

**DEVELOPMENT PERMIT REQUEST
KAK 17-012: Hawaiian Mission Houses Museum
Hale Pili**

April 5, 2017

Glen Mason Architects, on behalf of Hawaiian Mission Houses Museum (Applicant) is requesting a Planned Development Permit (Permit) to construct a new 286 square feet thatched Hale Pili (Project) on a 49,242 square feet lot identified as Tax Map Key (TMK) (1) 2-1-032-002. The Project is located within the Hawaiian Mission Houses Historic Site and Archives. The location is the Mauka Area of the Kakaako Community Development District (KCDD) and at the corner of South King and Kawaiahao Streets. The Applicant's Development Permit Application (Application) was provided to the Hawaii Community Development Authority (HCDA) Chairperson and Kakaako Members on February 1, 2017.

Public hearing notice for the Project, in accordance with the provisions of Hawaii Revised Statutes (HRS) § 206E-5.6, was published in the Honolulu Star-Advertiser on February 1, 2017. See Exhibit A. In accordance with the provisions of HRS § 206E-5.6, the President of the Senate and the Speaker of the House of Representatives were notified upon posting of the public hearing notice. Association of apartment owners of the Ala Moana/Kakaako Neighborhood Board, Kakaako Business, and Landowners Association, and the Kakaako Improvement Association were notified of the public hearing. Various elected officials and State and County agencies were also notified of the public hearing. Public hearing notice was provided to approximately 439 individuals and organizations that have shown interest in the development in Kakaako in the past and requested that they kept informed of development activities in the district. In accordance with the provision of HRS § 206E-5.5, the Applicant has also notified both owners and lessees of record of real property within a three hundred-foot (300) radius of the Project perimeter.

GOVERNMENT AGENCY AND UTILITY COMPANY CONSULTATION

The Development Permit application for the Project was provided to several government agencies and utility companies on February 1, 2017, for review and comment. HCDA staff consulted the following government agencies and utility companies to share their comments and concerns:

State of Hawaii

- Department of Education,
- Department of Transportation, Statewide, and
- Disability and Communication Access Board, Department of Health.

City and County of Honolulu

- Department of Transportation Services,
- Department of Planning and Permitting,
- Honolulu Board of Water Supply,
- Department of Environmental Services, and
- Honolulu Fire Department.

Utility Companies

- Hawaiian Electric Company, Inc.,
- Hawaii Gas,
- Hawaiian Telcom, Inc., and
- Oceanic Cable.

At the time of submitting this report, HCDA staff has received comments from the Department of Transportation Services, the Department of Planning and Permitting, the Honolulu Board of Water Supply, the Disability and Communication Access Board, and the State Department of Transportation. These comments were forwarded to the Applicant and are attached hereto as Exhibit B.

COMPLETENESS REVIEW, AUTOMATIC APPROVAL, AND FILING FEES

In accordance with the provisions of § 15-217-85(g), the Development Permit application was determined to be complete and a Certificate of Completeness was issued on January 26, 2017. See Exhibit C. The purpose of the completeness review is to determine whether all required information is provided in a Development Permit application. A completeness review does not constitute a determination as to whether an application complies with the provisions of the Mauka Area Rules.

In accordance with the provisions of HAR § 15-217-86, the Development Permit application will be deemed approved if the Authority has not rendered a decision on the Development Permit application within 180 days from when it is determined to be complete and public hearing notice is published. The public hearing notice was published on February 1, 2017, thus establishing an automatic approval date of July 31, 2017.

Records indicate that all filing fees have been paid in accordance with the provisions of HAR § 15-217-93.

DEVELOPMENT PERMIT PROCEDURES

Pursuant to HAR § 15-217-80(c) and Figure 1.1 of the Mauka Area Rules, developments within the KCDD require a Development Permit that is subject to Authority review and

approval. HRS § 206E-5.6 requires that when rendering a decision regarding the acceptance of a developer's proposal to develop lands under the Authority's control, the Authority shall render its decision at a public hearing separate from the hearing at which the proposal was presented. This requires that the Authority conduct two separate public hearings in rendering a decision regarding a Development Permit.

PROJECT DESCRIPTION

The Applicant proposes to construct a new 286 square feet thatched Hale. The building measures 13 feet x 22 feet x 12 feet and the rock perimeter measures 17 feet x 26 feet. The Applicant notes that the construction of this Hale Pili is a highly documented representation of the hale described in journals and letters of William and Clarissa Richards, Charles and Harriet Steward, and Betsy Stockton, all of whom lived in the hale that the proposed Hale Pili represents. Similarly, to ensure safety and durability of this reproduction, a mixture of traditional and modern materials (such as ohia and artificial pili grass, respectively), and techniques will be used.

As this is a minor Project, the construction will have a very minimal soil disturbance.

MAUKA AREA RULES COMPLIANCE

HAR § 15-217-62 provides for preservation, protection, reconstruction, rehabilitation, and restoration of historic properties in the KCDD. Developers of projects with significant alterations on historic or culturally significant properties are required to consult with the State Historic Preservation Division (SHPD) and obtain a concurrence from SHPD that the applicant has complied with the requirements of HRS § 6E-10. The Applicant has submitted a letter from SHPD confirming that it has complied with the requirements of HRS § 6E-10. The SHPD's determination is that the Hale Pili reconstruction is in keeping with the Secretary of Interior's Standards for Reconstruction. The SHPD requires preparing an archaeological monitoring plan and makes further determination that no historic properties are affected with implementation of the archaeological monitoring plan.

The Applicant has submitted an archaeological monitoring plan for the Project and provided to HCDA a written documentation from SHPD confirming that the Applicant has complied with the requirements of HRS § 6E-42 and HRS § 6E-10. A copy of the archaeological monitoring plan submitted to the SHPD and the written confirmation from SHPD was provided to the Authority on February 1, 2017.

The Project is a reconstruction of a historic structure and complies with the requirements of HAR § 15-217-62 as well as other relevant provisions of the Mauka Area Rules.

PUBLIC TESTIMONY

At the time of submitting this report, HCDA staff has not received any public testimonies on the Project Application.

Attachments:

Exhibit A – Notice of Public Hearing

Exhibit B – Government Agency and Utility Company
Comments

Exhibit C – Certificate of Completeness

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawaii Community Development Authority (HCDA), a body corporate and a public instrumentality of the State of Hawaii, pursuant to the provisions of Hawaii Revised Statutes (“HRS”) § 206E-5.6, and Hawaii Administrative Rules (“HAR”) § 15-217-80:

DATES: April 5, 2017 (Presentation Hearing)
1:00 p.m.

June 7, 2017 (Decision-Making Hearing)
1:00 p.m.

PLACE: 547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

or as soon thereafter as those interested may be heard to consider the following items:

Application Date: December 22, 2016

Permit Number: KAK 17-012

Applicant: Glenn Mason Architects

Tax Map Key (TMK): (1) 2-1-032: 002

Project Location: 553 South King Street

Description: The requested Development Permit is for the construction of a new 286 square ft. thatched Hale Pili (a traditional construction method of a structure), on a 49,242 sq. ft. lot identified as TMK: (1) 2-1-032: 002, located within the Hawaiian Mission Houses property on 553 South King Street. The proposed 13 ft. x 22 ft. x 12 ft. structure is intended “to serve as an educational and cultural building” and “preserve and interpret the story of collaboration between Native Hawaiians and Missionaries.”

Interested persons may move to intervene and be made a party to this proceeding by filing a timely written motion with 30 copies at the HCDA office at 547 Queen Street, Honolulu, Hawaii 96813, in accordance with HAR § 15-219-49, by no later than 4:30 p.m. on Monday, February 21, 2017, with copies served on the Applicant at 119 Merchant Street, Suite 501, Honolulu, Hawaii 96813. The Authority will act on any motions to intervene on April 5, 2017 at which point all the parties to this proceeding will be established.

The purpose of the April 5, 2017 presentation hearing is to allow the Applicant to present the proposed Project, to allow any other intervening party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

The purpose of the June 7, 2017, decision-making hearing is to allow for additional oral and/or written testimony from the general public on the above-listed Development Permit Application prior to the decision-making by the Authority.

Any party may retain counsel or appear on his/her own behalf or send a representative if the party is a partnership, corporation, trust, or association.

Copies of the Petition are available for inspection during regular business hours at the office of the HCDA, at 547 Queen Street, 5th Floor, Honolulu, Hawaii 96813 or will be mailed to anyone who requests a copy after payment has been made for copying and postage costs. A copy of the Petition can also be downloaded by going to the HCDA website at www.hcdaweb.org. To request a copy of the Development Permit Application or submit written comments or testimony, please contact the HCDA on or before the date of the public hearing. Written public testimony will be accepted through the HCDA website at www.hcdaweb.org up to 12:00 p.m. the day before the respective public hearing dates (herein "Written Testimony Deadline"). Persons wishing to submit public testimony after the Written Testimony Deadline are encouraged to appear in person at the public hearing to present oral testimony, as the HCDA cannot guarantee that any written testimony submitted after the Written Testimony Deadline will be incorporated into the record. Persons who intend to present oral testimony on the above-listed application for Development Permit shall sign-up at the beginning of each public hearing. Persons who intend to submit written testimony shall submit 30 copies of their statements up to 12:00 p.m. the day before the public hearing date. Please be advised that any written public testimony submitted to the HCDA will be treated as a public record and, as such, any contact information contained therein may be available for public inspection and copying. The Chairperson may limit public oral testimony to three minutes per speaker and speakers may be subject to questioning by the members of the Authority or by any other representative of the Authority. For questions or concerns, please call the office of the HCDA at 594-0300.

Individuals who need auxiliary aids for effective communication are invited to contact Mr. Garrett Kamemoto, HCDA's ADA Compliance Coordinator at 594-0300, or by facsimile at 587-0299 at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
JOHN WHALEN, CHAIRPERSON

18143

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

RECEIVED

2017 MAR 2 AM 8 12

KIRK CALDWELL
MAYOR



HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY
MARK K. KIKUCHI, P.E.
ACTING DIRECTOR
JON Y. NOUCHI
DEPUTY DIRECTOR

TP2/17-679213R

February 24, 2017

Mr. Jesse K. Souki
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Souki:

SUBJECT: Hawaii Mission Houses Museum Hale Pili Development Permit,
Kakaako, Oahu, Hawaii

In response to your letter dated February 1, 2017, we have the following comments:

1. Construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) to minimize any possible disruption to traffic on the local streets.
2. A street usage permit from the City's Department of Transportation Services should be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.

Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark K. Kikuchi", followed by a small flourish.

Mark K. Kikuchi, P.E.
Acting Director

cc: Mr. Glenn Mason, Mason Architects, Inc.

18156

RECEIVED

2017 MAR 6 PM 3 51

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

2017/ELOG-255(JL1)

March 2, 2017

Mr. Jesse K. Souki
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Souki:

SUBJECT: Request for Comments
Development Permit Application No. KAK 17-012
Hawaiian Mission Houses Museum – Hale Pili
553 South King Street – Hawaii Capital
Tax Map Key 2-1-32: 2

This responds to your letter, received February 1, 2017, requesting review comments and recommendations regarding the above-referenced Project.

Thank you for the opportunity to review and comment on the reconstruction of a Hale Pili on the grounds of the Hawaiian Mission Houses Historic Site and Archives. We are in support of the above-referenced Project because it complies with the Primary Urban Center Development Plan in that it:

1. Preserves and enhances a significant historic and cultural site (Section 2.1); and
2. Improves the existing historic and cultural district by enhancing the interpretative value without destroying the historic value of the site (Section 3.1.2).

Since the proposed structure is located 20 feet from South King Street, you may want to consider providing additional screening mauka of the Hale Pili. However, screening should not completely block the view of the structure, so that there is still visibility of the new structure to generate public interest.

2017/ELOG-255

March 2, 2017

Page 2

Should you have any further questions on this matter, please contact Janet Lau of our Urban Design Branch at (808) 768-8033 or by email at janet.lau@honolulu.gov.

Very truly yours,


for Kathy K. Sokugawa
Acting Director

Doc 1433444

18168

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com



March 7, 2017

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair
ADAM C. WONG, Vice Chair
DAVID C. HULIHEE
KAPUA SPROAT
KAY C. MATSUI

ROSS S. SASAMURA, Ex-Officio
FORD N. FUCHIGAMI, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

2017 MAR 10 AM 7 31

RECEIVED

Mr. Jesse K. Souki, Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Souki:

Subject: Your Letter Dated February 1, 2017 Requesting Comments
on the Proposed Hawaii Mission Houses Museum: Hale Pili
Development Permit Application No.: KAK 17-012 Located
Along South King Street –Tax Map Key: 2-1-032:002

Thank you for the opportunity to comment on the proposed Hale Pili project.

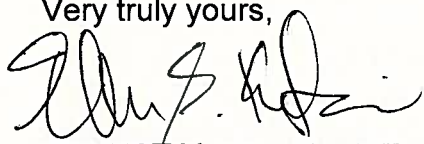
The existing water system is adequate to accommodate the proposed project. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.

Very truly yours,


ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer



DISABILITY AND COMMUNICATION ACCESS BOARD

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814
Ph. (808) 586-8121 (V/TDD) • Fax (808) 586-8129

March 17, 2017

Mr. Deepak Neupane
Director of Planning and Development
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

Regarding: Hawaii Mission Houses Museum: Hale Pili - Master Plan

Dear Mr. Neupane,

The Disability and Communication Access Board (DCAB) would like to thank you for the opportunity to review the Hawaii Mission Houses Museum: Hale Pili - Master Plan. The purpose of this review is to ensure that this project, at master plan stage, will take into account accessibility design requirements for persons with disabilities.

As this project is being constructed on State lands, it is covered by §103-50, Hawaii Revised Statutes (HRS). New construction and alterations for the Hawaii Mission Houses Museum: Hale Pili – Master Plan are required to comply with the Department of Justice's (DOJ) 2010 ADA Standards for Accessible Design (2010 Standards) http://www.ada.gov/2010ADASTandards_index.htm. To be consistent with the DOJ's standard, DCAB adopted the 2004 Americans with Disabilities Act Accessibility Guidelines (ADAAG) as of January 1, 2011 and passed interpretive opinions consistent with the 2010 ADA Standards. All new Interpretive Opinions can be viewed or downloaded at <http://health.hawaii.gov/dcab/facility-access/interpretive-opinions/>.

The following items noted identify areas in the building plans that do not appear to comply with sections from the 2010 Standards noted in parentheses:

- Sheet A-001 - The landing at the door does not appear to comply with the minimum maneuvering space required at doors (Section 404.2.4).
- Sheet A-001, A-002 and A-003 - The door height and the ceiling heights appear to be protruding objects that do not meet the minimum height clearances (Section 307.4).
- Sheet A-001 and A-004 - The window does not appear to comply (Section 229.1).
- Sheet A-003 - The door hardware and the door width does not appear to comply (Section 404.2.7).
- Sheet A-001 and G-001 - An accessible route does not appear to be provided to the structure (Section 206.2.1).

Mr. Deepak Neupane
Director of Planning and Development
Hawaii Community Development Authority
Regarding: Hawaii Mission Houses Museum: Hale Pili – Master Plan
March 17, 2017
Page 2

Projects with construction documents that are covered by §103-50, HRS, are required to be submitted to DCAB for a formal document review. The 2010 Standards provides an exception in Section 202.5 Alterations to Qualified Historic Buildings and Facilities. If any required accessible elements cannot be made accessible because it would threaten or destroy the historic significance of the building or facility, a Historic Preservation Form, <http://health.hawaii.gov/dcab/files/2013/01/2011-Historic-Preservation-Form.pdf> may be completed and submitted to explain the condition.

Beyond DCAB's review process, program access obligations must be met under the ADA Title II provisions. This obligation may require additional means to provide access, especially where full compliance with the 2010 Standards cannot be achieved.

The above reflects DCAB's advice and recommendations for the Hawaii Mission Houses Museum: Hale Pili - Master Plan. Please note that the individual project(s) must still be submitted to DCAB for review per §103-50, HRS.

Should you have any further questions, please feel free to contact Duane Buote, Interim Facility Access Coordinator at (808) 586-8121.

Sincerely,



FRANCINE WAI
Executive Director

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

18192

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:

STP 8.2095

March 17, 2017

Mr. Jesse K. Souki
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813-0299

Dear Mr. Souki:

Subject: Hawaii Mission Houses Museum: Hale Pili
Development Permit Application No. KAK 17-012
Honolulu, Oahu, Hawaii
TMK: (1) 2-1-032:002

The subject project is not expected to significantly impact the State highway facility.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

A handwritten signature in blue ink, appearing to read "F. Fuchigami", is written over the printed name.

FORD N. FUCHIGAMI
Director of Transportation

RECEIVED
2017 MAR 22 AM 10 54
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



David Y. Ige
Governor

John Whalen
Chairperson

Jesse K. Souki
Executive Director

January 26, 2017

Mr. Glenn Mason
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, Hawaii 96813

Dear Mr. Mason:

Re: Hawaii Mission Houses Museum Hale Pili
Completeness Review and Automatic Approval for
Development Permit Application No.: KAK 17-012,
Tax Map Key: 2-1-032: 002

The Hawaii Community Development Authority (HCDA) has received and reviewed the Development Permit for Hawaiian Mission Museum Hale Pili (KAK 17-012) located at 553 South King Street received on December 22, 2016 for application completeness.

This letter is to inform you that the Development Permit is deemed to be *Complete* and all required information has been provided in the Development Permit Application. The completeness review does not constitute a decision as to whether the application complies with the provisions of the Mauka Area Rules.

The HCDA will hold two separate public hearings before the HCDA makes a determination on the Development Permit Application. The first public hearing will be held on April 5, 2017, at 1:00 p.m., for informational and public comment purposes. The second public hearing will be held on June 7, 2017, at 1:00 p.m., for HCDA decision-making. A copy of the Notice of Public Hearing is attached for your reference. Both public hearings will be held at the HCDA office.

In accordance with the provisions of §15-217-86 of the Mauka Area Rules, the Development Permit Application will be deemed automatically approved if no decisions are made by the HCDA granting or denying approval within 180 days from the date of the hearing notice. The public hearing notice will be published on Wednesday, February 1, 2017, in the Honolulu Star-Advertiser, making the automatic approval date July 31, 2017.

547 Queen Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

Facsimile
(808) 587-0299

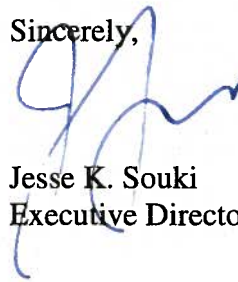
E-Mail
contact@hcdaweb.org

Website
www.hcdaweb.org

Mr. Glenn Mason
Page Two
January 26, 2017

If you should have any questions regarding this matter, please contact
Ms. Sery Berhanu of our Planning Office at 594-0314 or via email at
Sergut.Berhanu@hawaii.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jesse K. Souki', with a stylized flourish at the end.

Jesse K. Souki
Executive Director

JKS/DN/SB:
Enc.