

KAK 13-057

801 South Street, Building “B”

Staff Report

Project Rendering



Project Renderings



Kapiolani Boulevard Day Rendering



South Street Day Rendering

Project Lot Area	84,432 sf
Total Number of Units	410 Units
Open Space	16,603 sf
Recreation Space	23,134 sf
Tower Floor Plate	9,511 sf
Total # of Parking Stalls	788 stalls
Loading Zone	3 stalls
Proposed Floor Area	480,153 sf

Project Summary

- **Public hearing notice for the Project was published in the Honolulu Star-Advertiser on September 1, 2013**
- **Public Notified of Project and Public Hearings:**
 - the President of the Senate
 - the Speaker of the House of Representatives
 - Association of apartment owners of residential buildings adjacent to the Project
 - Surrounding landowners and businesses
 - The Ala Moana/Kakaako Neighborhood Board No. 11
 - The Kakaako Improvement Association
 - Various elected officials and State and County
 - Approximately 295 individuals and organizations that have shown interest in development in Kakaako in the past
- **The Project was presented at the August 27, 2013 Ala Moana/Kakaako Neighborhood Board No. 11 meeting**

PUBLIC HEARING NOTICE & COMMUNITY OUTREACH

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- **The Development Permit application was sent to the following Agencies on August 28, 2013 for review and comment:**

State of Hawaii

- State Historic Preservation Division (“SHPD”), Department of Land and Natural Resources (“DLNR”),
- Department of Education,
- Department of Transportation, Highways Division, and
- Department of Transportation, Airports Division.

City and County of Honolulu (“City”)

- Department of Transportation Services,
 - Department of Planning and Permitting (“DPP”),
 - Department of Environmental Services, and
 - Honolulu Board of Water Supply (“BWS”).
- **Agency Meeting held on September 16, 2013**

State and County Agencies Consultation

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- **Design Advisory Board (DAB) Members:**
 - Mr. Deepak Neupane, P.E., AIA (HCDA Director of Planning and Development),
 - Ms. Lois Mitsunaga, (HCDA Board Member), and
 - Mr. Tom Schnell, AICP (professional expert and Kakaako resident).
 - **Design review comments are included in the Authority Packets for this public hearing**

Design Review

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- **Project will comply with Subchapter 4 of the Kakaako Reserved Housing Rules, titled: “Workforce Housing”**
 - **Will deliver at least seventy-five percent (75%) of the residential units as workforce housing**
 - **Will Not Receive Government Subsidy**
 - **Workforce Housing Units will comply w/Size Standards**
 - **Applicable to Workforce Housing Projects, the Authority may consider modifications to the provisions of the HAR, Chapter 217, Title 15, Mauka Area Rules**

Ch. 217 Mauka Area Rule Compliance

- **Density is Typically Capped at 3.5 FAR**
- **FAR = Floor Area Ratio**
- **Workforce housing projects are eligible for a density bonus of 100%, which is only to be used toward the construction of workforce housing**
- **Allowable Density, inclusive of commercial floor area, is Set At 6.48 FAR for Subject Parcel**
- **Proposed Development = 5.68 FAR**

Notes – Proposed Density

- **Subject to Approval of the Permit, an Appropriate Price Schedule Will Be Constructed**
 - **Priced for Families With Qualified Income 100-140% AMI**
- **Formula Required to Consider**
 - **$\leq 33\%$ of Income Max for Mortgage Payment & Fees**
 - **Mortgage Interest Rates**
 - **Mortgage Insurance Costs**
 - **Common Area Maintenance Fees**
 - **Property Tax Rates**

Homes That Are Affordable

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Building Type	Podium High Rise	Podium High Rise	Parking Podium separated from the Tower - Allowable
Building Form & Height	400' Tower 35'-65' Podium	400' Tower 107' Podium*	*Modification Request for Podium Height
Podium Placement	<u>Build-to-Lines</u> Kapiolani Blvd: 5'-15' South St: 15'	<u>Build-to-Lines</u> Kapiolani Blvd: 22'* South St: 58'	*Modification Request for Build-to-Lines. South Street is a view corridor street with 50' feet setback

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Frontage Type	Terrace Frontage 3' Maximum Fence Height	Frontage with alternative landscaping that what is required and a 6' high fence*	*Modification Request for Frontage Type
Thoroughfare Plan	<u>2 Thoroughfares:</u> South Street and Kapiolani Blvd.	Project Complies except for Street Tree Requirement – Proposing a Monkey Pod Tree on South St.	
Open Space	15% of lot	16,603 sf = 19.6% of lot	
Landscape	Native and/or Adaptive Species	Native and/or Adaptive Species	
Recreation Space	55 sf / dwelling unit 410 units = 22,550 sf	6,531 sf indoors 16,603 outdoors Total = 23,134	

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Tower Floor Plate	10,222 sf	9,511 sf	
Tower Orientation	Oriented in the Mauka – Makai Direction: Long Edge is Parallel to South Street	Long Edge is Parallel to South Street	
Tower Seperation	Min. 300' from adjacent towers in the Mauka-Makai Axis and Min. 80' from other towers	158' from the adjacent 801 South Street tower & 167' from Royal Capital Plaza, which are not in the Project Mauka-Makai Axis	
Green Building	LEED or Equivalent	Green Building, but not compliant	*Modification Request for Green Building

HCDA Rules

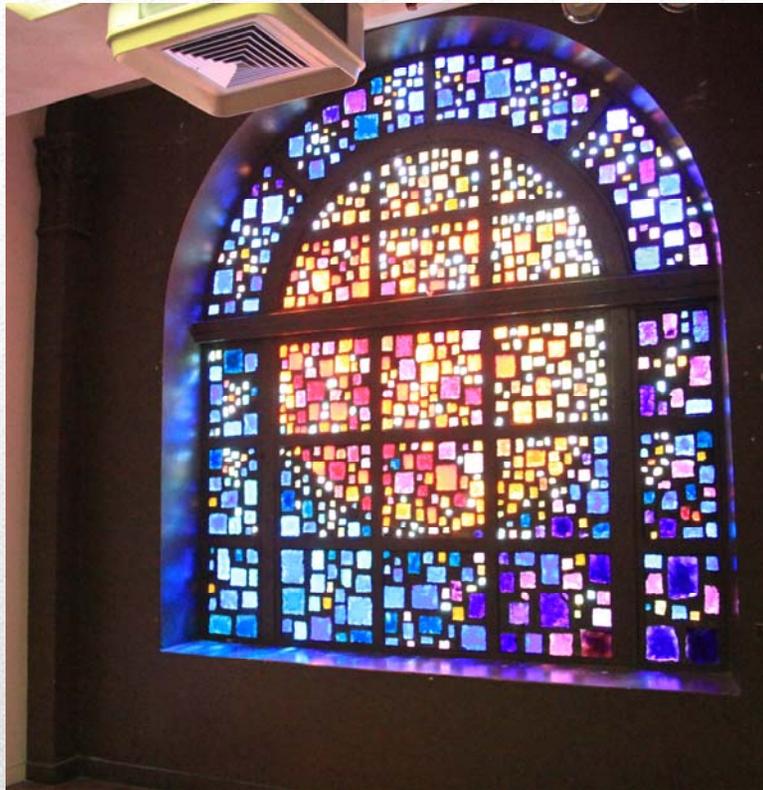
	Ch. 217 Plan & Rule	Proposed Project	Comments
Flood Zone	Flood Zone X – No Requirements	Flood Zone X – Outside of .2% annual chance of 500-year flood	
Parking	611 stalls	788 stalls	The 177 surplus stalls will be made available for public monthly rental
Parking Access	22' from Property Line	6'-3" from the Property Line*	*Modification Request to Parking Access
Loading	2 stalls	3 stalls	
Public Facilities Dedication	Workforce Housing Projects are exempt	Exempt	

- **The Applicant is proposing that a portion of the parking Podium for the Project be allowed to encroach into the development lot (TMK: 2-1-047: 003) for Phase A of 801 South Street project.**
- **The Applicant has indicated that it intends to create an easement document indicating that the a portion of parking podium for the Project encroaches on development lot for Phase A of 801 South Street project and that the easement document will run with the land and will be recorded with the Bureau of Conveyances.**

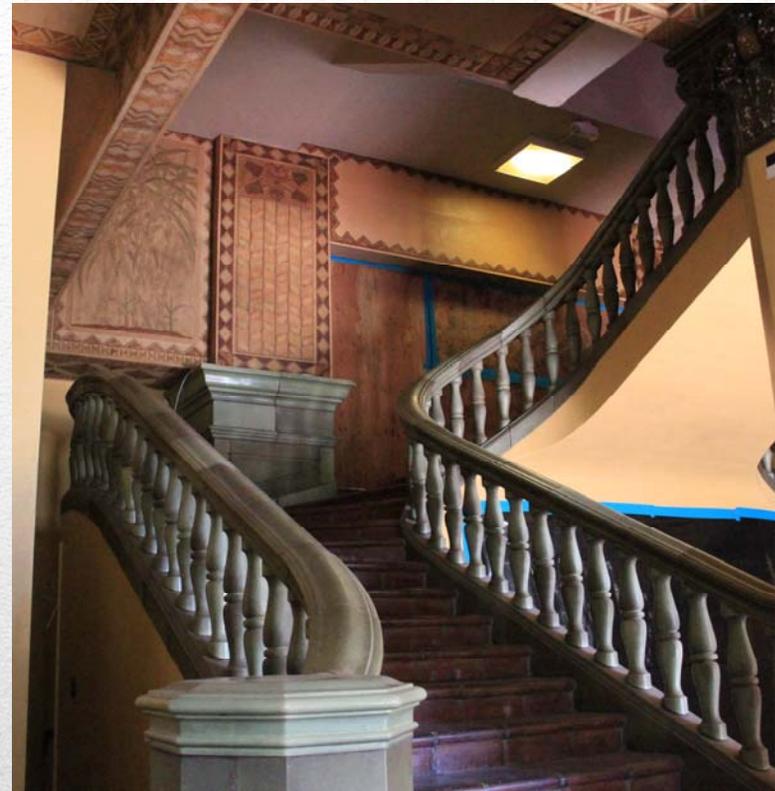
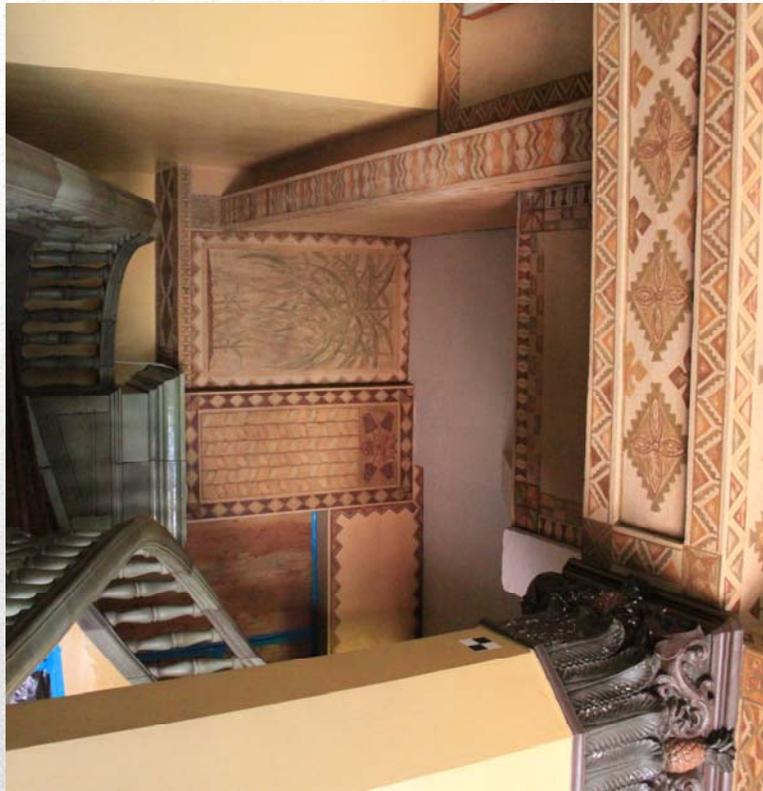
Encroaching Elements

- **The Honolulu Advertiser building is not among the historic resources that have been identified in the Mauka Area Plan for preservation, rehabilitation or restoration.**
- **The Applicant has indicated that it intends to demolish a portion of the Honolulu Advertiser building and preserve at least the portion of the building that is currently under the red tile roof.**
- **HCDA staff, in a letter dated August 28, 2013, requested comments and recommendations from the DLNR, SHPD regarding the Development Permit application.**

Historical and Cultural Sites



Stained Glass Window Above Entry



Staircase & Interior Finish



Decorated Columns & Ceiling Flourish/Finish



Red Tile Roof Eaves are Finished



**Flat Roof – Note Small Red
Cupola**



Office Space Under the Red Tile Roof



Office Space Under the Flat Roof

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- **HNA Building is not on either the Federal, State or HCDA Listings of Historic Properties**
 - **Per 13-284 HAR, as the HNA Building is over 50 years old, *is subject to a Historic Preservation Review***
 - **Identification & Inventory (for historic properties)**
 - **Evaluation of Significance**
 - **Effect (impact) Determination**
 - **Mitigation Commitments**
 - **Detailed Mitigation Plan**
 - **Verification of Completion of Detailed Mitigation Plan**

Relevant Historic Preservation Status

- **Identification & Inventory**
 - **While the HNA Building Has Been Assessed, the Known Auwae & Fishpond on the Site Needs to Be Included in the Inventory**
- **Evaluation & Significance**
 - **Same as Above**
- **Effect Determination**
 - **Effects on HNA Building, Auwae & Fishpond – Adverse**
- **Mitigation Commitments**
 - **Remains to be Formalized & Submitted for Review**
- **Detailed Mitigation Plans to be Developed**
- **Verification of Mitigation Plans to be Conducted**

Consultation & Mitigation Required

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- **Mitigation May Occur in Five Forms**
 - **Preservation**
 - **Architectural Recordation Prior to Destruction**
 - **Archaeological Data Recovery Prior to Destruction**
 - **Historical Data Recovery When a Property Will Be Destroyed**
 - **Ethnographic Documentation When a Property Will Be Destroyed**

Mitigation Commitment – 13-284-8 HAR

- **Intention of Phase 3 Purchaser “Hawaiian Dredging Construction Company”**
 - **Retain 3 Story Red Roofed Portion of HNA Building**
 - **Preserve and Use As Commercial Building – Headquarters for Hawaii Dredging**
 - **Architectural Documentation Prior to Destruction of “Flat Roofed” Portion of Building**
 - **Land Area – 12,600 sf**
 - **Floor Area (@ 3.5 FAR) – 44,100 sf**
- **Phase 3 Commercial is not subject of this Development Permit Application**

Mitigation Commitment

- **50% of Parcel is Covered by Buildings**
 - **Column Foundations & Footings for Buildings Extend 6 Feet Below Street Level & Rest on Coral Ledge**
- **Remainder of Parcel is a Surface Parking Lot & is Situated Over an Alluvial Channel that is 75 Feet Deep**
- **Subject to SHPD Determination for Adequacy – Commitment to an Archaeologist on-site to Monitor Subsurface Work and Ensure Compliance w/Applicable Laws and Rules**

Archaeology

- **Sewer Connection or Determination By C&C Dept. of Environmental Services**
- **Availability of Drinking Water by C&C Board of Water Supply**
- **Any DOE Requirements Per School Impact Fee Statute**
 - **Findings of DOE w/respect to Project Impact on Public School Facilities**
- **Any Comment/Requirements by C&C Dept. of Transportation Services**
- **Any Requirements Will Be Documented in Development Agreement**

Unresolved Issues

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- **Subchapter 4, §15-218-55(e) of the Kakaako Reserved Housing Rules provides that, “In approving development permit for a qualified workforce housing project the authority may consider modification(s) to the provisions of Hawaii administrative rules, chapter 217, title 15, mauka area rules.”**
 - **The Applicant is requesting 5 modifications**

Request for Modification

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- **The Applicant is requesting the following modifications:**
 - **Podium Height**
 - **Build-to-Line**
 - **Green Building Requirements**
 - **Parking Access Curb Cuts**
 - **Frontage Types**

Modifications Requested

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- **Figure NZ.2 (D) of the Mauka Area Rules requires that podium heights shall be between 30 - 65 feet.**
 - **The podium element of the Project is eleven (11) floors with a height of 107 feet.**
 - **Figure BT.10 of the Mauka Area Rules permits a parking podium that is detached from the podium high-rise building.**

Modification #1

Increase of Podium Height

- **Section 15-217-53 and Figure NZ.2-1 of the Mauka Area Rules require build-to-lines of five (5) to ten (10) feet along Kapiolani Boulevard.**
- **The Project proposes to have build-to-lines of twenty-one (21) feet nine (9) inches along Kapiolani Boulevard.**
- **The Applicant's request for modification of frontage type along Kapiolani Boulevard is in error. Instead, it should be modification of build-to-line. If considered and approved by the Authority, approval will automatically require that the Applicant provide a terrace front frontage along Kapiolani Boulevard except along the existing Honolulu Advertiser building.**

Modification #2

Increase Build-to-line

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- **Section 15-217-59 of the Mauka Area Rules requires new buildings to follow base green building standards established by the LEED rating system or comparable green building evaluation systems.**
 - **The Applicant is requesting modification from provisions of §15-217-59 of the Mauka Area Rules.**

Modification #3

Remove Green Building Requirements

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- Section 15-217-63(c)(3) of the Mauka Area Rules requires that curb cuts shall be set back a minimum of twenty-two (22) feet from adjacent properties.
 - The Project proposes location of vehicular access at Kapiolani Boulevard with curb cuts placed six (6) feet three (3) inches from the adjacent property line.

Modification #4

Reduce Parking Access Separation from Adjacent Properties

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- Modification of provisions of §15-217-39(3), and Figure FT.8 to propose alternative landscaping than what is required for a terrace front frontage type.
 - Modification of §15-217-55(e)(1), and Figure FT.8 of the Mauka Area Rules to propose an increase in fence height to six (6) feet, from a maximum three (3) feet allowed for terrace front frontage type along Kapiolani Boulevard.

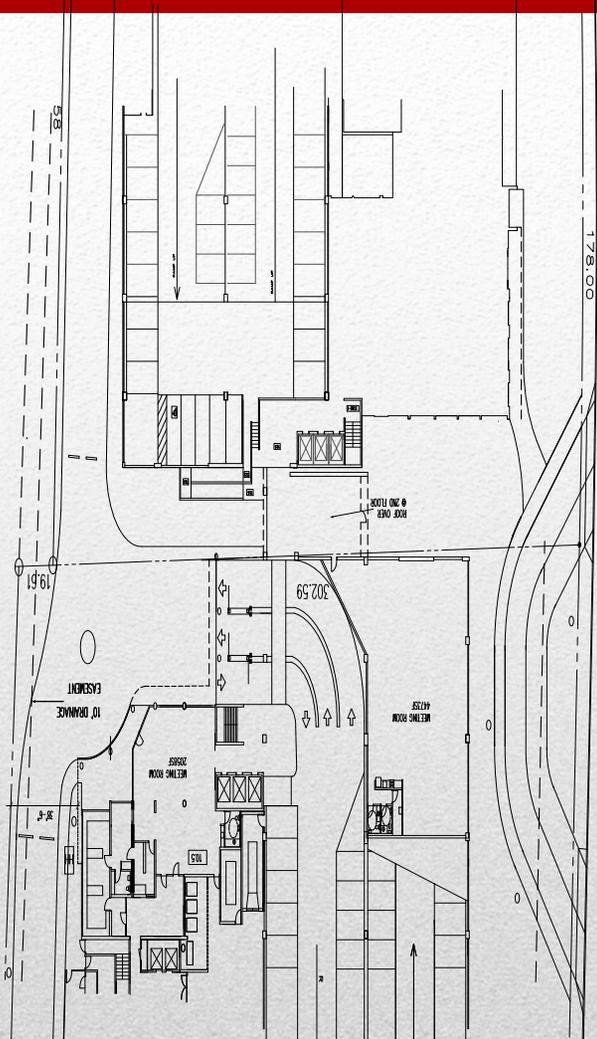
Modification #5

Frontage Type Requirements

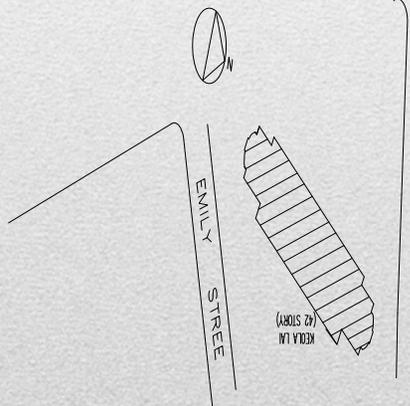
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- At the time of submitting this report, HCDA staff has received 526 public testimonies in support of the Project and 155 testimony in opposition of the Project.

Public Testimony

Site Plan



TMK: 2-1-47:4
 801B SOUTH ST
 410 WORKFORCE RESIDENTIAL UNITS
 788 STALL PARKING GARAGE
 19.6% OPEN SPACE AT STREET LEVEL
 FLOOR AREA
 BLDG. B ALLOWABLE = 502,824SF (FAR-7X)
 COMMERCIAL ALLOWABLE = 44,100SF (FAR-3.5X)



KA'AOKO WORKFORCE HOUSING
 BOCHAPTER 4 OF 2011 MAUKA PLAN AND RULES
 801B SOUTH ST
 HONOLULU, HAWAII

SITE PLAN

THIS PROJECT HAS PREPARED
 AND CONSTRUCTION OF THIS
 SUPERVISION.

