

DEVELOPMENT PERMIT APPLICATION

BUILDING 77

91-1245 FRANKLIN D ROOSEVELT AVE KALAELOA, HI 96707

TMK: 91013011

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

2014 MAY 15 AM 10 25

RECEIVED



SEND TO:

HCDA

677 ALA MOANA BLVD

SUITE 1001

HONOLULU, HI 96813

APPLICANT:

HUNT DEVELOPMENT GROUP, LLC

ON BEHALF OF: KALAELOA BOQ, LLC

737 BISHOP ST, SUITE 2750

MAUKA TOWER, HONOLULU, HI 96813

MAY 2014



Kalaeloa BOQ, LLC
737 Bishop Street, Suite 2750
Honolulu, Hawaii 96813
Office: 808-585-7900

May 15, 2014

Hand Deliver & E-mail

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Re: Building 77 Development Permit Application

Dear Mr. Ching:

Kalaeloa BOQ, LLC ("KBOQ"), a wholly-owned affiliate of Hunt Companies, Inc. ("Hunt"), is pleased to submit to the Hawaii Community Development Authority ("HCDA") this Development Permit Application for the renovation of Building 77, a proposed 100-unit reserved housing rental project. The project is located within the Kalaeloa Community Development District, at the corner of Roosevelt Avenue and Horner Avenue. The project address is 91-1245 Franklin D Roosevelt Avenue, Kalaeloa, Hawaii 96707 and is located on parcel TMK 1-9-1-13-11.

Background

Hunt's Kalaeloa holdings includes 538 acres of the former Barbers Point Naval Air Station, now known as the district of Kalaeloa. The Navy conveyed the properties to Hunt in 2009 as part of the Ford Island Master Development Agreement. Hunt has faced immense challenges in Kalaeloa, including aging infrastructure, vacant and deteriorating buildings, landscape overgrowth, vandalism, theft, and homeless issues. By investing considerable resources to redevelop the area, Hunt has improved the social and economic outlook in Kalaeloa by enhancing security, upgrading landscaping, keeping ball fields open, and has attracted into the district more than 30 diverse business tenants that employ a total of over 500 people.

In 2012 HCDA promulgated its Kalaeloa Community Development District ("KCDD") Administrative Rules, which put in place the district's zoning regulations. In 2013, Hunt completed its Kalaeloa Strategic Implementation Plan ("KSIP") which embraces the concepts and guidelines set forth in the KCDD, the 2006 HCDA Kalaeloa Master Plan and the 1997

Department of Planning and Permitting Ewa Development Plan. The KSIP identifies Hunt's vision, land uses, infrastructure improvements, and cornerstone initiatives for revitalizing Kalaeloa. The implementation of the KSIP is projected to create more than 7,000 direct and indirect jobs, more than 1,000 construction jobs and 4,000 homes over a 20 year period. KBOQ is submitting this development permit application for the renovation of Building 77 as one of Hunt's next steps in its efforts to help revitalize Kalaeloa.

Project Description

Building 77 is a 67,345 net square feet former Navy Bachelor Officer Quarters. The structure was built in 1958. The building was abandoned in 1999 and by the time Hunt acquired the property in 2009, the building was already heavily vandalized resulting from theft, homelessness, fires, graffiti, and security issues. The existing three-story Building's original configuration comprises 200 studio apartments with shared bathrooms, administration and storage space. The project site is currently part of a 25 acre parcel. Future subdivision will create a project-specific parcel of approximately 4.4 acres.

The proposed project would convert the original 200-unit Bachelor Officer Quarters configuration into 100 one-bedroom one-bathroom rental housing apartments. 100% of the proposed units will qualify as Reserved Housing pursuant to Chapter 216, Reserved Housing Rules. This project is consistent with the Kalaeloa Master Plan and the adopted Kalaeloa Community Development District Rules ("KCDDR"). Please see Exhibit 4 – Matrix Showing Conformance to KCDDR for further details.

KBOQ has implemented a community outreach program for the proposed project. In addition to ongoing community outreach efforts, the project was formally presented to the following groups:

- Kalaeloa Community Network – February 13, 2014
- Kalaeloa Public Safety – February 20, 2014
- Kapolei Neighborhood Board – February 26, 2014
- Kalaeloa Advisory Team – February 27, 2014

To date the project has received generally positive feedback from community members.

Included with this development permit application are the following items:

1. Permit Application
2. Project Description
3. Project Authorization
4. KCDDR Conformance Matrix

5. Structure Repair Cost Analysis
6. Reserved Housing Requirement
7. Development Schedule and Phasing
8. State Historic Preservation Division Approval Letter
9. Project Plans

Please find enclosed a check for the Development Permit Application payment in the amount of \$6,400.

KBOQ hereby requests that HCDA (a) review the proposed application for Development Permit, and advise us as soon as possible if the application is complete, then (b) proceed with the necessary and required HCDA staff review of the application for Development Permit, and (c) thereafter schedule the necessary public hearing and HCDA meeting(s) on the matter set forth herein in order to obtain a final determination and approval by HCDA on the proposed Development Permit.

If you have any questions or require further information or documentation regarding any of the issues raised by this letter, please do not hesitate to contact the undersigned.

Sincerely,

Hunt Development Group, LLC
A Texas Limited Liability Company,
On Behalf of Kalaeloa BOQ, LLC,
A Hawaii Limited Liability Company

By: 

Alan Ong

Authorized Signatory

cc:

Blair Suzuki, Hunt Development Group, LLC
Crystal Rose, Esq



Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813
(808) 692-7245 FAX (808) 594-0299



KALAELOA PERMIT APPLICATION

APPLICANT INFORMATION

Applicant Kalaeloa BOQ, LLC
Mailing Address 737 Bishop St. Suite 2750
Honolulu, HI 96813
Telephone No. 808-792-3761
Project Site Address 91-1245 Franklin D. Roosevelt Ave., Kalaeloa, HI 96707
Landowner United States of America, Department of the Navy
Address 258 Makalapa Drive, Suite 100, Pearl Harbor, HI 96860
Description of Work to be Done 100 Unit rental reserved housing

TYPE OF REQUEST

- ☐ Rules Clearance
☐ Improvement Permit
☒ Development Permit
☐ Conditional Use Permit
☐ Conditional Use of Vacant Land
☐ Other _____

PARCEL INFORMATION

Tax Map Key: 9-1-013:011

Transect Zone: T4

PROJECT INFORMATION

Existing Use, Size and Height

- ☐ Commercial _____
☐ Industrial _____
☒ Residential 67,345 sf
☐ Other _____
TOTAL 67,345 sf

☒ Parking Requirement (HAR §15-215-47) 100 stalls

Nature of Work

- ☐ New Building * ☒ Repair
☐ Addition * ☒ Electrical
☒ Demolition ☒ Plumbing
☐ Alteration _____
☐ Other _____

Proposed Use, Size and Height

- ☐ Commercial _____
☐ Industrial _____
☒ Residential 67,345 sf
☐ Other _____
TOTAL 67,345 sf

Notes:

*NOTE TO APPLICANT

1. Please refer to Subchapter 5 of the Kalaeloa CDD Rules, Chapter 215, Hawaii Administrative Rules, for detailed information on procedures, permit requirements and fee schedule.

2. Final approval by HCDA is required prior to issuance of a building permit for any development within the Kalaeloa CDD.

For approval of building permits, submit the building permit application form and the following sets of plans:

- Building Department copy
- Job site copy
- HCDA copy (if applicable)

3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

PUBLIC FACILITIES DEDICATION (HAR §15-215-64):

☐ Land _____ sq. ft. ☐ In Lieu Fee _____

RESERVED HOUSING (HAR Chapter 15-216) (if applicable)

☒ Units 67,345 sq. ft. ☐ In Lieu Fee _____

OPEN SPACE REQUIREMENT: (HAR §15-215-46)

Land 38,363 required sq. ft.
124,091 Provided

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): _____

Print Name: Alan Ong

Date: 05/14/2014

Telephone No.: 792-3761

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed
By HCDA: _____

Date: _____

Date: _____

HCDA Approved

+References below refer to HCDA Kalaeloa Community Development District Rules – effective 2012-10-27

Project Description Index

- I. Project Approach
- II. Consistency with the Kalaeloa Master Plan
- III. Land Use : [15-215-40]
- IV. Architectural Standards : [15-215-43]
- V. Landscape : [15-215-44]
- VI. Recreation Space : [15-215-45]
- VII. Open Space : [15-215-46]
- VIII. Parking and Loading : [15-215-47]
- IX. Green Building : [15-215-48]
- X. Historical and Cultural Sites : [15-215-63]
- XI. Dedication of Public Facilities : [15-215-64]
- XII. Infrastructure

I. Project Approach

The Building 77 renovation ("Project") qualifies under the provisions of an existing non-conforming structure per Kalaeloa Community Development District Rules ("CDD") 15-215-89.e. The existing structure was lawfully constructed in accordance with the applicable regulations at the time of its construction. The building floor area will remain unchanged (e.4.A) and will not encroach into a frontage area (e.4.B) or affect neighboring properties (e.4.C). Building envelope, and setbacks will remain unchanged. The Project will maintain the same use and occupancy as the existing facility, with multi-family residential as a permitted use (e.4.E). Parking requirements will also be satisfied (e.4.D).

Damage to the structure from spall and fire are to be repaired prior to build out and occupancy. The costs for these repairs are less than fifty percent of the replacement cost of the structure per the included report.

II. Consistency with the Kalaeloa Master Plan:

The Project complies with the KMP with respect to the following applicable provisions:

a. 3.1 Creating Social Value

Section 3.1 of the KMP encourages the development of housing with an affordable component in mixed-use neighborhoods that include offices, live-work, and commercial spaces, built at densities that can support and increase ridership on the City's planned public transit system. While the Project does not have a mixed-use component, it is programmed to be a reserved housing rental project, pursuant to Chapter 216, Kalaeloa Reserved Housing Rules, Hawaii Administrative Rules. The purpose of the Kalaeloa Reserved Housing program is to provide an increased supply of housing for residents of low- or moderate-income within the Kalaeloa CDD. The Project will provide 100 reserved housing rental units, along with associated residential amenities including recreation and open space.

b. 3.3.3 Interim Uses

Section 3-3.3 of the KMP notes that interim uses, that do not preclude future uses, are acceptable; thus the rehabilitation of the Building 77 structure promotes immediate benefit to the District without precluding future development(s).

c. 3.4.1. Roadways

Section 3.4.1. of the KMP proposes improvements to the road networking within and adjacent to Kalaeloa. Pursuant to the KMP Thoroughfare Plan, the Project is able to accommodate a future Wakea Street extension. See Figure H-0.01. As indicated in Figure H-0.01, should the future Wakea Street extension be built, KV will develop a new surface parking lot to the southwest of the Building to compensate for the loss of the east parking lot. The new parking lot shall serve as the primary resident parking area. This new parking lot will occupy much of the area currently occupied by the porte cochere adjacent to the mess hall, and will seek to minimize impacts to the existing mature trees.

d. 4.1.1.1. Mixed-Use High Intensity, Land Use

The Master Plan calls for the Project site to be a T4 Urban Center characterized by high intensity mixed use. Building 77 as proposed will maintain its current use and occupancy type, and will not include any mixed use components, yet will provide common facilities for the residents. The proposed land use, density, and height for the Project comply with the guidelines of the CDD regulating plan and development standard density.

III. Land Use : [15-215-40]

The Regulating Plan (CDD Figure 1.2) denotes the project parcel as T4 Urban Center Zone. Per CDD Figure 1.7 – Land Use, Multi-Family housing is permitted under T4 Urban Center.

Density

Per CDD Figure 1.3 – Development Standards Summary, T4 Urban Center density for Residential is 20-40 units per acre. The Project proposes 100 units on the entire 25 acre TMK 1-9-1-13-11. The proposed 4 units per acre will not be in compliance with the 20 unit per acre minimum density.

IV. Architectural Standards : [15-215-43]

Lighting

Building entrances are proposed to be illuminated. Central courtyard and walkways will be provided with pedestrian scale, tamper-proof lighting per CDD Rules. Appropriate shields and downward orientation will be employed to address light not spilling onto adjacent properties.

Service Functions

Trash/ Recycling enclosures will not be constructed with prohibited materials and instead be constructed of a similar material and color to the building. Enclosures will be will not be visually obtrusive and be screened from view from thoroughfares by the building itself, existing trees, and landscaping as necessary. Proposed enclosures are located on a service road off of Hornet Avenue.

Similarly, proposed at grade A/C compressors adjacent to the building will be screened from view with landscaping or enclosures of a similar material and color to the building.

Windows

New windows to comply with at least 70% Visible Light Transmittance (VLT) for first floor units and at least 50% VLT for upper floors.

V. Landscape : [15-215-44]

All required recreation spaces and open spaces to be landscaped taking into consideration plantings from the preferred plant species list (CDD Figure 1.10). Landscaped spaces to be irrigated with a system that eliminates water waste and maintains a rain sensor. The existing trees along FDR and Hornet are to remain. Refer to Landscape Plans.

VI. Recreation Space : [15-215-45]

Landscape improvements will include appropriate recreation space to be used or intended for exclusive use of residents, employees, or visitors of the project. The courtyard alone totals 20,088 square feet and meets the 5,500 square foot requirement. Refer to H-0.02 – Open Space Plan.

VII. Open Space : [15-215-46]

The Project will provide sufficient open space of 124,091 square feet (including recreation space) to meet 20% of lot or 38,363 square feet requirement. Refer to H-0.02 – Open Space Plan.

VIII. Parking and Loading : [15-215-47]

This CDD section is inapplicable as the renovation of the existing building does not increase floor area by more than 25%. As a non-conforming structure CDD rules 15-215-89.f.2.H allows the continued use of non-conforming parking provided there is no change of use or floor area. KV intends to resurface and repaint both lots. 157 parking stalls will be provided compared to the 100 parking stalls required. Curb cuts meet the minimum required 22 feet setback from adjacent properties, and three of the four curb cuts are compliant with the maximum 25 feet width. Refer to Civil Plans.

IX. Green Building : [15-215-48]

This CDD section is inapplicable as the renovation of the existing building does not increase floor area by more than 25%. However, KV will be pursuing green building initiatives where feasible, including energy-efficient appliances, energy star split air conditioning system, double insulated low-e glass windows, solar water heating for laundry, and photovoltaic system.

X. Historical and Cultural Sites : [15-215-63]

Significance

Building 77 qualifies for the National Register under Criterion A. The building is associated with the history of providing modern housing for the officers at the Naval Air Station in the Cold War period.

Description of Undertaking

The proposed project is to renovate the currently vacant BOQ Building 77 for use as privately operated rental housing. Interior modifications will be made to convert every two BOQ rooms into a single stand-alone, one-bedroom apartment. Additional exterior egress stairs will be added to the west end of each wing to

comply with life safety requirements. New windows will be installed in the original location. The new sliding windows will be similar to the original horizontally oriented awning pattern except where infill is required for privacy and to conceal the termination of new interior walls. Window bays will continue to be delineated by the original column to column concrete sills with recessed infill where windows do not fit the program. Please refer to Exhibit 8 – State Historic Preservation Division Approval Letter.

Treatment of Character Defining Features

In accordance with the Secretary of the Interior's (SOI) Treatment of Historic Properties with Guidelines for Rehabilitation, the historic character of the property shall be retained and preserved. It is the intention of the developers to maintain the historic character defining features of the building while returning it to active use. Where features mandate replacement because they are no longer extant (e.g. the windows), the replacement will be considered an exterior alteration and will not destroy historic materials that characterize the property but will be compatible with the existing design.¹

XI. Dedication of Public Facilities : [15-215-64]

This CDD section is inapplicable as the renovation will not increase the floor area of the existing building.

XII. Infrastructure :

Electrical power and water and sewer services will be provided via the existing systems at the Project.

¹ SOI Standards for Rehabilitation item #9. "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. "



PROJECT AUTHORIZATION
Kalaeloa Community Development District



Application No. _____

PROPERTY INFORMATION:

Site Address: 91- 1245 Franklin D. Roosevelt Ave
Kalaeloa, HI 96707

Tax Map Key: 9-1-013:011

Lot Size: 25.05 acres

Transect Zone: T4

Present Use of Property and/or Buildings: Vacant building

LANDOWNER:

Name: United States of America, Department of the Navy

Mailing Address: 258 Makalapa Drive, Suite 100
Pearl Harbor, HI 96860

Telephone: (808) 473-0543 Email: Tony.Callaway@navy.mil

APPLICANT:

Name: Kalaeloa BOQ, LLC

Mailing Address: 737 Bishop Street, Suite 2750
Honolulu, HI 96813

Telephone: (808) 585-7900 Email: Alan.Ong@huntcompanies.com

AGENT:

Name: N/A

Mailing Address: _____

Telephone: _____ Email: _____

SIGNATURE:


Landowner - Department of the Navy


Applicant - Kalaeloa BOQ, LLC

May 8, 2014
Date

14 May 2014
Date

Development Permit Requirements

CATEGORY	KALAELOA RULES TITLE 15, CHAPTER 215, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
TRANSECT ZONE	§15-215-23(b)(3) Transect Zones, Figure 1.2 Regulating Plan and Figure 1.3, Development Standards Summary	Transect Zone: T-4, Urban Center Zone		
SITE AREA			25 acres	TMK: 1-9-1-13-11 is 25 acres. Project area is 4.5 acres
PROJECT TYPE	§15-215-89 (e)	Existing Non-conforming structure	No enlargement of the existing floor area is proposed. No change of use or occupancy. Damage to the structure from fire and spall to be repaired; repair costs are less than 50% of the replacement cost.	Building envelope and setbacks to remain.
DENSITY	Figure 1.3 - Development Standards Summary, T4 Urban Center	20 units per acre (min) 40 units per acre (max)	100 units	100 units on proposed 4.5 acres is 22 units per acre.
LAND USE	§15-215-40, Figure 1.7	Transect Zone: T-4, Urban Center Zone, allows multi- family	Multi-family	

Conformance to Kalaeloa Community Development District Rules

HCDA DEVELOPMENT PERMIT
Building 77 Renovation

May 2014

CATEGORY	KALAELO RULES TITLE 15, CHAPTER 215, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
LANDSCAPE	\$15-215-44, Figure 1.10 - Preferred Plant Species List	All required recreation and open spaces to be landscaped, taking into consideration preferred plant species; landscaped areas to be irrigated with a system that eliminates water waste	Existing trees along FDR and Hornet to remain; landscaping and irrigation provided	
RECREATION SPACE	\$15-215-45	55 sf of recreation space per dwelling unit, for a total requirement of 5,500 sf	Existing courtyard east of the B-Wing provides 20,088 sf to be considered recreation space	
OPEN SPACE	\$15-215-46	20% of lot to be open space, a third provided at grade. Project requires 39,198 sf of open space	Approximately 22 acres	Proposed 4.5 acres lot provides 126,713 sf of open space, including the recreation space (or 65% of the lot)
PARKING	\$15-216-18	1 stall per unit	157 stalls provided	
LOADING	\$15-215-47(i)	1 loading space required	1 loading space provided	
BICYCLE PARKING	\$15-215-47(m)	Within 400' of principal entrance	Bicycle racks will be provided	

HCDA DEVELOPMENT PERMIT
Building 77 Renovation

May 2014

CATEGORY	KALAELO RULES TITLE 15, CHAPTER 215, HAR	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
HISTORIC AND CULTURAL SITES	\$15-215-63	Section 106 & SHPD confirmation letter	Section 106 and SHPD letter provided as Exhibit 8	
DEDICATION OF PUBLIC FACILITIES	\$15-215-64	Applicability limited to increase of floor area over 25%	Requirements inapplicable as project proposes no additional floor area increase	
REQUIREMENT OF PROVIDING RESERVED HOUSING UNITS	\$15-216-17 - Requirement for Reserved Housing	15% of Total Residential Floor Area	100% of Total Residential Floor Area for Reserved Housing	

Structure Repair Cost Analysis

Structure Repair Cost Analysis				
<u>Structure Repair Cost</u>				
Fire Damage Restoration			\$	189,239.66
Spalling Repair			\$	4,980.00
Total Structure Repair Cost			\$	194,219.66
<u>Structure Replacement Cost</u>				
Structure square feet				63,131
Replacement Cost per square feet			\$	97.00
Total Replacement Cost				\$ 6,123,707.00
				50%
50% Total Structure Replacement Cost			\$	3,061,853.50

The project's structure repair cost does not exceed 50% of the replacement cost, and is in compliance with CDD 15-215-89.e.

Reserved Housing Requirement

Reserved Housing Affordability Criteria

2013 Honolulu County Income Schedule by Family Size			
	1 Person	2 Person	3 Person
140%	Annual \$96,040	\$109,760	\$123,480
AMI	Monthly \$8,003	\$9,147	\$10,290
Estimated Monthly Housing Expense			
	1 Person	2 Person	3 Person
Rent	\$1,300	\$1,300	\$1,300
Electricity	\$75	\$100	\$125
Water/Sewer	\$50	\$60	\$70
Total	\$1,425	\$1,460	\$1,495
Housing Expense Percentage of Income			
	1 Person	2 Person	3 Person
	18%	16%	15%

The project will fulfill the reserved housing requirement pursuant to Chapter 216, Reserved Housing Rules.

Development Schedule

	2013						2014						2015										
	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April
Design																							
Navy Approval & Section 106																							
HCDA Approval																							
Construction																							
Marketing																							



DEPARTMENT OF THE NAVY

COMMANDER
NAVY REGION HAWAII
850 TICONDEROGA ST STE 110
JBPHH, HAWAII 96860-5101

5090
Ser N45/ 239
April 01, 2014

CERTIFIED NO: 7011 0110 0002 1802 1539

Dr. Alan Downer, PhD
Administrator
Department of Land and Natural Resources
State Historic Preservation Division
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, HI 96707

Dear Dr. Downer:

SUBJECT: PROPOSED REHABILITATION OF BUILDING 77, BACHELOR OFFICER'S
QUARTERS ON NAVY-OWNED LAND AT KALAELOA, OAHU, HAWAII
(FORMER NAVAL AIR STATION BARBERS POINT) TMK: (1)-9-1-013:
Parcel B4-5 (Land Court Lot No. 13051-A)

Pursuant to Section 106 of the National Historic Preservation Act, the Navy requests your review of the proposed project, "Rehabilitation of Building 77, Bachelor Officer's Quarters, Kalaeloa, Oahu, Hawaii". Building 77 is situated on Navy-owned land leased to Kalaeloa Ventures, LLC (KV) located at Kalaeloa, Oahu, Hawaii (former Naval Air Station Barbers Point). In accordance with the implementing regulations for Section 106 of the National Historic Preservation Act, we have reviewed the project and determined that it is an undertaking as defined in 36 CFR 800.16(y). Please refer to Exhibit 1 for the project location map.

Project Description

The proposed scope for this rehabilitation project is to renovate the currently vacant Bachelor Officer's Quarters (BOQ) Building 77 for use as privately operated rental housing. The scope of work will consist of interior modifications to convert every two BOQ rooms into a single stand-alone, one-bedroom apartment. The proposed project's residential use will remain consistent with its former use, and the unit density will be decreased from 200 to 100 apartment units.

The project scope includes:

- Addition of exterior egress stairs on the west end of each wing to comply with life safety requirements.
- Installation of vertical chases on the interior at every other gridline to provide additional utilities to each unit. The exact width of the chases will be developed with an effort to minimize the size as much as feasibly possible.

- New windows will be installed in the original locations. Please refer to Treatment of Character-Defining Features discussion below.
- Site improvements and landscaping.
- Compliance with historic preservation guidelines and requirements in conformance with the Secretary of the Interior's Standards for Rehabilitation with the intent to maintain historic character defining features of the building while returning it to active use.

Treatment of Character-Defining Features:

- In accordance with the Secretary of the Interior's (SOI) Treatment of Historic Properties with Guidelines for Rehabilitation, the historic character of the property shall be retained and preserved as follows:
 - Building form and massing: Retained with no changes to form/massing.
 - Flat roof with eaves: Retained with no changes to existing roof/eave lines.
 - Horizontal fenestration pattern of full bay glazing from column to column (originally awning windows in a horizontally oriented grid pattern):
 - o New windows will be installed in a pattern similar to the originally horizontally oriented grid pattern.
 - o Where privacy concerns and new interior walls warrant, a recessed panel to imply the location of the original window will be installed.
 - o The original window sill will be retained across the whole bay and the recess will be painted in a color slightly darker to further imply a void.
 - Decorative concrete canopies above windows: Retained. No changes to this architectural design feature.
 - Construction materials - smooth finish concrete: Smooth finish concrete to be retained.
- Where features mandate replacement because they are no longer extant (e.g. the windows), the replacement will be considered an exterior alteration and will not destroy historic materials that characterize the property but will be compatible with the existing design per SOI standards for Rehabilitation Item #9. Please refer to Exhibit 2 - Historic Preservation Package (February 2014).

Current Situation

The building in its current vacant state has been attracting vandalism and occupation by the homeless despite a security fence and

monitoring. Returning the building to active use will have a positive effect on not only the building, but its surrounding environs.

Area of Potential Effect

The project site is located on the northwest corner of an approximately 25-acre parcel at Kalaeloa and is fronted by Franklin D. Roosevelt Avenue on its northeast side and bordered by Horner Avenue along its southwest side. The Area of Potential Effect is limited to the immediate area surrounding Building 77 as shown in Exhibit 3.

Building 77 is located outside of the boundaries of the former Ewa Marine Corps Air Station (EMCAS) and 1941 Ewa Field.

Identification of Historic Property

Building 77 was completed in 1958 as a Bachelor Officer's Quarters at Kalaeloa. The structure qualifies for the National Register of Historic Places under Criterion A. The building is associated with the history of the modern housing provided for the officers at the Naval Air Station during the Cold War period.

The former BOQ is an international-style, concrete building with two rectangular-plan, three-story residential wings and a single-story mess hall wing connected by covered breezeways. It has flat roofs with narrow eaves at the ends but wider overhangs along the sides. The window openings at each story are shaded by horizontal canopies or the roof overhangs. The windows were originally three-tiered awnings in bays of eight, later replaced with jalousies, eleven to a bay. All windows have since been removed. The building is also distinguished by its siting - at an angle to the street grid and with a large amount of open space around it. No additional alteration projects were undertaken in the building and it retains high integrity.

Determination of Effect

In an informal consultation meeting between Angie Westfall of the Hawaii State Historic Preservation Division (SHPD) and the NAVFAC Hawaii EV5 team on 20 November 2013, the SHPD made several specific comments regarding the design in order to meet the SOI Standards for Rehabilitation. The project design team agreed to integrate the SHPD's comments as follows:

- New trellis design elements: SHPD agreed to the addition of the new trellis design elements in an accent color at entrances, which clearly defined the new elements as later additions.
- Color scheme: Should be similar to the original monochromatic color scheme to help define the original historic fabric.

- Proposed Lava Rock at base of building: Design will remove from scope.
- Proposed large signage on building's exterior: Design will remove from scope.
- Proposed new stair towers: Design will address to be lighter and less intrusive.
- Introduction of utility runs on building exterior at center of structural bays: Design will relocate utility chases to interior of building.
- Question on how to detail infill to maintain the original appearance of the exterior window profiles. Solid infill walls may need to be placed behind windows to maintain the original appearance of the exterior window profiles at infill window openings: Design team responded that this was not preferred due to space limitations.
- SHPD opposed replacement of original type of window with slider windows: Design team responded that windows will be vinyl material colored to match the original aluminum (gray) and retain original grid pattern. There will be one sliding window on each end to be used for egress. New windows will be installed in a pattern similar to the originally horizontally oriented grid pattern.
- More detailed information on proposed landscape plan: Proposed landscape plan has been submitted. Please refer to Exhibit 4.

Representatives from the State Historic Preservation Division (SHPD) (Michael Gushard and Anna Broverman) attended a site visit with the Navy and the project's KV design team held on 13 January 2014. The purpose of the site visit was to provide the SHPD with the opportunity to review the project scope and provide on-site comments directly to KV's design team.

Additional SHPD comments from 13 January 2014 site visit were:

- Consider retaining planters at common areas.
- Requested that proposed infill for privacy at windows look more like glass which possesses some quality of reflectivity.
- Not comfortable with Hardi-board infill and requested re-consideration of proposed treatment.
- Requested more information on the window details showing how the proposed infill will maintain the original appearance of the exterior window profiles.

KV re-submitted the project's historic preservation package on 18 February 2014 as a follow up to the site visit. Please refer to Exhibit 2.

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Based on the SHPD's meetings, site visit, KV's February 2014 Historic Preservation Submittal, and the conditions listed below, a consensus was reached that the project would be considered to have no adverse effect to historic properties given certain considerations.

Project Requirement Conditions:

- KV has agreed to continue to submit progress plans for on-going review and comment at major design milestones to ensure continued agreement that the undertaking is keeping with the SOI Standards.
- There will be continued design guidance and oversight from the NAVFAC Hawaii Historical Architect.
- KV will address SHPD's comments regarding the proposed treatment of infill at windows in order to meet SOI Standards.
- The RFP will include the NHPA requirements and stipulations in the project contract documents.

In consideration of the above information and under 36 CFR Section 800.4(d)(1) of the NHPA, the Navy has determined a finding that the undertaking will have 'no adverse effect' on the National Register eligible property.

Should you have any questions regarding this undertaking, please contact Ms. Charlene Oka-Wong, Registered Architect, Naval Facilities Engineering Command Hawaii Historical Architect at telephone 474-1000, or e-mail at Charlene.oka-wong@navy.mil.

Sincerely,



M. D. WILLIAMSON
Captain, CEC, U.S. Navy
Regional Engineer
By direction of the
Commander

Enclosures: 1. Exhibit 1: Project Location Map
2. Exhibit 2: Historic Preservation Package Submittal
(February 2014)
3. Exhibit 3: Area of Potential Effect
4. Exhibit 4: Proposed Landscape Plan

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Copy to: Kelly Yasaitzis Fanizzo, Advisory Council on Historic
Preservation (PDF format)
Elaine Jackson-Retondo, National Park Service (PDF format)
Kiersten Faulkner, Historic Hawaii Foundation (PDF format)
Betsy Merritt, National Trust for Historic Preservation
(PDF format)
Keola Lindsey, Office of Hawaiian Affairs (PDF format)
Shad Kane, Oahu Council of Hawaiian Civic Clubs (PDF Format)

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
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CONSERVATION AND RESOURCES ENFORCEMENT
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DATE: February 26, 2014

LOG: 2014.00789

DOC: 1401AB79

TO: M.D. Williamson
Captain, CEC, U.S. Navy
Regional Engineer, Navy Region Hawaii
850 Ticonderoga Street, Suite 110
JBPHH, HI 96860-5101

SUBJECT: **National Historic Preservation Act (NHPA) Section 106 Consultation**
Project: Proposed Rehabilitation of Building 77
Owner Name: Kalaeloa Ventures, LLC
Address: 91-1245 Franklin D Roosevelt Avenue – Kalaeloa
Tax Map Key: (1) 9-1-013:011

Date Received by SHPD: February 24, 2014

Description of Project/Undertaking: The project consists of renovating the currently vacant Bachelor Officer's Quarters Building 77 for use as privately operated rental housing. The scope of work will consist of interior modifications to convert every two BOQ rooms into a single stand-alone, one-bedroom apartment. The proposed project's residential use will remain consistent with its former use, and the unit density will be decreased from 200 to 100 apartment units. The project scope includes the addition of exterior stairs on the west end of each wing, site improvements/ landscaping, the installation of vertical chases on the interior of every other gridline to provide additional utilities, and new windows. The new windows will be installed in a pattern similar to the original, however in bathrooms a painted recessed panel will be installed to imply the original window's location.

Area of Potential Effect (APE): Parcel

Description of Resource: Building 77 was completed in 1958 as a Bachelor Officer's Quarters at Kalaeloa and is designed in the international style. The building is concrete with two rectangular, three story residential wings and a single story mess hall wing connected by covered breezeways. It has flat roofs with narrow eaves at the ends but wider overhangs along the sides. The window openings at each story are shaded by horizontal canopies or the roof overhangs. The windows were originally three tiered awnings in bays of eight, later replaced with жалousies, eleven to a bay. All windows have since been removed. The building is also distinguished by its siting at an angle to the street grid and with a large amount of open space around it.

Eligibility: Building 77 is eligible for the National Register of Historic Places under Criterion A for its association with the history of the modern housing provided for the officers at the Naval Air Station during the Cold War period.

Documentation Received: Project location maps, plans and photos.

SHPD Determination: Based on the information provided, *no adverse effect*. The Navy and the building owners consulted with SHPD several times on the rehabilitation of the BOQ, which complies with the Secretary of the Interior's Standards for Rehabilitation by following the existing fenestration patterns.

Any questions should be addressed to Anna Broverman, SHPD Architectural Historian at Anna.E.Broverman@hawaii.gov

Mahalo for the opportunity to comment.

A handwritten signature in black ink, appearing to read 'Mike Gushard', with a stylized, flowing script.

Mike Gushard
Acting Architecture Branch Chief, Hawaii Historic Preservation Division