

**Waimanu Development
Project Conformance with Mauka Area Plan and Rules**

September 16, 2013

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) 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	21,192 SF (Site Area) x 3.5 FAR = 74,172 allowable SF; Reserved Housing excluded from floor area calculation, per §15-218-18(1)	71,012 SF, excluding floor area for Reserved Housing. Reserved Housing floor area is 17,994 SF	Project conforms to Rules; see Sheet A-1.2
Reserved Housing	HAR §15-218-17(a)	At least 20% of the total residential floor area to be allocated for Reserved Housing units (i.e., 17,896 SF in this project)	Excluded floor area for Reserved Housing is 17,994 SF	Project conforms to Rules; see Sheet A-1.2
Maximum Height	Figures 1.3 & NZ.5.1	65 Ft from "Ground Elevation", excluding rooftop mechanical room (Block 24 on map)	65 Ft from "Ground Elevation", excluding rooftop mechanical room and stair(s)	Project conforms to Rules
Building Type	Figures 1.3 & NZ.5 A Building Types, and BT-8 Urban Block	Urban Block	Urban Block	Project conforms to Rules
Frontage Types	Figures 1.3 & NZ.5 B Frontage Types	Stoop; Dooryard; Terrace Front; Forecourt; Shopfront; Chinatown Shopfront; Kakaako Frontage	Stoop frontage on both frontages, as allowed in Figure FT-2	Project conforms to Rules
Frontage Occupancy	Figure 1.3 Building Placement Frontage Occupancy at Build-to Line	No build-to line specified @ Kawaihau and Waimanu frontages, but requirement is 75% occupancy if build-to line were required	Project places frontage at property line on both the Waimanu and Kawaihau frontages; ground level contains about 75% occupancy by	Project conforms to Rules

**Waimanu Development
Project Conformance with Mauka Area Plan and Rules**

September 16, 2013

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
			active uses.	
Building Placement	Figure NZ.5 Central Kakaako & Figure NZ.5-1	Build-to lines at Waimanu & Kawaihau - Not Specified Side & Rear Setbacks - 0 Ft	Building built to property line except for recessed "stoops" at levels R-1 and R-1.5 areas at Waimanu and Kawaihau frontages (see Sheet A-1.2,	Project conforms to Rules
Floor Plate	Table BT-8.1, Maximum Floor Plate Ratios for Urban Block buildings	100% lot coverage allowed on floors 1 through 4 (21,192 SF in this project); average of 60% coverage on floors 5 through 7	20,229 SF on Levels R-2; 12,136 SF (average 60%) on Levels R5 through R7 (see Sheet A-1.2 & A-3.1)	Project conforms to Rules
Open Space	Figure BT.8 Urban Block E. Open Space	15% of Site Area = 3,179 SF 40 Ft minimum dimension	8,477 SF, with 40 Ft Dimension, on R2 & R5 (i.e. 3,148 SF on R2 & 2,953 SF + 2376 SF on R5)	Project conforms to Rules
Recreation Space	§15-217-56 Landscape and Recreation Space	55 SF of recreation space per dwelling; 55 SF x 153 dwellings = 8,415 SF in this project; if outdoors, may be used to satisfy open space requirements	8,477 SF, with 40 Ft Dimension, on R2 & R5 (i.e. 3,148 SF on R2 & 2,953 SF + 2376 SF on R5)	Project conforms to Rules See Sheet A-1.2 & L-1.1
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, but Reserved Housing requires 1 parking stall per unit; 24 RH units in this project	91 parking stalls in multilevel unattended semi-automated mechanical parking including 24 parking stalls (12 standard & 12 compact) for the 24 Reserved Housing units; see Sheets A-1.2 and A-2.1	Project conforms to Rules
Off-Street Loading	§15-217-63(1) (1) & (5) Loading Spaces	1 loading stall for 20,000-150,000 SF of floor area; one stall to have minimum dimensions of 12 Ft x 35 Ft & 14 Ft vertical	1 handicap van loading space and 1 loading space with dimensions of 12 Ft x 35 Ft & 14 Ft vertical clearance provided	Project conforms to Rules

**Waimanu Development
Project Conformance with Mauka Area Plan and Rules**

September 16, 2013

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
		clearance	in garage; see Sheet A-2.1	
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 Short term & long-term bicycle parking provided in parking garage on ground level of parking garage	Project conforms to Rules
Building Massing	Figure BT.8 H	Front facades to have at least one encroaching element (e.g., porch, balcony) for at least 10% of facade	Plane break provided	Project conforms to Rules
Public Facilities Dedication	§15-217-65(d)	4% of total residential floor area less Reserved Housing(2,840 SF in this project)	866 SF provided in widened sidewalk along Kawaiahao frontage (see Sheet A-1.2 & A-2.1	Remaining requirement to be satisfied by payment of in lieu fee, per §15-217-65(d) (3)
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; two Tulipwood trees provide on Kawaiahao Street	Project conforms to Rules
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.8 Urban Block	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; Ground floor parking concealed by liner of habitable space on Levels R-1 and R-1.5	Project conforms to Rules
Parking Access	§15-217-63(c) (3)	Curb cuts shall be set back a minimum of 22 Ft from	Driveways are more than 22 Ft from side property	Project conforms to Rules

**Waimanu Development
Project Conformance with Mauka Area Plan and Rules**

September 16, 2013

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
		adjacent properties	lines on both frontages (see Sheet A-2.1)	
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 improved to conform to prescribed Pedestrian Zone standards	Project conforms to Rules; see Sheet L-1.1

Note 1: The approximately 20% designated reserved housing will be for sale or for rental.

Note 2: The applicant requests to retain additional credit for any residential units that qualify and meet terms of Reserved Housing in surplus of what is required for this project, and to apply said credit to Reserved Housing requirements for future projects

**Waimanu Development
Project Conformance with Mauka Area Plan and Rules**

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