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Hawaii Community Development Authority
Development Permit Application

Ola Ka Ilima Artspace Lofts

1025 Waimanu Street

October 31, 2014

Ola Ka Ilima Artspace Lofts Development Permit Application

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201H Application
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PROJECT SUMMARY - MAUKA AREA PLAN:

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.

MAUKA AREA RULES CONFORMANCE MATRIX:

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) Multi-Family	Central Kakaako (CK) 84 units of artist housing	Project conforms to Rules
Site Area	NZ.5 Central Kakaako (CK) Zone, block 33	N.A.	1025 Waimanu St. TMK 2-3-003: 040, 30,000 SF	N.A.
Allowable Floor Area	Figures 1.3 & NZ.5 D	30,000 SF x 3.5 FAR = 105,000 SF Total Allowed Floor Area	Project's total floor area = 112,672 SF	HRS Section 201H-38 exemption requested
Maximum Height	Figures 1.3 & NZ.5.1	400'	99'	Project conforms to Rules
Building Type	Figures 1.3 & NZ.5 A Building Types, and BT-8 Urban Block	Podium High Rise, Urban Block "Lei" Building, Courtyard Building, Duplex/Triplex/Quadplex, Townhouse, Flex/Loft, Industrial Barn	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	Shopfront on Kawaiahao frontage, as allowed in Figure FT-5	Project conforms to Rules
Frontage Occupancy	Figure 1.3 Building Placement Frontage Occupancy at Build-to Line	75% Min	100% actual	Project conforms to Rules
Building Placement	Figure NZ.5 Central Kakaako & Figure NZ.5-1	Build-to lines at Waimanu & Kawaiahao – N/S-15' Side & Rear Setbacks – 0 Ft	Waimanu & Kawaiahao setback = 3'. Sideyard setback = 6"	Project conforms to Rules
Building Massing	Figure BT.8 Table BT.8-1	8 stories Stories 1-4 Max 100% Stories 5-8 Max 58%	Site Area 30,000 SF FL 1-3 = 28,906 SF FL 4 = 19,718 = 66% FL 5-8 = 16,020 = 55%	Project conforms to Rules
Open Space	Figure BT.8 Urban Block	15% of Site Area = 4500 SF 40 Ft minimum dimension	Podium level recreation space = 9200 SF	Project conforms to Rules Refer to A103
Recreation Space	§15-217-56 Landscape and Recreation Space	55 SF of recreation space per dwelling; 55 SF x 84 = 4620 SF; if outdoors, may be used to satisfy open space requirements	Podium level recreation space = 9200 SF	Project conforms to Rules Refer to A103
Off-Street Parking	§15-217-63(e)(2)	No off-street parking required in Central Kakaako zone;	94 stalls provided	Project conforms to Rules
Off-Street Loading	§15-217-63(l)(1) & (5) Loading Spaces	1 loading stalls for 20,000-150,000SF of floor area; one stall to have minimum	1 loading spaces provided, but both have dimensions of	Project conforms to number of required stalls; HRS Section

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
		dimensions of 12 Ft x 35 Ft & 14 Ft vertical clearance	8.5 Ft x 19 Ft & 9 Ft vertical clearance	201H-38 exemption requested for dimensions of one stall
Bicycle Parking	§15-217-63(m) Bicycle Parking	Short- and long-term bicycle parking to be provided within 400 feet of building entrance	long-term bicycle parking provided on ground level of parking garage	Project conforms to Rules
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; Tulipwood tree provide on Kawaiahao Street at 30' spacing	Project conforms to Rules
Dedication of Public Facilities	§15-217-65 Public Facility Dedication	3% Commercial FA 4% Residential FA	100% of units are affordable to households earning at or below 60% of AMI	HRS Section 201H-38 exemption requested
Provision of Reserved Housing Units	§15-217-17 Requirement for Reserved Housing	20% of total residential floor area as Reserved Housing	100% of units are affordable to households earning at or below 60% of AMI	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 Access	§15-217-63(c)(3)	Curb cuts shall be set back a minimum of 22 Ft from adjacent properties	Curb cuts on Waimanu St are setback a minimum of 22'-0"	Project conforms to Rules
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	Waimanu frontage 6'-0". Kawaiahao frontage 3-Ft wide Frontage, 6-Ft wide Throughway, and 5-Ft wide Furnishing zones	Project conforms to Rules

REQUESTED 201H EXEMPTIONS

	County Ordinance / Code	Exemption	
1.	Mauka Area Rules, HAR §15-217-54 (c), & Figure 1.12-C: "...At least twenty-five per cent of the building void shall be located along the façade and have a minimum depth of ten feet, as measured from the façade towards the rear lot line; provided, however, that this minimum depth from the facade shall be increased by three feet for every ten feet of building height."	An exemption is sought from §15-217-54 (c) from additional setbacks from the Build-to line to maintain structural economy of the housing tower plan layout relative to parking capacity below. A setback of 3'-0" from the build-to-line to the building envelope is proposed, with sunshading treatments within this 3'-0" setback, to allow elevation variation and interest per the intent of this section.	HCDA
2.	Mauka Area Rules Figure 1.13C: Encroachments: Min. Awnings vertical clear = 16'-0".	An exemption is sought from Mauka Area Rules Figure 1.13C to provide a minimum vertical clear of <u>12'-0"</u> to bottom of awnings for greater sun and rain protection of pedestrians and storefront glazing.	HCDA
3.	HCDA-Mauka Area Rules § 15-217-57 Adequate infrastructure (c) After sufficient infrastructure improvements are made, the FAR shall be increased to 3.5, consistent with the Mauka Area Rules.	An exemption is sought from a maximum 3.5 FAR to allow for an increased FAR of 3.7 (which represents an additional 7,000 square feet above an FAR of 3.5). The exemption is requested to enable the creation of dedicated commercial and cultural space on the Waimanu and Halekauwilla streets and the creation of much needed community space for artist tenants on the podium level of the structure.	HCDA
4.	HCDA - Mauka Area Rules, HAR §15-217-63, Parking & Loading, (l.5): "the minimum dimension of at least half of the required spaces shall be 12 x 35 feet and have a vertical clearance of at least fourteen feet. The balance of the required spaces shall have horizontal dimensions of at least 19'x 8-1/2' and vertical clearance of at least ten feet;"	An exemption is sought for reduction of the size of the required loading spaces to 8'-6"x 19'-0"x 9'-0" vertical clearance to allow loading and maneuvering to be located within the building and clear of pedestrian zones, while also providing 46 public parking spaces.	HCDA
5.	HCDA-Mauka Area Rules § 15-217-93 Fee Schedule	An exemption is sought from Development Permit fees and costs related to public hearings including publishing of hearing notices and the cost of a court reporter.	HCDA

UNIT TYPE TABLE:

Level	1 bedroom	2 bedroom	2 bedroom townhouse	3 bedroom townhouse	total
Podium/Residential (Level 3)			10	4	14
Residential Mezzanine (Level 3a)					
Residential 1 (Level 4)	10	4			14
Residential 2 (Level 5)	10	4			14
Residential 3 (Level 6)	10	4			14
Residential 4 (Level 7)	10	4			14
Residential 5 (Level 8)	10	4			14
Total	50	20	10	4	84
Percent of Total	60%	24%	12%	5%	100%

FLOOR AREA

Refer to drawings G003 and G004.

DEVELOPMENT TIMETABLE:

APPROVAL OF 201(H) VARIANCES:	12/1/14
FOUNDATION PERMIT DATE:	4/30/15
BUILDING PERMIT DATE:	6/30/15
FOUNDATION CONSTRUCTION	5/1/15
BUILDING CONSTRUCTION START	7/1/16
BUILDING COMPLETION	12/1/16
100% OCCUPANCY	3/1/17

EXISTING TENANT RELOCATION ANALYSIS:

The existing site is an asphalt parking lot that is leased by HCDA to a parking vendor. Artspace will work with HCDA as appropriate to obtain site control.

PARKING CALCULATIONS TABLE:

Mauka Area Rules 15-217-63 (e) (2): there shall be no off-street parking requirement for the central Kakaako neighborhood zone;
 15-217-61 (l) (1) Loading: Multiple family dwellings 20,000 – 150,000 floor area, one stall required.

Level	compact	standard	accessible	loading	total
Street/P1 (Level 1)	21	23	2	1	47
P2 (Level 2)	20	25	2		47
Total	41	48	4	1	94

TRAFFIC:

Traffic operations in the vicinity of the project are expected to remain similar to Year 2015 without project traffic conditions during both peak hours of traffic despite the increase in traffic along the surrounding roadways due to the development of the proposed Ola Ka 'Ilima Artspace Lofts. Refer the attached Traffic Impact Report and table below.

Projected (With and Without Project) Traffic Operating Conditions

Intersection	Critical Traffic Movement/Approach	AM		PM		
		Year 2015		Year 2015		
		w/out Proj	w/ Proj	w/out Proj	w/ Proj	
Waimanu St/ Ward Ave	Eastbound	C	C	C	C	
	Westbound	B	B	C	C	
	Northbound	LT	B	B	A	A
	Southbound	LT	A	A	B	B
Kapiolani Ave/ Ward Ave	Eastbound	E	E	D	D	
	Westbound	C	C	C	C	
	Northbound	D	D	D	D	
	Southbound	E	E	D	D	
Kapiolani Blvd/ Kamakee St	Eastbound	A	A	A	A	
	Westbound	A	A	A	A	
	Northbound	C	C	C	C	
Waimanu St/ Kamakee St	Eastbound	A	A	B	B	
	Westbound	A	A	B	B	
	Northbound	A	A	B	B	
	Southbound	A	A	A	A	

NOISE:

Short-term noise impacts from construction activities are expected during the construction period. This construction related noise will have an impact on nearby residents although construction will occur during daylight hours when most adult residents are at work and children are at school. However, this noise impact will be temporary and last only until project completion.

Construction noise will be short-term and limited to daylight hours. Proper mitigation measures will be implemented to minimize noise impacts, and all work will comply with the DOH noise limits.

All construction activities will be monitored to ensure compliance with the DOH Title 11, Chapter 46 of the HAR.

After construction, long-term noise impacts will be from traffic and associated noise conditions in the general vicinity of the project site. However, there will be no adverse impacts because traffic operations in the vicinity of the project site are expected to remain similar without project traffic conditions (see Section 5.11, Traffic Impacts). Therefore, no mitigation measures are necessary.

ADEQUATE INFRASTRUCTURE:

Refer to attached letter from Board of Water Supply stating the existing water system is adequate to accommodate the proposed residential and commercial development.

Refer to attached approved Sewer Connection Application from the City and County of Honolulu.

SUSTAINIBILITY:

The project has been registered under LEED-ND (Neighborhood Design) on 8/9/2012, ID number 1000026558. Targeted credits under this rating system, as well as under LEED-BD+C , are identified to meet an equivalent LEED-BD+C certified rating and comply with Mauka Area Rules section 15-217-59.

Proposed targeted credits are indicated under the “Y” column, in order to meet the proposed LEED- ND Silver benchmark. A total of 57 LEED-ND credits are targeted, placing the project squarely within the Silver category. It is common for the credit tally to drop during the development process / USGBC review; as such, a buffer of 5-7 points above threshold is recommended. Potential credits that cannot be determined at this point in the design process are listed under the “?” column. Credits are listed under the “N” category for credits that from past experience are deemed not cost-effective to be achieved.

The core of the sustainable strategy is to emphasize on-site renewable energy and optimized energy performance as the most significant credits contributing to best and longest-term cost benefit to the residents and owner.

Additionally, a green roof between the two housing bars is planned at the third floor courtyard level to both to slow stormwater runoff rates, as well as minimize heat island effect and accommodate resident recreation space in accord with section 15-217-56. As the existing conditions of the site remains as an asphalt parking lot, the pervious surface area will be increased by the addition of this green roof space.