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October 31, 2014

Hawaii Community Development Authority  
Planning Office  
461 Cooke Street  
Honolulu, HI 96813

RE: Development Permit Application  
Ola Ka Ilima Artspace Lofts  
1025 Waimanu Street  
Honolulu, HI 96814

To Whom It May Concern:

Please accept this Development Permit Application for the Ola Ka Ilima Artspace Lofts Project (the "Project"). The Project will consist of a mixed-use building containing 84 housing units affordable to households earning at or below 60% of Area Median Income, ground floor commercial space and a two story structured parking garage. The Project will be located on a 30,000 square foot parcel of land located at 1025 Waimanu Street. The Project site is currently improved as a surface parking lot.

The Project conforms with the Mauka Area Plan. The Mauka Area Plan (September 2011) establishes policies and direction for both public improvements and private development within the approximately 670-acre Kakaako Community Development District, administered by the HCDA. The HCDA's "vision is to ensure that the Kakaako Community Development District becomes the most sustainable, livable urban community for the State, a place where people can work, live, visit, learn and play."

The principals of the Mauka Area Plan are: (1) develop urban village neighborhoods where people can live/work, shop and recreate; (2) create great places such as venues for performance and entertainment, or quiet places to sit and read; and (3) make the connection, which is to find balance between modes of transportation and vehicular traffic.

Objectives of the Mauka Area Plan relate to: (1) urban design; (2) parks, open space and views; (3) transportation; (4) reserved housing; (5) historic and cultural resource plan; (6) social and safety plan; (7) relocation plan; (8) public facilities program; and (9) infrastructure and improvement district program.

The proposed Ola Ka Ilima Artspace Lofts will provide a mixed-used development that blends live and work space for artists and their families, non-profit partners, and community events and gatherings. It is located outside of the vantage points and associated view plans for the Mauka Area. It will also provide much needed affordable housing. As such, the proposed Ola Ka Ilima Artspace Lofts helps achieve the objectives of urban design, parks, open space and views, transportation, social and safety plan and public facilities program.

Thank you for accepting this Development Permit Application. We believe that the Ola Ka Ilima Artspace Lofts project will make a strong contribution to the Kakaako neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Handberg', written in a cursive style.

Gregory P. Handberg  
Senior Vice President, Properties  
Artspace Projects, Inc.