



KAMEHAMEHA SCHOOLS

PERMIT APPLICATION
SUBMITTAL DATE:

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

MEMORANDUM

TO: Deepak Neupane
Susan Tamura

FROM: Robert Oda, Senior Project Manager
Commercial Real Estate Division

DATE: May 24, 2013

SUBJECT: **Base Zone Development Permit Application**
Kamehameha Schools – SALT Project (Block F KKMP)
TMK's : (1) 2-1-055: 003, 006,021,026, and 038

Kamehameha Schools is submitting this application as part of the next increment of development of our Kaka'ako Master Plan (KKMP). This represents the development of the balance of the block, identified as Block "F" of the KKMP and continues work already approved and completed for the 680 and 660 Ala Moana projects. The scope of development will involve all of the TMK parcels on this lot and is being done under conditions and rules associated with a joint development project. The design and architectural plans included with this application is consistent with our past discussions with HCDA staff relative to purpose, scope, and compliance with adaptive re-use of existing structures and interim uses as approved by the KKMP. There are several conditions included as part of this application that require consideration of modifications to existing rules that we believe will deliver a project that will provide a greater public benefit and further enhance the redevelopment of the Kaka'ako district.

Consistency with KKMP Master Plan Permit

Our approved Master Plan reflects the development of a high-rise residential tower on this block referred to as Block F. The adaptive reuse of the 680 and 660 Ala Moana Buildings was the first phase of our interim redevelopment of Block F. With these projects completed we are prepared to initiate the

next phase of development that will include the adaptive reuse of many of the structures on the balance of the block as well as some new building area to accommodate required parking and additional services and amenities that will complete the conversion of this block to a vibrant mixed-use and specialty retail center. The adaptive reuse of existing buildings will allow the preservation of the unique character of these structures as well as maintaining the character of Kaka'ako.

This interim development is consistent with representations made in our KKMP for the adaptive reuse of existing buildings in the district as well as our plan to focus initial developments on blocks A, B, E, and F located on the West or Ewa boundary of our Master Plan area. The current 660 and 680 conversions and the proposed developments for the balance of Block F are considered interim steps towards our long term objectives and consistent with existing market conditions for the district. Although the KKMP reflects a high rise residential development on this block, our strategy for successful implementation of the first phase of our Master Plan is best supported by the proposed interim development plan for this block. This redevelopment approach is critical for seeding the district with a specialty retail center, revitalized businesses, and an initial gathering place for the projected new developments envisioned for Blocks A, B, and E.

In addition, the adaptive reuse of existing structures will provide and appropriate backdrop to our demonstration project for initial street improvements that will create street level improvements to support a vibrant and activated ground level experience for pedestrians drawn into the area by the new residential and commercial development. Further, the demonstration project area and street level improvements have been approved as satisfaction of Findings of Fact #75 of the D&O for Increment 1 phase that included initial street level improvements that connect Mother Waldron Park to the Makai Gateway Park (Supplement No. 1 to Master Plan Development Agreement for KKMP, dated June 20, 2011.)

The base zone development permit application package includes all required information in addition to the following:

Summary of Floor Area and Parking

The attached table summarizes the proposed square footage of the development against the total allowable square footage with floor area bonuses attributable to base zone development.

Parking will be provided with the construction of a structured parking facility along Keawe Street that will have a total of 267 stalls. Total parking provided in the structure and surface parking on other portions of the block will be 353 stalls and will exceed the code required amount of 310 stalls. We have met with Staff over the past few months to discuss parking requirements during the construction of these improvements and have adequately accounted for the requisite parking stalls based on historical data and previous understandings reached between HCDA and Kamehameha Schools.

Modifications Requests

Mauka Area Rules allow the authority to modify specific base zone development plan requirements, including Yards [Sec. 15-22-88(2)], and Heights [Sec. 15-22-88(5)]. As mentioned above, the current design has been focused on providing not only the program for a successful development, but also a project that will provide a much needed public benefit and amenity for the district's residents as well as the general public, as such, Kamehameha Schools requests the authority consider and approve the following modifications:

1. Modify the 15 foot front yard setback to allow building additions within the setback. This condition occurs at Bldg. 1 (addition to the makai end of existing building) and Bldg. 1A on Coral Street (new structure extends to the property line at its Diamond Head end), and Bldg 3 along Auahi Street (a building addition at Diamond Head end of the existing structure) [Sec. 15-22-63].

The modification provides flexibility in design, resulting in a project that is practically and aesthetically superior [Sec. 15-22-22(1)].

- In accordance with Mauka Area Rules Sect. 15-22-15(2), nonconforming structures may be altered in a way that does not increase their nonconformity as long as the floor area of the new construction does not exceed 25 percent of the existing floor area less any proposed demolition. The proposed adaptive re-use of existing structures within the project meet this test.
- The existing buildings on the block (680 Ala Moana, 660 Ala Moana, Bldgs. 1, 2, 3, and 5) are constructed to the property line. The 100 SF addition to Bldg 1 on Coral Street, the 285 SF of frontage of Bldg 1A along Coral Street, and the 450 SF addition to Bldg 3 along Auahi Street do not add to the existing non-conformity, but instead are designed to maintain the existing building form and the aesthetic rhythm, maintaining the existing boundary to the activated street environment.

The modification does not adversely affect adjacent uses [Sec. 15-22-22(2)].

- Auahi Street - The existing use across Auahi Street is ground level commercial and its associated parking. The properties diagonally across the Auahi/Keawe and Auahi/Coral Street intersections are controlled by Kamehameha Schools.
- Coral Street – Kamehameha Schools controls the property across Coral Street.

The resulting development is consistent with the intent of the mauka area plan [Sec. 15-22-22(3)].

- The proposed project, along with completed adaptive reuse of 680 Ala Moana which transformed the former office building into 54 Reserve Housing rental units, provides the core of an urban village where housing, retail, and restaurant/café uses are collocated - a sustainable, livable urban community where people can live, work, play, and visit.
 - The proposed building forms, which maintain the existing street scape boundary, help to newly activate the pedestrian experience.
2. Modify the height limit of 45 feet to allow an approximate maximum height of the garage to be 65-ft, with ancillary components, such as the elevator hoist way, extending to approximately 79-ft) [Sec. 15-22-62].

The modification provides flexibility in design, resulting in a project that is practically and aesthetically superior [Sec. 15-22-22(1)].

- The development adaptively re-uses existing structures on the block to the greatest extent possible. This approach is extremely sustainable in that it both keeps construction debris from being placed in the landfill and eliminates the need for new structural and architectural materials to be manufactured, shipped, and erected. To implement this sustainable approach, the new garage had to fit within the footprint of an existing building, allowing the adjacent buildings to be preserved and repurposed.
- A more compact garage enhances the pedestrian environment and supports the Authority's vision for a vibrant urban village.
- The compact footprint of the garage enhances the pedestrian experience on Keawe, Auahi, and Coral Streets, allowing the streets to be lined by retail, restaurant, and café businesses instead of parking.
- The compact footprint of the garage enhances the pedestrian experience within the block, allowing the replacement of surface parking in the center of the block with a pedestrian mall lined with restaurant and café seating.

- None of the garage could be placed underground, as groundwater is present less than 7 feet below the ground surface.
- The inclusion of off-street loading and trash pick-up in the ground floor of the garage dictates a 14-ft clear height for the ground floor level of the garage, increasing the structures overall height.

The modification does not adversely affect adjacent uses [Sec. 15-22-22(2)].

- Keawe Street – the garage is set back 15-ft from the property line and screened by landscaping and architectural elements. A&B Property’s proposed “The Collection” development across the street also proposes a 65-ft parking garage building height.
- Auahi Street - The garage is set back 36-ft from Auahi Street property line and screened by the existing 2-story Bldg. 3. The existing use across Auahi Street is ground level commercial and its associated parking. The properties diagonally across the Auahi/Keawe and Auahi/Coral Street intersections are controlled by Kamehameha Schools.
- Coral Street – The garage is set back 182-ft from the property line and is screed by the existing 2-story Bldgs. 1 and 2. Kamehameha Schools controls the property across Coral Street.

The resulting development is consistent with the intent of the mauka area plan [Sec. 15-22-22(3)].

Your review and consideration of this application is requested. We stand ready to provide any clarification or additional documentation required to complete the application. We are confident that when completed, Kamehameha Schools’ Block F re-development to be known as “SALT” will create a very vibrant and critical first step in our plans to deliver on the vision that we have set forth in our master plan.

Sincerely,



Senior Project Manager

Attachments

SALT - Floor Area Summary - 052413
FLOOR AREA SUMMARY

	EXISTING	DEMOLISHED	REMAINING FA TO BE RENOVATED	25% BONUS	TOTAL ALLOWED	TOTAL PROPOSED
680	11,690		11,690	2,923	14,613	11,690
Upper Floors (2 thru 4)	32,214		32,214	8,054	40,268	32,214
	43,904	0	43,904	10,976	54,880	43,904
660	14,479	634	13,845	3,461	17,306	18,744
Ground Floor	14,527		14,527	3,632	18,159	17,683
Second Floor	29,006	634	28,372	7,088	35,460	36,427
Bldg. 5	8,706	50	8,656	2,164	10,820	6,833
Ground Floor	2,468		2,468	617	3,085	
Second Floor	11,174	50	11,124	2,781	13,905	6,833
Parking Garage						1,040
						2,040
Bldg. 4	7,568	7,568				
Ground Floor	7,368					
Second Floor	14,936	14,936	0	0	0	0
Bldg. 3	6,072		6,072	1,518	7,590	6,866
Ground Floor	5,552		5,552	1,388	6,940	6,997
Second Floor	11,624	0	11,624	2,906	14,530	13,863
Bldg. 3A						1,964
						1,964
Bldg. 2	11,437		11,437	2,859	14,296	12,089
Ground Floor	7,596		7,596	1,899	9,495	11,076
Second Floor	19,033	0	19,033	4,758	23,791	23,145
Bldg. 1	3,756		3,756	939	4,695	3,489
Ground Floor	3,371		3,371	843	4,214	3,583
Second Floor	7,127	0	7,127	1,782	8,909	7,082
Bldg. 1A						4,320
Ground Floor	0	0	0	0	0	3,858
Second Floor						8,178
GROUND FLOOR	63,708	8,252	55,456	13,864	69,320	64,021
SECOND FLOOR	73,096	7,368	65,728	16,432	82,160	77,375
TOTALS	136,804	15,620	121,184	30,296	151,480	141,396
25% BONUS APPLIED TO REMAINING FA TO BE RENOVATED			30,296			
TOTAL FA ALLOWED			151,480			
TOTAL FA PROPOSED			141,396			