



KAK 13-091

803 Waimanu Street

Staff Report – January 8, 2014



Project Rendering

Project Lot Area	21,192 sf
Total Number of Units	153 Units
Open Space	8,477 sf
Recreation Space	8,477 sf
Total # of Parking Stalls	91 stalls
Loading	1 stalls
Proposed Floor Area	89,006 sf

Project Summary

- **Public hearing notice for the Project was published in the Honolulu Star-Advertiser on October 6, 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/Kaka'ako Neighborhood Board No. 11
 - The Kaka'ako Improvement Association
 - Various elected officials and State and County
 - Approximately 321 individuals and organizations that have shown interest in development in Kaka'ako in the past

PUBLIC HEARING NOTICE & COMMUNITY OUTREACH

- **The Project was presented during a Public Hearing at HCDA on November 6, 2013.**
- **Supplemental Comment Sessions were held at HCDA on**
 - **November 16, 2013**
 - **November 19, 2013**
 - **December 14, 2013**
 - **December 17, 2013**
- **The Project was presented at the October 22, 2013 Ala Moana/ Kaka'ako Neighborhood Board No. 11 meeting.**
- **There was 5 public testimonies in support and 108 in opposition at the time of the first public hearing.**
- **At the time of preparing this presentation, HCDA staff has received 8 public testimonies in support of the Project and 118 testimony in opposition of the Project.**

PUBLIC HEARING NOTICE & COMMUNITY OUTREACH

- **The Development Permit application was provided to the following Agencies on September 24, 2013 for review and comment:**

State of Hawaii

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

City and County of Honolulu (“City”)

- Department of Transportation Services (“DTS”),
 - Department of Planning and Permitting (“DPP”),
 - Department of Environmental Services (“DES”), and
 - Honolulu Board of Water Supply (“BWS”).
- **Agency Meeting held on October 24, 2013**

State and County Agency Consultation

- **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 Kaka'ako resident).
- **Design review was held on August 20, 2013**

Design Review

- **Project will comply with all provisions of the HAR, Chapter 217, Title 15, Mauka Area Rules.**

Ch. 217 Mauka Area Rule Compliance

- **DPP Waste Water Branch has approved sewer connection permit for the Project**
- **Comment from BWS indicates adequate water supply to support the Project**
- **Applicant has submitted a traffic impact assessment report (TIAR) which does not find any major traffic concerns**
- **In 1993 HCDA completed Improvement District Project-3 (ID-3) in the area that included sewer upgrade on Cooke Street**
- **Applicant is proposing frontage improvements.**
- **Based on comments from C&C agencies, infrastructure in the neighborhood is adequate to support the Project**
- **As provided for in §15-217-57 (c) and (d) of the Mauka Area Rules the Executive Director finds that there is adequate infrastructure in the area to support a density (floor area ratio) of 3.5.**

Mauka Area Rules §15-217-57 Adequate Infrastructure

- **Comments Received from C&C Agencies (Departments of Environmental Services, Transportation Services, Board of Water Supply) Raise No Infrastructure Concerns**
- **This Determination Will Not Release the Developer from Responsibility for Any Project Specific Improvements Id'd in the Course of Governmental Review**
- **Developer is Required to Participate in Any Future HCDA Improvement District Projects**
- **On-Site Improvements Proposed by Developer Will Improve Local Conditions**
- **Adequate Infrastructure to Support 3.5 FAR**

ED's Determination

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Building Type	Urban Block	Urban Block	
Building Form & Height	Maximum 65'	7 floors to height of 65' Stepped floor plates	
Building Placement	<u>Build-to-Lines</u> Kawaiahao St: No requirement Waimanu: Not requirement	<u>Build-to-Lines</u> Kawaiahao St: To property line Waimanu St: To property line	

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Frontage Type	Stoop Frontage	Stoop Frontage on both Kawaiahao and Waimanu	
Thoroughfare Plan	<u>2 Thoroughfares:</u> Kawaiahao & Waimanu Streets	Consistent with Figure 1.7B of Mauka Area Rules	
Open Space	15% of lot = 3,179 sf	8,477 sf (40%)	Exterior recreation space also serves as open space. Consistent with §15-217-56(d) of Mauka Area Rules
Landscape	Native and/or Adaptive Species	Native and/or Adaptive Species	
Recreation Space	55 sf / dwelling unit 153 units = 8,415 sf	8,477 sf on 2nd & 5th floors	

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Floor Plate	5th-7th floors average 60% of floorplate	20,229 sf floor plate, Floors 5-7 average 12,136 sf (60%)	
Orientation	No requirement		
Tower Separation	Not applicable		
Green Building	LEED or Equivalent	Eligible LEED Certified	

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	No off-street parking for Central Kaka'ako. 1 stall/unit for reserved housing	91 stalls	Mechanical parking system proposed. Allowed by 15-217-63(i)(4)
Parking Access	22' from property line	Greater than 22' from property line	
Loading	1 stall	1 loading, 1 handicap	
Public Facilities Dedication	4% residential (less reserved housing) = 2,861 sf	866 sf in widened sidewalk along Kawaiahao St	Remaining by payment of lieu-in-fee. Allowed by 15-217-65(c)(2).

- **The requirement for public facilities dedication is 4% residential floor area (excluding reserved housing), which amounts to 2,840 square feet of land.**
- **The Applicant is proposing to provide 866 square feet along Kawaiahao Street to widen the sidewalk.**
- **The Applicant is proposing to satisfy remaining 1,974 square feet requirement by paying cash-in-lieu fee of \$189/sq ft for a total of \$373,086.**

Public Facilities Dedication

- **The applicant is proposing to designate 17,994 square feet (20.1%) of reserved housing, which amounts to 24 units (6 studios, 17 one-bedroom, 1 two-bedroom)**
- **The applicant has proposed to seek credit for residential units that would qualify and meet terms of reserved housing in surplus of the requirement for the Project.**
- **Approval of reserved housing credits would require further action from the Authority.**
 - **Due to the off-street parking requirement for reserved housing units, only 67 units would be eligible for reserved housing credit with parking proposed to be provided on-site.**
 - **The remaining 62 residential units without parking on-site, would be eligible as reserved housing if required parking is provided off-site within 1,200 feet of the project location, subject to the provisions of 15-217-63(f)(3) of Mauka Area Rules.**
 - **Since the Project is predominantly studio units, a multiplier of 0.63 is recommended to be used to convert eligible units into credit.**
- **The reserved housing credits could be applied to meet requirements of future projects within the Kaka'ako District.**

Reserved Housing

- **The Applicant is not requesting any modifications of the Mauka Area Rules.**

Modifications Requested

- **Staff recommends the Authority adopt the following findings of fact relating to the Development Permit application:**
 - (a) The Project as proposed is consistent with the objectives of the Mauka Area Plan and Rules.
 - (b) The Project complies with and advances the goals, policies and objectives of the Mauka Area Plan.
 - (c) The Project protects, preserves, and enhances desirable neighborhood characteristics through compliance with standards and guidelines of the Mauka Area Rules.
 - (d) The Project does not have adverse effect on the surrounding land uses and is compatible with the existing and planned land use character of the surrounding area.
 - Conduct an archaeological impact survey (AIS)
- **Staff recommends the Authority approves the 803 Waimanu Street Development Permit No. KAK 13-091**

Findings of Fact
