> <p><b>3 specific bldg</b></p>

# Modification Program

## 1982 Plan/2005 Rules

**Base Zone Development ( $\leq 1.5$  FAR)  
May modify Plan/Rule Requirement  
for lot  $> 20$ k sf**

**View corridors, yards, loading spaces, parking, heights  
and open space**

**Planned Development ( $\leq 3.5$  FAR)  
May modify Plan/Rule Requirement**

**View corridor setbacks, yards, loading spaces, parking,  
min/max ratio rec&comm space, tower footprint & # of  
towers, platform heights, open space and schedule of  
reserved housing units**

## 2011 Plan & Rules

**No Modifications allowed for  
Mauka Area Rules**

**For Workforce Housing  
“The Authority may consider  
any modification to its  
Reserved Housing Rules  
(Chapter 218)**

- **The Modification will Provide Flexibility and Result in a Development that is Practically and Aesthetically Superior to that which could be Accomplished with Rigid Enforcement**
- **The Modification would not Adversely Affect Adjacent Developments or Uses**
- **The Resulting Development will be Consistent with the Intent of the Mauka Area Plan**

# **Criteria for Reviewing Request for Modification**

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- **Modification of §15-22-62 of the Vested Rules**
  - **To Increase Podium Height from 45 feet to 65 feet to Accommodate parking and mid-rise residential**
- **Modification of §15-22-66 of the Vested Rules**
  - **To Adjust the View Corridor Setback Along Ala Moana Boulevard for the Mid-Rise Residential Building**

# **Modifications Requested**

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- **Subsurface Construction Will Encounter the Water Table at  $\approx$  6.7 feet**
- **Subsurface Construction Could Encounter Archaeological Material and is Potentially Damaging to the Environment**
- **Increasing the Podium Height Allows for Commercial Space at the Street Level & Above Ground Residential Units to Surround the Parking Structure**
- **The Increase in Podium Height Will Not Adversely Impact the Adjacent Ala Moana Boulevard**
- **Providing Commercial Space at the Street Level is a Practically & Aesthetically Superior Condition**

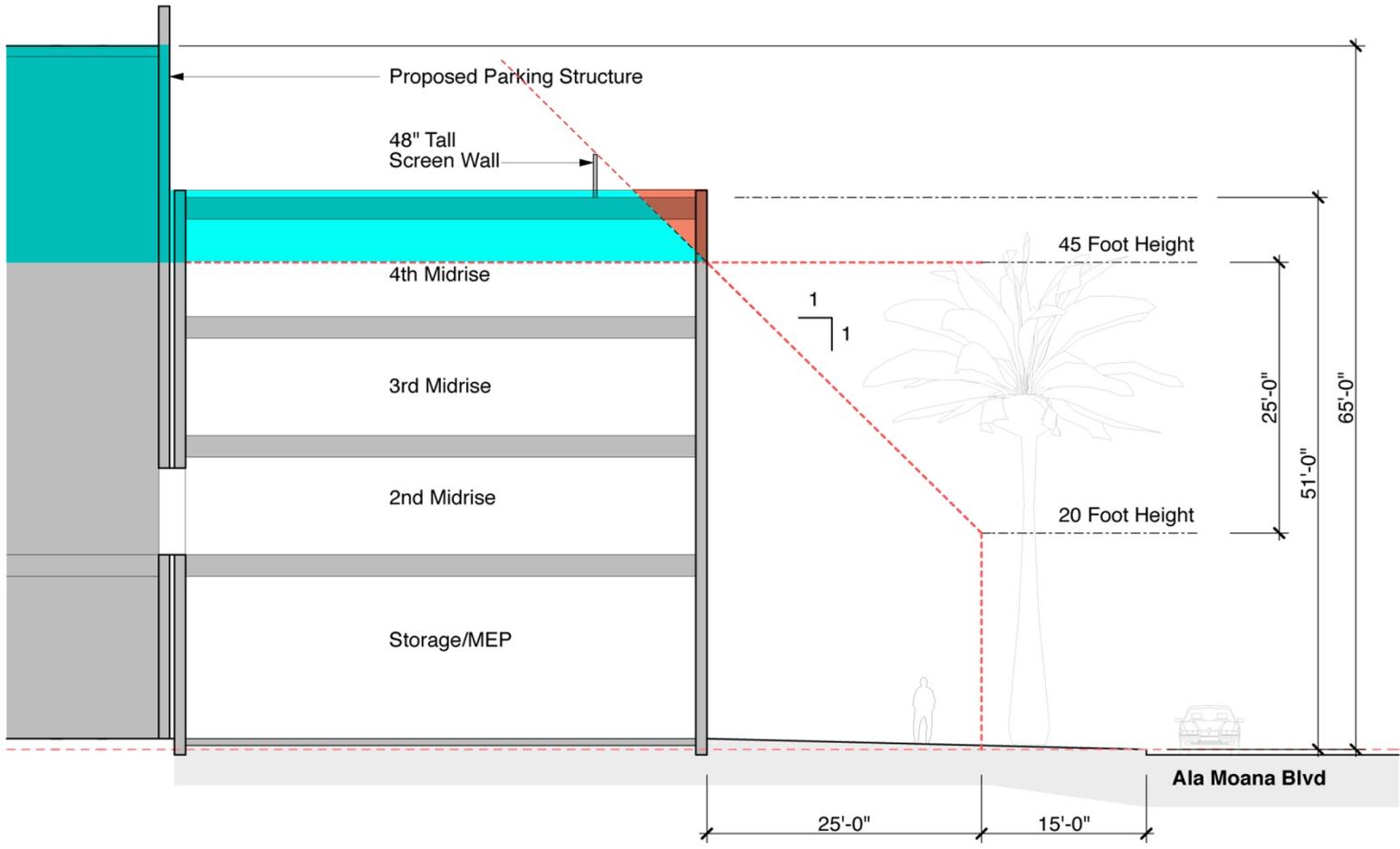
## **Modification #1 Increase of Podium Height**

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- **A Setback of 1:1 Slope for Platforms Above 20' to 45' in Height**
  - **6' of the Residential Mid-Rise Intrude into the Ala Moana View Corridor**
- **The Modification will not Affect Adjacent Developments**
- **The Modification will Result in an Active Streetscape**
- **The Proposed Setback of the Mid-Rise Structure Along Ala Moana Boulevard Creates an Open Space Continuity with the Park Space at Restaurant Row**

## **Modification #2 Encroachment into the View Corridor**

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# MODIFICATION DIAGRAM

- **Project is Consistent w/Land Use & Zoning Provisions of the Vested Rules**
- **Project is Proposing a Modification to Allow a Building Platform that is 65' in Height. Approval of the Modification & Resulting Development will be Consistent w/the Intent of the Mauka Area Plan and the KS Master Plan**
- **The Project Consists of a total Floor Area of 592,662 sf Resulting in a floor area ratio of 4.1 which is w/in the Allowable FAR of 4.25**
- **The Proposed Height of the Residential Tower = 400 feet plus 18 feet for Rooftop Mechanical which permitted under the vested rules**

# **Findings of Fact**

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- **With a Proposed Tower Footprint of 12,025 sf, the Project is Under the 16,000 sf that is Allowed**
- **With Front Yards of 15 feet, the Project is Consistent w/Yard Setback Requirements**
- **The Project is consistent w/Open Space Provisions w/ the Proposed Total of 16,802 sf of Open Space**
- **The Project is Consistent w/Rec Space Requirements of the Vested Rules wthe Proposed 25,919 sf**
- **The Required Off-Street Parking is 637 stalls. The Project's 914 standard stalls is consistent w/Vested Rules**

# **Findings of Fact**

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- **The Project's Proposed 6 Loading Stalls Are Adequate & Consistent w/the Requirements of the Vested Rules**
- **The Modification Allowing Modification of the View Corridor Setback Along Ala Moana Boulevard Will Provide Flexibility & a Development that is Practically and Aesthetically Superior to that Which Could be Accomplished Under the Existing Rule**
- **The Project Tower is 249 feet from the Nearest Tower & is Consistent w/the Vested Rules**
- **23,601 sf of Public Facility Space is Required of the Project. That Amount will be Taken of the KS's 105,514 sf Credit Bank**

# **Findings of Fact**

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- **The Project Needs to Provide 117 Reserved Housing Units. That Requirement is to Transferred to a Nearby KS Parcel and Allowed by the KS Master Plan & Supplement 1 to the Master Plan Development Agreement**
- **The Applicant Proposes to Enter Into a Joint Development Agreement. Therefore all the Parcels w/ in the Agreement will be Treated as One.**
- **Applicant has Submitted Details for a Sustainability Study as Required by the Master Plan Permit**

# **Findings of Fact**

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- **The Applicant has Established Intentions to Give 120 Days Notice & to Evaluate Relocation Alternatives for the Current Tenants on the Project Site.**
- **Applicant has Submitted an Archeological & Monitoring Plan that has been Accepted by the State Historic Preservation Division**

# **Findings of Fact**

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- **The Authority Adopt the Staff Findings of Fact as its Own Subject to the Following Conditions**
  - **Prior to Approval of a Foundation Permit Have the Joint Development Agreement Approved by the ED & Recorded w/the Bureau of Conveyances**
  - **Prior to Approval of a Demolition Permit Applicant Shall Submit a Report Outlining Tenant Relocation Process & State Compliance w/the KKMP**
  - **Applicant Shall Ensure Proper Protection/ Preservation of Cultural & Historic Resources & Considers Appropriate Mitigation Recommendations Submitted as Part of the Archaeological Assessment & Monitoring Plans**

# **Staff Recommendations**

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- **The Authority Adopt Staff's Proposed Findings of Fact Relating to Applicant's Requests for Modification and Development Permit Application**
- **Based on the Findings of Fact Relating to the Modification of the Provisions of the Vested Rules, Approve the Applicant's Request for Modifications**
- **Based on the Findings of Fact Relating to the Development Permit Application, Approve the Applicant's Request for Development Permit**
- **The Authority Approve the Development Permit No. KAK 13-033 as presented by HCDA Staff**

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# **Summary of Findings**