

LILI'UOKALANI CENTER

Hawai'i Community Development Authority
Development Permit Application
TMK: (1) 2-1-044: 005



LILI'UOKALANI
TRUST

SEPTEMBER 2022

LILI'UOKALANI CENTER

Hawai'i Community Development Authority
Development Permit Application

TMK: (1) 2-1-044: 005

Applicant:



LILI'UOKALANI
TRUST

Prepared by:



PBR HAWAII
& ASSOCIATES, INC.

FLANSBURGH

SEPTEMBER 2022



Hawaii Community Development Authority

Planning Office
547 Queen Street
Honolulu, Hawaii 96813
(808) 594-0340 FAX (808) 587-0299



PERMIT APPLICATION Kakaako Community Development District

APPLICANT INFORMATION

Applicant Lili'uokalani Trust

Mailing Address 1100 Alakea Street, Suite 1100
Honolulu, HI 96813

Telephone No. (808) 203-6150

Project Site Address 932 Ward Avenue, Honolulu, HI 96814

Land Owner The Lili'uokalani Trust

Address 1100 Alakea Street, Suite 1100, Honolulu, HI 96813

Description of Work to be Done Renovation of an existing 85,132 SF
legal nonconforming structure into a 97,305 SF educational
facility consisting of classroom, office, support and circulation space,
off-street parking, and landscaped open space.

TYPE OF REQUEST

- ☐ Rules Clearance
☐ Improvement Permit
☒ Development Permit
☐ Conditional Use Permit
☐ Conditional Use of Vacant Land
☐ Temporary Use
☐ Development (Makai)
☐ Other _____

PARCEL INFORMATION

Tax Map Key: (1) 2-1-044:005

Neighborhood Zone: Thomas Square

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

☒ Commercial 85,132
☐ Industrial _____
☐ Residential _____
☐ Other _____
TOTAL 85,132

Proposed Use and Floor Area (s.f.)

☐ Commercial _____
☐ Industrial _____
☐ Residential _____
☒ Other 97,305
TOTAL 97,305

Nature of Work

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

Notes: Educational Facility:

Classroom - 37,402 SF

Office - 7,237 SF

Support - 21,016 SF

Circulation - 31,650 SF

NOTE TO APPLICANT

- Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District. **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)
- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".
- For any project located within the Special Management Area (SMA) of the Kakaako Makai Area, please consult with the State Office of Planning for SMA use requirements.

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):  Date: September 7, 2022

Print name: Sherman Wong Telephone No.: (808) 466-7924

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

July 2015

September 8, 2022

Mr. Craig Nakamoto
Executive Director
Hawai'i Community Development Authority
547 Queen Street
Honolulu, Hawai'i 96813

SUBJECT: DEVELOPMENT PERMIT APPLICATION FOR THE LILI'UOKALANI CENTER (RENOVATION OF AN EXISTING NON-CONFORMING STRUCTURE) IN THE KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT, MAUKA AREA, HONOLULU, HAWAI'I, TAX MAP KEY (1) 2-1-044: 005

Aloha Mr. Nakamoto:

On behalf of Lili'uokalani Trust (LT), I am pleased to submit a Development Permit application for the proposed Lili'uokalani Center, an adaptive re-use project that involves the renovation an existing nonconforming structure into a state-of-the-art educational facility. The Lili'uokalani Center is located at 932 Ward Avenue (TMK (1) 2-1-044:005) on a 32,725-square foot (SF) lot in the Thomas Square Neighborhood Zone of the Hawai'i Community Development Authority (HCDA) Kaka'ako Community Development District (KCDD) Mauka Area.

The Lili'uokalani Center will involve the renovation of the existing Honolulu Club structure containing 85,132 SF of floor area into an educational facility with 97,305 SF of floor area for a proposed 14.3 percent increase in floor area. As defined in the Mauka Area Rules (MAR), the existing building is a legal nonconforming structure, and the proposed renovation will comply with the standards for enlarging a nonconforming structure as described in MAR §15-217-91(e)(4).

As detailed in the application, the Lili'uokalani Center is consistent with:

- The Mauka Area Plan, which sets forth the vision for KCDD.
- The Mauka Area Rules (MAR) standards for enlarging a nonconforming structure as described in MAR §15-217-91(e)(4) and applicable MAR standards.
- Hawai'i Revised Statutes (HRS) § 206E-5.6(j), which sets forth criteria for the development of land within community development districts under the jurisdiction of the HCDA.

LT's mission is to provide opportunities for Native Hawaiian children to realize their greatest potential — living healthy, joyful, and prosperous lives, while contributing positively to their families, community, and the world. The Lili'uokalani Center will further this mission as LT's signature youth development hub for culture, creativity, technology, and play. Renovating the existing structure will also help fulfill the vision of KCDD as a sustainable, mixed-use urban community by reusing an existing structure and adding a new educational facility in the heart of the Thomas Square Arts District, across from the Blaisdell Center and Thomas Square.

Mr. Craig Nakamoto
Page Two
September 8, 2022

LT commits to pay for the public hearing costs and the \$6,400.00 application fee is included with this application.

If you have any questions or need any additional information, please feel free to reach out to me at (808) 466-7924 or email me at swong@onipaa.org. You may also contact our agent, Ms. Kimi Yuen of PBR HAWAII at (808) 521-5631 extension 24 or kyuen@pbrhawaii.com.

Mahalo nui for your consideration!

Aloha,
Lili'uokalani Trust

A handwritten signature in blue ink, appearing to read 'Sherman Wong', with a stylized flourish at the end.

Sherman Wong
Director, Design and Construction
Enclosures

cc: Sery Berhanu, HCDA
Kimi Yuen, PBR HAWAII
Cal Chipchase, Cades Schutte



PROJECT AUTHORIZATION
Mauka & Makai Areas



Application No. _____

PROPERTY INFORMATION:

Site Address: 932 Ward Avenue, Honolulu, HI 96814

Tax Map Key: (1) 2-1-044:005

Lot Size: 32,725 square feet

Neighborhood Zone: Thomas Square

Present Use of Property and/or Buildings: The existing structure was previously occupied primarily by the Honolulu Club until 2020 when Lili'uokalani Trust purchased it. There are also four office suites which are currently leased to a mix of personal service and medical tenants.

LANDOWNER:

Name: Lili'uokalani Trust (contact: Sherman Wong, Director of Design and Construction)

Mailing Address: 1100 Alakea Street, Suite 1100
Honolulu, HI 96813

Telephone: (808) 466-7924

Email: swong@onipaa.org

APPLICANT:

Name: Lili'uokalani Trust (contact: Sherman Wong)

Mailing Address: 1100 Alakea Street, Suite 1100
Honolulu, HI 96813

Telephone: (808) 466-7924

Email: swong@onipaa.org

AGENT:

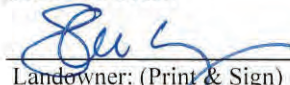
Name: PBR HAWAII (contact: Kimi Yuen, Vice President)

Mailing Address: 1001 Bishop Street, Suite 650
Honolulu, HI 96813

Telephone: (808) 521-5631 x24

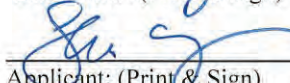
Email: kyuen@pbrhawaii.com

SIGNATURE:


Landowner: (Print & Sign) Sherman Wong
Director Design and Construction

9/7/22

Date


Applicant: (Print & Sign) Sherman Wong
Director Design and Construction

9/7/22

Date

**LILI'UOKALANI CENTER
DEVELOPMENT PERMIT APPLICATION
TMK: (1) 2-1-044:005**

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- Appendix J: Traffic Impact Report
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1. INTRODUCTION

1.1 ABOUT LILI'UOKALANI TRUST

Established by Queen Lili'uokalani in 1909, for the benefit of orphan and destitute children within the Hawaiian Islands and with preference given to *kamali'i* (children) of Hawaiian ancestry, Lili'uokalani Trust (Trust/LT) delivers programs to its beneficiaries from inception to age 26.

The vision of the Trust is *E Nā Kamalei Lupalupa* – Thriving Hawaiian Children.

The mission of the Trust is to provide opportunities for Native Hawaiian children to realize their greatest potential – living healthy, joyful, and prosperous lives, while contributing positively to their families, community, and the world.

As part of its Strategic Plan for the next 25 years, LT has set a goal of breaking cycles of poverty for Native Hawaiians. To accomplish this ambitious goal, LT is driven by the following core values:

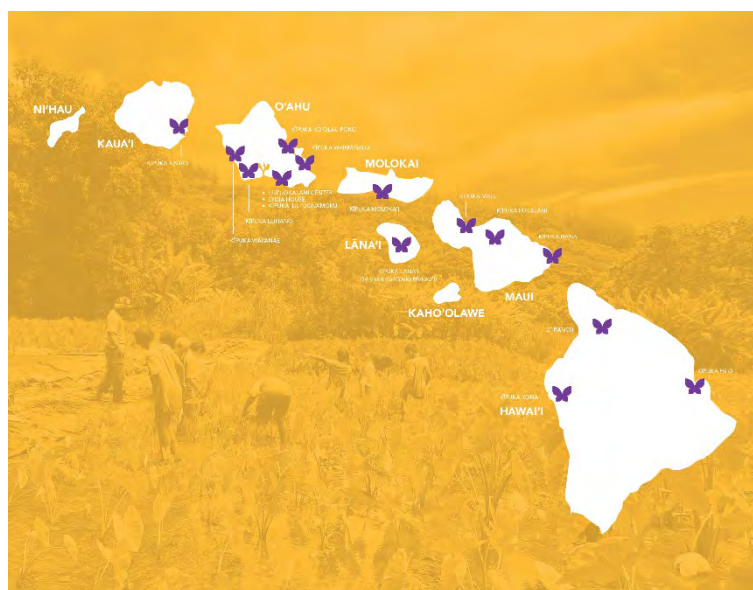
- **Aloha** (compassion, empathy, kindness)
- **'Imi Na'auao** (seeking knowledge)
- **Po'okela** (excellence)
- **Wiwo'ole** (courageous, brave, fearless)
- **Pono** (right time, place, reason, people, tools)
- **Kuleana** (responsibility, accountability)

LT funds its services through a diversified portfolio of real estate, marketable securities, and private investments. A three-member, court-appointed Board of Trustees oversees the strategic direction and work of the Trust, which employs approximately 160 full-time employees throughout the state.

LT has offices and facilities on every island except Kaho'olawe and Ni'ihau. Ni'ihau is currently serviced by LT's Kaua'i office.

- **O'ahu** – 5 locations
- **Hawai'i Island** – 3 locations
- **Kaua'i** – 1 location
- **Maui** – 3 locations
- **Moloka'i** – 1 location
- **Lāna'i** – 1 location

LT Umbrella of Care



1.2 YOUTH DEVELOPMENT PROGRAMS

LT's goal of transformative and long-term engagement with youth is a part of their Strategic Plan. Emerging science on adolescent brain development shows that the brain continues to mature into the mid-twenties or even later. Consequently, positive youth development programs especially at adolescence are essential for strengthening social competence, a strong self-image, confidence, and a sense of purpose.

The Trust has a reputation for innovative programming as they look to support and prepare our youth for the future. This includes various programs training them to be independent thinkers that are creative and that have a growth mindset. The training that they receive during their high school years will need to prepare them for the jobs of tomorrow.

‘Ōlino Youth Programs are one strategy for youth development. The Trust is developing, piloting, and scaling innovative youth engagement programs for those students in middle to high school to engage with dance, theater, creative media, entrepreneurship, film, team sports, coding, gaming, mindfulness, and other activities.

Youth Leadership, Post-Secondary Education and Career Readiness are also strategies to be utilized for youth development. This area of youth development programming, referred to by the Trust as *Opportunity Youth Services*, provides access to mentorships, apprenticeships, leadership, academic support, college and career readiness and special learning opportunities for youth who have demonstrated LT values, commitment and significant progress in a particular discipline or LT program.

LT's *Youth Development* programs are also coordinated with services and support through the Social Services arm of the Trust. This partnership is integral to the success of the youth that are and will be coordinated through LT's programs and facilities.

In addition, LT has positioned itself for collaboration with local and national artists, organizations and thought partners to support its youth development programs. A partial list is provided below:

- Industrial Light & Magic -Seven mentors at Lucas Films were raised in Hawai'i and most of them are Native Hawaiian
- MIT Media Lab - Robotic camp
- CGI - STEM camp focused on game design
- CalArts - feeder school to Disney
- Alvin Ailey American Dance Theater
- Baron Davis Basketball Camp
- UH Athletics
- Moses Goods
- Solomon Enos
- Peter Espiritu
- Shar Tuiaso
- PA'I Foundation
- Education Incubator



Example LT partnerships with local and national artists, organizations and thought partners to support its youth development programs.

1.3 THE LILI'UOKALANI CENTER

The Lili'uokalani Center will be the Trust's flagship location, providing state-of-the-art facilities and services for the kamali'i who the Queen envisioned her assets supporting. It will offer unique opportunities to help them thrive. The Lili'uokalani Center will be the Trust's signature youth development hub for culture, creativity, technology, and play.

The vision for the Lili'uokalani Center is a safe place located in urban Honolulu where kamali'i can pursue their dreams. The prime location provides easy access to transportation and can be easily reached from various locations across O'ahu.

Multi-disciplinary experiences will be offered at Lili'uokalani Center so kamali'i can seek deeper engagement with programs focused on the integration of innovation, use of arts, emergent technology, and creative media. They include:

- Dance and Dramatic Arts
- Music Creation, Recording, and Production
- Creative Media (animation, graphic design, filmmaking, etc.)
- Visual Arts and Makery
- Sports
- Culinary Arts
- Entrepreneurship

The Lili'uokalani Center is envisioned to host programs and other events and performances and will bring together all the resources of the Trust to support its beneficiaries as well as the community as a whole. Located within the Thomas Square arts district next to the Blaisdell Center and near the Honolulu Museum of Art, the Lili'uokalani Center will house a mix of spaces where kamali'i will be able to showcase their arts, develop life skills, and celebrate their accomplishments in sports, technology, performing arts, culinary and creative arts.



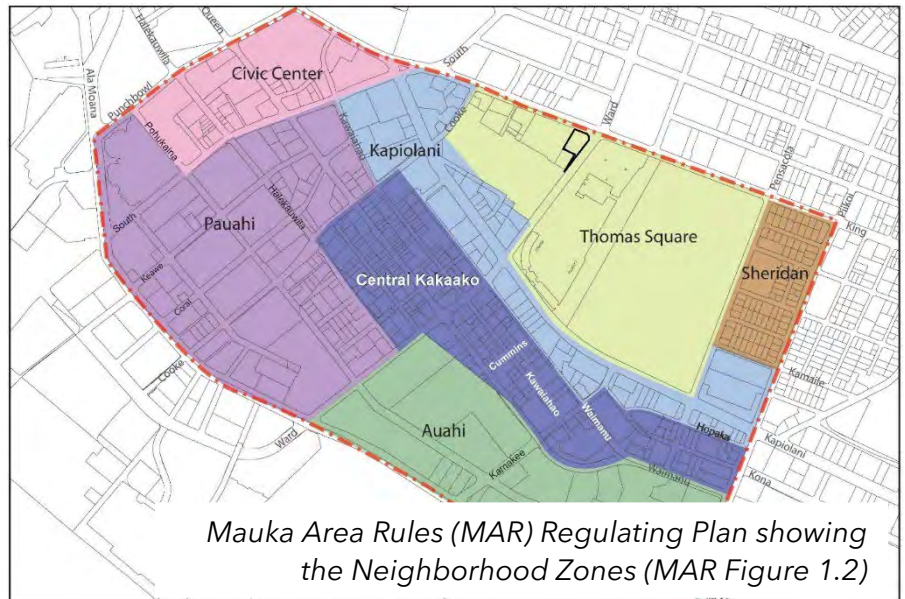
LT youth program performances



2. PROJECT INFORMATION

2.1 LOCATION AND SURROUNDING USES

The Lili'uokalani Center is located at 932 Ward Avenue at the corner of South King Street and is the former Honolulu Club building (Tax Map Key (TMK) (1) 2-1-044:005). The site lies within the Hawai'i Community Development Authority's (HCDA) Kaka'ako Community Development District (KCDD). It is within the Thomas Square Neighborhood Zone of the KCDD Mauka Area Plan.



Uses surrounding the project site include (refer to the aerial location map in Figure 1):

- **North:** The Lili'uokalani Center site is bounded to the north by South King Street which marks the northern boundary of the HCDA KCDD Mauka Area and the Thomas Square Neighborhood Zone. Mauka of South King Street is Straub Medical Center. Kitty corner to the north of the site lies historic Thomas Square.
- **East:** Ward Avenue bounds the Lili'uokalani Center site to the east. The Neal S. Blaisdell Center (Blaisdell Center) is located across Ward Avenue with the Blaisdell Concert Hall directly east of the site. The open space surrounding the concert hall is utilized for the Honolulu Farmer's Market.
- **South:** The Lili'uokalani Center site abuts to the south with the 17-story Royal Court condominium tower, which is estimated to be 160'+ tall and has 112 homes atop a parking podium. A portion of the LT parcel stretches across the front of the Royal Court property (see the TMK map, Figure 2).
- **West:** To the west of the site is the King Street Catholic Cemetery. The cemetery is designated "parks and open space" in the Parks and Open Space Plan (Figure 1.5 of the Mauka Area Rules).

2.2 PROJECT SITE

The project site includes an existing nine-level structure with eight levels above ground (including an open-air recreational roof deck) and one basement parking level below. The site also has three existing driveways—two on Ward Avenue that provide access to the porte cochere entry and exit and the parking garage, and one on South King Street that serves an existing service bay. The Trust's property is approximately 32,725 square feet (SF) and

identified as TMK parcel (1) 2-1-044:005 (Figure 2). The parcel includes a narrow triangular portion approximately 1,940-SF in area that stretches in front of the Royal Court Condominium. The existing site plan with spot elevation information is provided in Figure 3 and an ALTA survey with existing site conditions, including property lines, easements, dimensions, areas, and surrounding streets is included in Appendix A. Adjacent development parcels are shown in the TMK map (Figure 2) and ALTA survey (Appendix A).

There is also an approximately 770-SF portion of the City and County of Honolulu's (City) street right-of-way (ROW) at the corner of South King Street and Ward Avenue that is currently landscaped and will be incorporated into the future landscape design (see Figure 5). LT has obtained a Surface Encroachment Authorization for the proposed landscaping and ongoing maintenance of this portion of the street right-of-way from the City's Department of Planning and Permitting (DPP). It is attached as Appendix B.

2.3 EXISTING STRUCTURE

The existing structure was constructed in 1980, renovated in 1995 and again in 2009. The Honolulu Club previously occupied portions of the building until 2020, when it closed due to the COVID-19 pandemic. Varied professional office tenants occupied other spaces. The structure has a building footprint of 23,214 SF and is 116' tall from grade. It is a singular block building with 3.25 levels of parking and 203 parking spaces. The basement level is nine feet below street level and includes parking and a mix of support spaces such as mechanical rooms, a laundry room, and storage. The first floor includes tenant and garage space. The second and third floors are dedicated to parking. The fourth floor contains various tenant office spaces and some garage space, and floors five through eight were occupied by the Honolulu Club. The seventh floor is partially open with a pool deck and the eighth floor has an open-air recreational roof deck with a 6'-4" fence atop an eight-foot parapet wall and light posts for lighting the courts at night.

The existing building is served by a central elevator core with access to every level. There are four sets of stairs - one next to the elevator that runs from the fifth floor to the seventh floor, one in the middle of the front façade that runs from the first to the sixth floor, one in the southern corner of the building that runs from the basement to the fourth floor with a horizontal connection to a stair that connects the fourth through the eighth floor, and one in the northern corner of the building that connects all floors.

Figure 3 contains the existing site plan and the odd-numbered figures from Figure 7 through Figure 33 show the existing floor plans and elevations. Figure 37 shows an axonometric perspective of the existing building.

2.4 BUILDING DESIGN

The Lili'uokalani Center is an adaptive reuse project that involves the renovation of the existing structure into the Trust's flagship, state-of-the-art educational facility, the Lili'uokalani

Center, to foster exploration, creativity, and innovative thinking to prepare Hawaiian youth for a rapidly changing future.

As defined in the Mauka Area Rules (MAR), the existing building is a legal nonconforming structure and will comply with the standards for enlarging a nonconforming structure as described in MAR §15-217-91(e)(4). The existing structure contains 85,132 SF of floor area and the proposed renovation includes 97,305 SF of floor area for a proposed 14.3 percent increase in floor area. Since this proposed enlargement is under the 25 percent threshold allowed in MAR §15-217-91(e)(4), the project is permitted to be altered or enlarged without compliance with all provisions of subchapter 2 (regulating plan and neighborhood zones), subchapter 3 (thoroughfare plan and standards) and subchapter 4 (area wide standards), if it meets six criteria:

- (A) Floor area of the proposed construction does not exceed 25 percent of the floor area of the structure as it legally existed on February 27, 1982, excluding proposed demolitions;
- (B) The proposed structure does not encroach into a frontage area;
- (C) The proposed construction does not exceed forty-five feet in height;
- (D) The proposed construction does not affect neighboring properties;
- (E) The parking requirements of this chapter are satisfied for the area proposed to be constructed; and
- (F) The area created by the proposed construction is a permitted use.

In addition, because the proposed renovation involves an existing nonconforming structure, it does not need to comply with a building type, frontage type, or building massing. Figure 4 shows the proposed site plan and even numbered figures between Figure 8 and Figure 34 are the proposed floor plans and elevations. Figure 35 and Figure 36 illustrate the proposed building sections and Figure 38 is the axonometric illustration of the proposed building. All setbacks and build-to lines including the view corridor setback are drawn on both the existing and proposed site plans (Figure 3 and Figure 4) as well as the other floor plans as appropriate.

Table 2-1 provides a building summary including the total existing and proposed floor area and their percent change by level, the building height and footprint—both of which remain unchanged, and a comparison of FAR between the existing and proposed structure. Detailed tables with floor area by use and parking tabulations where appropriate are included on each of the floor plan figures.

The design of the building will play an integral part of the programming aspect of The Lili'uokalani Center. The lobby and 'huddle spaces' on the various floors will offer safe spaces for kamali'i to gather, work, and play when not participating in scheduled activities. The Lili'uokalani Center is intended to foster a strong sense of community among kamali'i, mentors, and the LT 'ohana through unscheduled *launa* time. The various areas of the Lili'uokalani Center are designed to maximize the technology and the equipment that is available today.

Table 2-1: Building Summary

FLOOR AREA (SF)			
LEVEL	EXISTING	PROPOSED PER MAR	PERCENT CHANGE
Basement	2,764	4,666	68.8%
1 st Floor	15,249	15,069	-1.2%
2 nd Floor	466	846	81.5%
3 rd Floor	410	796	94.1%
4 th Floor	15,666	15,506	-1.0%
5 th Floor	21,540	21,235	-1.4%
6 th Floor	8,020	10,252	27.8%
7 th Floor	19,852	18,648	-6.1%
8 th Floor	1,165	10,287	783.0%
Mechanical			0.0%
TOTAL	85,132	97,305	14.3%*
<i>*Maximum floor area increase is limited to 25% per MAR Section 15-217-91(e)(4)</i>			
BUILDING FOOTPRINT			
Existing:	23,214 SF	Proposed:	23,214 SF
BUILDING HEIGHT			
Existing:	116 feet	Proposed:	116 feet
FLOOR AREA RATIO (FAR)			
Existing:	2.60	Proposed:	2.97

The following provides a brief description of the various spaces within the Lili'uokalani Center:

- The first floor includes a reception lobby that will serve as the main entry point to the Lili'uokalani Center. The Innovation Lounge and Café occupy the main portion of the first floor at the corner of Ward Avenue and South King Street and provides an indoor-outdoor experience. The elevated landscaped terrace extends the Innovation Lounge outdoors onto a lānai and protocol space (Figure 4). Various offices, support, and meeting spaces are located behind the lobby and Innovation Lounge (Figure 10).
- The fourth floor of the Lili'uokalani Center includes maker spaces and fabrication labs for textile and visual arts, wood, metal, and digital fabrication. Learning spaces are also located on this floor (Figure 16).
- The fifth and sixth floors hold the performing arts program spaces including the black box theater, dance studios, a music studio, a music and video recording studio, and gathering spaces (Figure 18 and Figure 20).
- The seventh floor includes fitness spaces, an e-gaming studio, Trustee gathering spaces, and administrative office space as well as an outdoor garden (Figure 22).
- Athletics and fitness facilities are continued on the eighth floor with an enclosed gym to help mitigate noise and an open-air fitness roof deck (Figure 24).

- Parking is located in the basement, first, second, third, and fourth floors (Figure 8, Figure 12, Figure 14, and Figure 16 respectively).

2.5 ANTICIPATED PROGRAM OPERATIONS AND SCHEDULES

The anticipated schedule for the Lili'uokalani Center will differ based on the day of the week, time of the year, and for the café's service hours. The following is a preliminary schedule proposed for the center:

Weekday Hours:

- Center: Monday – Thursday 7:00 AM to 8:00 PM; Friday 7:00 AM to 11:00 PM
- Café: 6:00 AM to 9:00 AM and 11:00 AM to 1:00 PM

Weekend Hours:

- Center: Saturday 7:00 AM to 11:00 PM; Sunday 7:00 AM to 8:00 PM
- Café: 9:00 AM to 2:00 PM

Summer/Intersession Weekday Hours (Weekend Hours remain the same):

- Center: 8:00 AM TO 10:00 PM
- Café: 6:00 AM to 9:00 AM and 11:00 AM to 1:00 PM

LT is also proposing to offer non-program use of the center. This is proposed to be after LT programs conclude on weekdays and weekends with a maximum of 240 participants (limited to kamali'i and LT-'ohana) at any one time. All non-program participants would need to register with LT and if any non-LT programs overlap with LT program hours, participants will need to undergo a background check as well.

Security guards and LT staff will occupy the Lili'uokalani Center during all operating hours and arrive prior to opening and leave after closing. Staff will typically arrive an hour before programs start and leave an hour after they end. The café crew will arrive 1.5-2 hours prior to the café opening and depart four hours after closing. Security guards will arrive and depart 30 minutes before and after all staff arrive and depart, respectively, each day. There will also be 24-hour video surveillance on the interior and exterior of the building.

2.6 PARKING AND LOADING REQUIREMENTS

2.6.1 Vehicle Parking

The off-street parking required for Lili'uokalani Center per MAR §15-217-63(e)(1) is 46 spaces as it is an educational facility serving up to high school level students and requires 0.9 spaces for every ten students of design capacity, plus one per 450 SF of office floor area. The Lili'uokalani Center will include a total of 164 off-street parking spaces. There are 3.25 levels of above ground parking and one level of basement parking that provide 126 standard stalls,

31 compact stalls, and 7 ADA-accessible parking stalls. This exceeds the MAR requirement that at least 50 percent of required parking be standard sized parking spaces (MAR §15-217-63(e)(6)). Table 2-2 provides a summary of the parking calculations and a breakdown by floor level of the types of stalls. The even-numbered figures between Figure 8 and Figure 16 illustrate the parking layout and specific stall counts for the renovated floors. (The odd numbered figures between Figure 7 and Figure 15 are the existing parking floors and layouts.)

Table 2-2: Off Street Parking Requirements (MAR § 15-217-63(e)(1))

MINIMUM PARKING REQUIRED				
AREA TYPE	AREA PER MAR (SF)	RATIO	TOTAL REQUIRED SPACES	
Education	330 Students*	0.9 spaces per 10 students	30	
Office	7,237	1 space per 450 SF	16	
Support	21,016	N/A	0	
Circulation	31,650	N/A	0	
TOTAL REQUIRED			46	
*Parking requirements determined by number of students and office floor area for educational facilities.				
PARKING SPACES PROVIDED				
LEVEL	STANDARD	COMPACT	ADA-ACCESSIBLE	TOTALS
Basement	36	6	3	45
1 st Floor	2	1	0	3
2 nd Floor	36	11	2	49
3 rd Floor	42	11	2	55
4 th Floor	10	2	0	12
TOTAL PROVIDED	126	31	7	164
PERCENTAGE OF TOTAL	76.8%	18.9%	4.3%	100.0%

2.6.2 Loading

Three loading spaces are required for the Lili'uokalani Center per MAR §15-217-63(l)(1) based on an educational use with floor area ranging between 50,001 SF and 100,000 SF. Refer to Table 2-3 for loading calculations and loading spaces provided.

The three existing nonconforming loading spaces will remain unchanged in the renovated Lili'uokalani Center and therefore meet the minimum off-street loading requirements of the 2011 Mauka Area Rules. Figure 3 and Figure 4 show the existing and proposed locations of the three loading stalls.

Table 2-3: Loading Space Requirements (MAR § 15-217-63(l)(1))

OFF STREET LOADING REQUIRED		
USE TYPE	FLOOR AREA (SF)	NUMBER OF SPACES
Civic Support, Educational, Civic	50,001 - 100,000	3
LOADING SPACES PROVIDED		
TOTAL PROVIDED	3 (1 Large, 2 Small)*	
*No change from existing per MAR § 15-217-63		

2.6.3 Bicycle Parking

Both short-term bicycle and long-term bicycle parking is required and will be provided within 400 feet of the principal entrance of the building per MAR §15-217-63(m). The required number of bicycle parking spaces is not specified in MAR §15-217-63(m). Therefore, the number of spaces provided is roughly based on one of the methods for calculating the required number of bicycle parking stalls set forth in the City's Land Use Ordinance (LUO) §21-6.150 and conversations held with HCDA staff to determine the appropriate number based on the uses in the building. The LUO standard the Lili'uokalani Center will follow targets roughly one short-term bicycle parking space per ten vehicle parking spaces, and one long-term bicycle parking space per 30 vehicle parking spaces. HCDA staff agreed this provided adequate spaces for the building.

The Lili'uokalani Center includes sixteen short-term bicycle parking spaces on the ground level and sixteen long-term bicycle parking spaces on the second floor in the parking garage. The short-term bicycle parking is located just south of the garage exit on Ward Avenue. The long-term bicycle parking will be in the northeast corner of the parking garage on the second floor with access to the building from the elevators. Both bicycle parking locations are within 400 feet of the main entrance to the Lili'uokalani Center of Ward Avenue.

Figure 4 and Figure 12 identify the locations of the short- and long-term bicycle parking areas, respectively. Additionally, an existing bikeshare location is located across the street near Straub at the northwest corner of South King Street and Ward Avenue.

2.7 VEHICLE, BICYCLE, AND PEDESTRIAN ACCESS & CIRCULATION

Pedestrian, bicycle, and vehicle access to the Lili'uokalani Center will be from both Ward Avenue and South King Street. Please refer to the Circulation Plan in Figure 6.

The primary pedestrian access will be off Ward Avenue through the main entry and lobby on the first floor (street level). However, there will be portions of the day when the Innovation Lounge may open its large window walls to connect to the landscaped terrace and allow seating for café patrons. A second pedestrian entry is located off South King Street and provides direct access to the café. Additional café seating is located along South King Street.

Bicycle access will be from Ward Avenue. The short-term bicycle parking area will be located just south of the garage exit and the long-term bicycle parking area will be located on the second floor of the garage and accessed via the vehicle entry on Ward Avenue.

The primary vehicle access to the site will continue to be provided via two existing driveways off Ward Avenue. The south driveway provides access to the parking garage and is connected internally to the adjacent porte cochere while the north driveway will be an entry-only driveway serving the porte cochere. It should be noted that the directional flow will be opposite of what the existing porte cochere allows.

The porte cochere is intended to be used only by LT-authorized vehicles and will be where shuttles will drop off and pick up the majority of students attending programs at the center. Removable bollards will be placed at both ends of the porte cochere when it is not in use to help direct traffic to the garage.

A third existing driveway is located at the 'Ewa end of the property on South King Street and serves the existing service bay (more detail below). The student drop-off and pick-up area for those arriving by individual vehicles will be located on the second-floor parking level to allow vehicles to queue internally within the structure (Figure 12).

Delivery activities will be located on the first floor of the building with access provided off Ward Avenue. The existing large loading stall and two small loading stalls remain unchanged and are along the driveway down to the basement parking level. The large loading stall, when occupied, will not affect vehicle access to the other upper levels of parking or the exit from the basement or other parking levels. Operational controls will be in place directing incoming passenger vehicles to the other upper parking levels during deliveries when the large loading stall is occupied. However, most deliveries will utilize the small loading spaces. The large loading stall is not anticipated to be used often. It will primarily be used during construction when installing large permanent equipment and moving into the building. Other rare occasions may involve the production of large theater or staging events that would require additional equipment. In all cases, LT staff will manage traffic control during loading operations. Onsite turnaround for trash pick-up will be similarly accommodated as practicable within the constraints of existing conditions including the porte cochere with LT staff directing traffic as needed. If Ward Avenue or South King Street are needed for large deliveries or other uses, LT staff will work with the City to schedule these activities at off-peak traffic hours and obtain permits as required. A traffic management plan (TMP) will be completed as recommended by the City's Traffic Review Branch (TRB). See Appendix J for comments from TRB.

The service bay off South King Street will only serve the fueling and servicing of the building's emergency generator and pumping of the oil-water separator and will not be used as a loading stall for deliveries. The fuel and pump trucks are anticipated to reverse into the dock from the first lane on King Street, which has a signed and yellow-painted "Freight Loading Zone" fronting the service bay and extending east along half of the building frontage. There are also on-street parking stalls to the west fronting the Catholic cemetery so oncoming traffic

will be blocked when cars are parked. LT staff will also be available to direct traffic while the service vehicle is reversing into the stall. These occurrences would take place infrequently – an estimated two to four times per year.

2.8 THOROUGHFARES, STREET FURNITURE, AND PEDESTRIAN ZONE PLAN

Both South King Street and Ward Avenue are designated as “Avenues” in the Thoroughfare Plan and Standards (Thoroughfare Plan) and Ward Avenue is additionally designated as a “Promenade Street” (Figure 1.4 of the MAR). The Lili’uokalani Center is exempt from the Thoroughfare Plan including the street trees, street furniture, and pedestrian zone requirements as it is an enlargement of a nonconforming structure under 25 percent of floor area pursuant to MAR §15-217-91(e)(4). However, in the spirit of the MAR, LT will landscape and activate the frontages along Ward Avenue and South King Street with native plants and trees. Short-term bicycle parking is also provided on Ward Avenue. The porte cochere will also be grassed and paved to expand the usable outdoor space for LT programs and activities. Removable bollards will be placed at both ends of the porte cochere to block vehicle access when in use. See Figure 5.

2.9 LANDSCAPING PLAN

While exempt from Subchapters 3 and 4 landscape and recreation space requirements per MAR §15-217-91(e)(4), a landscape plan is required for the renovation or alteration of existing nonconforming structures. The landscape plan can be found in Figure 5, and a narrative explaining the landscape concept is provided below.

The landscape design draws inspiration from LT’s core values and translates the values to landscape design tenets:

- **Aloha:** Inclusive, accessible spaces.
- **‘Imi Na‘auao:** Provide interpretative spaces for growth and learning.
- **Kuleana:** Create experiences to engage with the landscape and learn about Mālama ‘Āina practices.
- **Pono:** Prioritize native Hawaiian and culturally significant plants, design with best management practices.

In the spirit of Queen Lili’uokalani’s motto, “*E ‘onipa‘a i ka ‘imi na‘auao*,” translated as, “Be steadfast in the seeking of knowledge,” the landscape design for the Lili’uokalani Center is also informed by historical, cultural, and ecological research. Queen Lili’uokalani was an accomplished musician and songwriter. Her *mele* (song) inspired the design elements

throughout the landscape. The winds of Kulaokahu'a¹, the lyrics of her song "Ka Wai Apo Lani," and Uluhaimalama² are significant sources of inspiration for the street-level landscape.

The planting palette for the entire landscape is inspired by historical plantings from Uluhaimalama, plants and colors significant to Queen Lili'uokalani, and plants that have significant Native Hawaiian cultural value. The planting palette is determined by prioritizing native ecological rehabilitation and existing environmental suitability to minimize maintenance and irrigation needs.

Highlights of the landscape plan include:

- Canopy Kukui (*Aleurites moluccana*) street trees line Ward Avenue at the porte-cochere. Kukui trees were brought to the Hawaiian Islands by Polynesian navigators as a canoe plant for its many uses including: medicine, lamp oil, and lei making. Kukui is the State tree and is a traditional symbol of enlightenment, protection, and peace.
- The porte-cochere is grass-paved with El Toro Zoysia grass (*Zoysia japonica* 'El Toro'). Retractable bollards restrict access and allow for flexible use of the porte-cochere when not utilized for drop-off/pick-up.
- A short retaining wall (maximum height of 24 inches) will frame the corner of South King Street and Ward Avenue. The short retaining wall will articulate the edge of the landscape and delineate a platform for private use and public streetscape. Enveloping the short retaining wall will be a formal hedge of pohinahina (*Vitex rotundifolia*), a hardy native shrub with purple inflorescence, the Queen's favorite color.
- Along the Ward Avenue entrance are patches of pili grass (*Heteropogon contortus*) and river rock mulch. The combination of pili grass and river rock is a metaphor for the song "Kaulana Na Pua," written to express loyalty to Queen Lili'uokalani during the overthrow of the Hawaiian Kingdom.
- Small stands of coconut palms (*Cocos nucifera*) accentuate the South King Street and Ward Avenue corner and extends the existing historic coconut palm grove on the Blaisdell Concert Hall lawn and act as an interpretive element to Queen Lili'uokalani's homestead in Hamohamo, Waikiki.
- The elevated landscaped terrace will connect at grade with the Innovation Lounge and surrounding lanai and will feature a large hala tree (*Pandanus tectorius*), a favorite of Queen Lili'uokalani.
- Ti (*Cordyline fruticosa*) marks the pedestrian and accessible access to the building and Innovation Lounge and Lanai from Ward Avenue which opens to the pili grass (*Heteropogon contortus*) entryway.

¹ Kulaokahu'a, in the ahupua'a of Honolulu on O'ahu. Kulaokahu'a is an 'ili, smaller land division, within the larger ahupua'a of Honolulu on O'ahu. The name Kulaokahu'a can be translated to "plains at the border."

² The Queen's flower garden in Pauoa Valley.

- On the Southwest corner of the property is a small grove of Pua Kalaunu, Crown Flower (*Calotropis gigantea*), called the Queen's Flower Garden, for gathering and lei making purposes.
- Other plants utilized in the landscaping include the shrubs 'a'ali'i (*Dodonaea Viscosa*) and akia (*Wikstroemia uva-ursi*), and groundcover 'uki'uki (*Dianella sandwicensis*), dwarf laua'e fern (*Microsorium scolopendria*), kupukupu fern (*Nephrolepis exaltata hawaiiensis*), and O'ahu sedge (*Carex wahuensis*).

A low-flow permanent irrigation system will be provided to support the maintenance of the landscaped areas. The irrigation system will be energy and water efficient. The system will be on a smart-controlled evapotranspiration timer that responds to real-time precipitation conditions. Irrigation will be predominantly drip-irrigation which can reduce water consumption by 20-40 percent. Additionally, the proposed planting palette accommodates many drought-tolerant plants reducing irrigation demand. The proposed design will increase permeable surfaces by 133 percent from existing conditions, supporting groundwater recharge and improving on-site stormwater management.

Landscape maintenance is minimized by specifying appropriate native and Polynesian-introduced plantings that are adapted to the local environment. Native plantings will typically require less water, herbicide, and fertilizer. Impervious surfaces such as the existing porte cochere and portions of the concrete sidewalk are proposed to be replaced with grass lawns, which will require regular mowing. Groundcovers will also be maintained to avoid encroachment onto the sidewalks. Tree plantings will receive regular pruning to manage canopy size and density. Trees provide critical ecosystem services such as habitat for wildlife, shade for pedestrians, and improved stormwater management.

The landscaped edge bordering the South King Street and Ward Avenue intersection will include a short retaining wall, rock mulch and various landscaping ('uki'uki, coconut palms, kupukupu fern, and pili grass). As noted above, the proposed landscape will extend to the City sidewalk and encroach onto the City's right-of-way. However, a Surface Encroachment Agreement has been executed with the City and County of Honolulu Department of Planning and Permitting (DPP) for the use of area for landscaping as well as the ongoing maintenance of it by the Trust (Appendix B).

2.10 OPEN SPACE

The Lili'uokalani Center is exempt from the open space requirements pursuant to MAR §15-217-27 and Figures BT.1 - BT.10 as it is an existing nonconforming structure seeking enlargement under 25 percent of floor area as noted above. However, the LT property will include 5,870 SF of landscaped area along South King Street and Ward Avenue (Figure 5). As noted in Section 2.2, an additional 770 SF of the City's ROW property at the corner of Ward Avenue and South King Street will be incorporated into the landscape design for a total of 6,640 SF. LT obtained a Surface Encroachment Authorization for the proposed landscaping

and ongoing maintenance of this portion of the street right-of-way from DPP. Refer to the Landscape Plan in Figure 5.

2.11 GREEN BUILDING STANDARDS EXEMPTION AND SUSTAINABILITY STRATEGY

The Lili'uokalani Center is exempt from the Green Building standards requirement as specified in MAR §15-217-59 because it involves the renovation of an existing nonconforming structure with enlargement under 25 percent of the floor area. However, sustainable design elements have been incorporated into the renovation. The following high-performance building strategies and integrated sustainable design principles will drive the design:

- Climate-responsive design
- Reduction of energy demand through passive strategies
- Reduction of water demand through efficient water fixtures
- Investigation of non-potable water reclamation options
- Installation of energy efficient systems
- Application of a robust energy management system utilizing a Building Automation System (BAS) to monitor and verify that the systems are operating properly and optimally

2.12 PUBLIC FACILITIES DEDICATION EXEMPTION

The Lili'uokalani Center is exempt from the public facilities dedication requirements as specified in MAR §15-217-65 because it involves the renovation of an existing nonconforming structure with enlargement less than 25 percent of floor area.

2.13 RESERVED HOUSING EXEMPTION

The Lili'uokalani Center does not include any housing, therefore, there are no reserved housing requirements.

2.14 RELOCATION ANALYSIS

The Honolulu Club previously occupied portions of the building until 2020, when it closed due to the COVID-19 pandemic. Other spaces were occupied by medical offices, business offices, personal services, and other tenants. Four suites remain occupied by tenants as of this application submittal. The list of current tenants and LT's relocation assistance strategy is presented in Table 2-4.

Table 2-4: Tenant Relocation

SUITE #	TENANT NAME	FLOOR AREA (SF)	BUSINESS USE	LEASE EXPIRATION	RELOCATION ASSISTANCE
410	Gregg Uyeda, D.D.S., M.S.	2,975	Medical Office	03/31/2024	LT is in the process of notifying and working with affected tenants. A minimum 60-day notice of lease termination will be provided. In addition, LT will provide relocation assistance, and where feasible, work with a commercial broker to assist the businesses in locating alternative spaces.
420	Stephen Y.H. Kwock	1,237	Office	12/31/2024	
450	Manakai O Mālama Integrative Healthcare	1,199	Medical Office	11/30/2025	
600	Manakai O Mālama Integrative Healthcare	3,654	Medical Office	11/30/2025	

2.15 DEVELOPMENT SCHEDULE AND PHASING

The proposed renovation is expected to be initiated following the HCDA Development Permit approval process and submittal of building permit applications in early 2023. Demolition is anticipated to start in early 2023 with the renovations anticipated to be completed in 2024 subject to permit approvals.

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3. PUBLIC CONSULTATION

3.1 NEIGHBORHOOD BOARD NO. 11 COMMUNITY ACTION COMMITTEE MEETING

LT made a presentation introducing the Lili'uokalani Center project to the Ala Moana-Kaka'ako Neighborhood Board (NB) No.11 Community Action Committee on October 7, 2021, via Zoom. Appendix C contains a copy of the agenda from the meeting.

3.2 NEIGHBORHOOD BOARD NO. 11 FULL BOARD MEETING

LT made a presentation introducing the Lili'uokalani Center project to the Ala Moana-Kaka'ako NB No.11 Full Board on October 26, 2021, via Zoom. Appendix D contains a copy of the agenda and minutes from the meeting.

3.3 MEETINGS WITH NEIGHBORING PROPERTIES

A meeting was held with representatives of the Straub Medical Center (Straub) Redevelopment project on May 7th, 2021. At the meeting, an overview of the Lili'uokalani Center project was provided, and Straub's renovation project was discussed. An agenda from the meeting is provided in Appendix F.

On October 25th, 2021, a tour was conducted with representatives of the Royal Court Condominiums and the Roman Catholic Diocese for the King Street Cemetery. Meeting minutes from the tour are provided in Appendix F. At this meeting, no issues were identified with the interior renovations. Discussions on the eighth floor included:

- Ensuring that LT will coordinate proper preparation and flashing detailing to ensure protection of the cavity between the walls of the Royal Court Condominiums and the Lili'uokalani Center.
- Ensuring proper mitigation to reduce any nuisance from all new rooftop equipment.
- Ensuring that LT will coordinate construction methods with the Roman Catholic Diocese to protect the existing graves adjacent to the work area and coordinate any required access to the cemetery parcel that may be necessary for construction.

LT will follow through with the recommendations and incorporate them into the renovation design and construction.

3.4 LETTERS OF SUPPORT

Prior to the NB No. 11 Full Board Meeting on October 26, 2021, nine letters of support were sent to the NB Members including a petition with 179 signatures from the *kūpuna* (elders) and community members of the Hawaiian Homestead Region of Papakōlea. The organizations expressed their strong support for the design and implementation of the

Lili'uokalani Center as it will provide much needed resources that will benefit not only the Native Hawaiian community, but also the community at large.

The organizations who wrote letters of support are listed below. The letters are attached in Appendix E.

- The Queen's Health Systems, Native Hawaiian Health Department
- University of Hawai'i (UH) Cancer Center
- UH Mānoa, John A. Burns School of Medicine (JABSOM) Department of Psychiatry
- UH Mānoa, JABSOM Department of Native Hawaiian Health
- Hawaiian Community Assets
- Kupu
- Under My Umbrella, Chef Hui and Pili Group
- Leonard Nakamura - Former Honolulu Police Officer
- Kula No Na Po'e Hawai'i o Papakōlea, Kewalo (including petition with 179 supporters)

4. CONFORMANCE

4.1 INITIAL MEETINGS AND COORDINATION WITH HCDA STAFF

A series of four meetings were held with HCDA staff to introduce the project and discuss the preliminary design of the Lili'uokalani Center to ensure compliance with the HCDA regulations. The meetings occurred on:

- February 2, 2021
- May 28, 2021
- August 3, 2021
- October 21, 2021

Over the course of these initial meetings, the plans for the Lili'uokalani Center were refined to meet HCDA standards and to prepare for the Design Advisory Board (DAB) Review meeting held in January 2022. In addition, preliminary comments on early concept drawings were received from HCDA staff on July 9, 2021, and October 19, 2021, and incorporated into the drawings prepared for the DAB Review meeting.

4.2 MAUKA AREA PLAN AND RULES

The KCDD Mauka Area Plan and Rules are designed to guide the redevelopment of the Kaka'ako District into a vibrant transit-oriented, pedestrian-friendly mixed-use community. The Mauka Area Plan (MAP) establishes the general redevelopment goals and objectives for the area, while the Mauka Area Rules (MAR) specify regulations.

The Lili'uokalani Trust is proposing to renovate the existing structure, which is considered a legal nonconforming structure pursuant to MAR §15-217-91. As detailed in MAR §15-217-91 (e)(4), a nonconforming structure may be altered or enlarged up to twenty-five percent of the floor area without compliance with all provisions of subchapter 2 (regulating plan and neighborhood zones), subchapter 3 (thoroughfare plan and standards), and subchapter 4 (area wide standards) of the Mauka Area Rules if it meets six criteria:

- (A) Floor area of the proposed construction does not exceed 25 percent of the floor area of the structure as it legally existed on February 27, 1982, excluding proposed demolitions;
- (B) The proposed structure does not encroach into a frontage area;
- (C) The proposed construction does not exceed forty-five feet in height;
- (D) The proposed construction does not affect neighboring properties;
- (E) The parking requirements of this chapter are satisfied for the area proposed to be constructed; and
- (F) The area created by the proposed construction is a permitted use.

Furthermore, the HCDA MAR allow the renovation or alteration of existing nonconforming structures through a renovation or alteration of existing nonconforming structures permit. However, because the lot upon which the proposed Lili'uokalani Center renovation and alteration is occurring is larger than 20,000 SF, a Development Permit must be obtained from the Authority.

The approval of a Development Permit per MAR §15-217-80(d) requires the following findings of fact: (1) that the proposal is consistent with the Mauka Area Plan; (2) that the proposal is consistent with the Mauka Area Rules in order to protect, preserve, or enhance desirable neighborhood characteristics; and (3) that the proposal is compatible with the existing and proposed surrounding land uses and will not have a substantial adverse effect on them.

In addition, under the Director's discretion per MAR §15-217-80(f) and (g), a Design Advisory Board (DAB) was convened to provide non-binding recommendations to the Authority.

4.2.1 MAR §15-217-80 (d) AND THE MAUKA AREA PLAN

Table 4-1 summarizes how the Lili'uokalani Center complies with applicable provisions of MAR §15-217-80(d), the procedures for a Development Permit, and the Mauka Area Plan.

4.2.2 KCDD MAUKA AREA RULES

Table 4-2 summarizes how the Lili'uokalani Center has been designed in accordance with the applicable sections of the MAR including the six criteria by which an existing nonconforming structure may be enlarged up to 25 percent.

4.2.3 DESIGN ADVISORY BOARD REVIEW

The DAB Review meeting was held on January 2, 2022. The overall design of the Lili'uokalani Center was presented, and comments and recommendations were offered by the DAB. Meeting Notes, dated January 18, 2022, were received from HCDA staff detailing the comments and recommendations discussed during the meeting. It also includes follow-up recommendations from DAB members collected by HCDA staff after the meeting. These DAB comments and recommendations are attached as Appendix G. Table 4-3 includes the unresolved recommendations and comments received from the DAB after the DAB Review meeting and the design responses or actions taken to address them in the current application.

4.3 HAWAI'I REVISED STATUTES § 206E-5.6(j)

Hawai'i Revised Statutes (HRS) § 206E-5.6(j) sets forth decision-making criteria for the HCDA to consider in determining whether to approve a project. Table 4-4 details how the Lili'uokalani Center meets the statutory criteria in HRS § 206E-5.6(j).

Table 4-1: Conformance with MAR §15-217-80 (d) and the Mauka Area Plan

DESCRIPTION	REQUIREMENTS	LILI'UOKALANI CENTER
Mauka Area Plan Consistency	<p>That the proposal complies with and advances the goals, policies, and objectives of the Mauka Area Plan.</p> <p><i>Mauka Plan Principles (Section 3.0)</i></p> <ul style="list-style-type: none"> • 3.1 Develop Urban Village Neighborhoods <ul style="list-style-type: none"> ○ Neighborhoods shall include necessary public facilities including community meeting places, childcare centers, educational and cultural facilities, recreational amenities and a good transportation system. • 3.2 Create Great Places <ul style="list-style-type: none"> ○ Sustainable neighborhoods need great public spaces where people can congregate and recreate... including active recreation and venues for performance and entertainment... and outdoor dining areas. • 3.3 Make the Connections <ul style="list-style-type: none"> ○ Provide convenient access to a wide range of services and activities via walking, bicycling or transit. 	<p>The Lili'uokalani Center will advance the goals, policies, and objectives of the Mauka Area Plan in the following ways:</p> <ul style="list-style-type: none"> • As LT's signature youth development hub for culture, creativity, technology, and recreation, the Lili'uokalani Center will host educational and cultural programs as well as other events and performances. It will support the development, growth, and enrichment of kamali'i as they explore the various activities and opportunities to be offered at the center. • With some of Honolulu's major cultural venues nearby, Lili'uokalani Center will enhance the Thomas Square neighborhood identity with a new state-of-the-art educational facility by renovating the existing structure and providing a mix of creative arts and sports opportunities for kamali'i across the street from the Blaisdell Center, which is recognized in the MAP as an important cultural resource, and Thomas Square, a historic site just outside KCDD. • The landscaping along Ward Avenue and South King Street celebrates Queen Lili'uokalani and will enhance the pedestrian experience and the urban character of the area with native plants and outdoor café seating. It will also tie into the Innovation Lounge and Lānai creating expansive indoor-outdoor spaces for various activities and strengthening the connecting the surrounding Thomas Square neighborhood. • The inclusion of a walk-up service café and informal seating areas in the Innovation Lounge and Lānai will activate the Ward Avenue and South King Street corner creating a community meeting space for people watching and informal dining.

DESCRIPTION	REQUIREMENTS	LILI'UOKALANI CENTER
	<p><i>Urban Design (Section 5.0)</i></p> <ul style="list-style-type: none"> Outstanding Pedestrian Environment Enhance the Urban Character <p><i>Social and Safety Plan (Section 10.0)</i></p> <ul style="list-style-type: none"> 10.1 Social Proposals <ul style="list-style-type: none"> Development be designed to facilitate as safe as well as enriching social interaction of people as they conduct their business and other activities within the community. 10.2 Public Safety Proposals <ul style="list-style-type: none"> Safety shall be an element of consideration in all urban design review of development projects. Emphasis should be placed on assuring the installation of adequate lighting, installation of security equipment or the hiring of security personnel, and the isolation of hazardous areas and facilities from access by children or the handicapped. 	<ul style="list-style-type: none"> The prime location at the corner of Ward Avenue and South King Street provides easy access to pedestrian, bicycle, and transit facilities. Protected bike lanes are provided along South King Street and Ward Avenue bordering the property. Another bike lane is provided north of the property along South Beretania Street between Ward Avenue and Alapa'i Street. Additionally, there is a bikeshare station across South King Street near Straub. A total of seven bus stop locations are located within a quarter mile of the Lili'uokalani Center serving a total of twelve unique routes. Additional routes can be accessed at the nearly Alapai Transit Center located just 0.3 miles away. The Lili'uokalani Center will include onsite security personnel and security systems including access controls at all elevators and stairwells via a credential system, required check-in at the lobby for all participants, and adequate lighting throughout the facility and grounds. LT staff will also accompany all kamali'i in their care throughout the center and the design of the center limits access to potentially hazardous locations such as open lānai unless LT staff are present.
Mauka Area Rules Consistency	That the proposal will protect, preserve, or enhance desirable neighborhood characteristics through compliance with the standards and guidelines of the mauka area rules.	Table 4-1 of this application details compliance with MAR §15-217.

DESCRIPTION	REQUIREMENTS	LILI'UOKALANI CENTER
Compatibility	That the proposal will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.	The Lili'uokalani Center will not have a substantial adverse effect on surrounding land uses. On the contrary, the Lili'uokalani Center will complement the Thomas Square neighborhood and surrounding arts district. Located across the street from Thomas Square and the Blaisdell Center and near the Honolulu Museum of Art, the Lili'uokalani Center will house a mix of spaces where kamali'i will be able to showcase their arts, develop life skills, and celebrate their accomplishments in sports, technology, performing arts, culinary and creative arts. As stated by the DAB, the Lili'uokalani Center is "a good example of a sustainable, adaptive re-use of an older, underutilized structure, bringing new life to the neighborhood and much needed services to the youth within our community!" (Appendix G)

Table 4-2: Conformance with Mauka Area Rules (MAR §15-217)

DESCRIPTION	2011 MAUKA AREA RULES	LILI'UOKALANI CENTER	REFER TO
§15-217-55 (k) Windows	(2) Window glazing shall be transparent with clear or limited UV tint so as to provide views out of and into the building. Visible light transmission level of windows on the ground floor shall be 70% or greater and on all other floors the visible light transmission level shall be 50% or greater.	Because the glazing will be new, it must comply with MAR window requirements. The visible light transmission (VLT) level of all ground floor windows is 70%. The typical upper windows have a VLT level of 66%. Other upper windows with double lamination have VLT levels of 63% and 56%.	Appendix H
	(3) For floors one through ten, all principal building windows shall be operable.	Operable windows are provided within the curtainwall glazing system to provide natural ventilation to the interior spaces, except where operable windows will limit the capability or function of the space by reduced acoustical separation or impractical uses. For example, the Dance Studio and Visual Projection rooms require greater acoustical separation from the exterior and the gym's windows are at a clearstory level so impractical to operate.	
§15-217-55(l) View Preservation	(6) The areas of buildings above sixty-five feet on view corridor streets shall be setback by fifty feet behind the lot line.	The Lili'uokalani Center complies. The new proposed eighth floor gym enclosure will be set back fifty feet from the lot line as required. The rest of the structure is the existing non-conforming building.	Figure 24: Eighth Floor - Proposed Figure 26: Mechanical - Proposed

DESCRIPTION	2011 MAUKA AREA RULES	LILI'UOKALANI CENTER	REFER TO
§15-217-63 (e) Parking Quantity	(1) Required number of off-street parking spaces is as follows: Educational facilities that are at the high school level, language, vocational, business, technical, trade, college, or universities: 0.9 for each ten students of design capacity, plus one per 450 square feet of office floor area.	The Lili'uokalani Center complies. Number of students: 330 → 30 stalls Office floor area: 7,237 SF → <u>16 stalls</u> Total required: 46 stalls Total provided: 164 stalls	Table 2-2
	(6) At least fifty percent of required parking spaces shall be standard sized parking spaces.	The Lili'uokalani Center complies. Total parking stalls: 164 stalls Standard: 126 stalls Compact: 31 stalls ADA: 7 stalls Standard spaces exceed 50 percent.	Table 2-2
§15-217-63 (l) Loading	(1) The following loading space requirements shall apply: Civil support, educational, and civic uses: Three 50,001 - 100,000 Floor Area in SF	The Lili'uokalani Center complies. Proposed Floor Area: 97,305 SF Required Number of Loading Stalls: 3 Provided Number of Loading Stalls: 3	Table 2-1 and Table 2-3 Figure 4: Site Plan - Proposed Figure 10: First Floor - Proposed
	(5) When more than one loading space is required, the minimum horizontal dimensions of at least half of the required spaces shall be 12x35 feet and have a vertical clearance of at least fourteen feet. The balance of the required spaces shall have horizontal dimensions of at least 19x8-1/2 feet and vertical clearance of at least ten feet.	The Lili'uokalani Center complies. The existing three non-conforming loading stalls will remain the same and in the same locations. The large loading stall has a vertical clearance of 13.5 feet but otherwise conforms to the required horizontal dimensions. The two small loading stalls are 8.5 feet x 19 feet with a vertical clearance of nine feet.	Figure 3: Site Plan - Existing Figure 4: Site Plan - Proposed

DESCRIPTION	2011 MAUKA AREA RULES	LILI'UOKALANI CENTER	REFER TO
§15-217-63 (m) Bicycle Parking	(1) Both short-term bicycle parking and long-term bicycle parking shall be provided	The Lili'uokalani Center complies. The Lili'uokalani Center will provide sixteen short-term bicycle parking spaces at the ground level and sixteen long-term bicycle parking spaces on the second floor in the parking garage.	Section 2.6.3 Figure 4: Site Plan - Proposed Figure 12: Second Floor - Proposed
	(2) Bicycle parking shall be provided within 400 feet of the principal entrance of the building	The Lili'uokalani Center complies. The short-term bicycle parking is located just south of the driveway on Ward Avenue. The long-term bicycle parking is in the northeast corner of the parking garage on the second floor. Both bicycle parking locations are within 400 feet of the main entrance to the Lili'uokalani Center of Ward Avenue.	Section 2.6.3 Figure 4: Site Plan - Proposed Figure 12: Second Floor - Proposed
§15-217-91 (e)(4) Nonconforming structures; Enlargement, limited up to twenty-five percent of the floor area	(A) Floor area of the proposed construction does not exceed 25% of the floor area of the structure as it legally existed on February 27, 1982, excluding proposed demolitions	The Lili'uokalani Center complies. The proposed renovation will increase the floor area by 14.3%. Existing floor area: 85,132 SF Proposed floor area: 97,305 SF	Table 2-1
	(B) The proposed construction does not encroach into a frontage area	The Lili'uokalani Center complies. The existing nonconforming structure encroaches 1.2 inches into the South King Street frontage area for about half the building façade. However, the proposed construction will remain within the envelope of the existing	

DESCRIPTION	2011 MAUKA AREA RULES	LILI'UOKALANI CENTER	REFER TO
		nonconforming structure along South King Street. Other additions along Ward Avenue do not encroach into the frontage area.	
	(C) The proposed construction does not exceed 45 feet in height	<p>The Lili'uokalani Center complies.</p> <p>All construction will remain within the existing nonconforming building height of 116 feet.</p>	Figure 27 through Figure 36
	(D) The proposed construction does not affect neighboring properties	<p>Meetings were held with neighboring properties to ensure any potential impacts of the proposed construction are mitigated.</p> <p>As discussed in Section 3.3, LT will address potential effects of the proposed construction on the eighth floor by the following:</p> <ul style="list-style-type: none"> • Coordinating proper preparation and flashing detailing to ensure protection of the cavity between the walls of the Royal Court Condominiums and the Lili'uokalani Center. • Ensuring proper mitigation to reduce any nuisance from all new rooftop equipment. • Coordinating construction methods with the Roman Catholic Diocese to protect the existing graves adjacent to the work area 	Section 3.3

DESCRIPTION	2011 MAUKA AREA RULES	LILI'UOKALANI CENTER	REFER TO
		and coordinate any required access to the cemetery parcel that may be necessary for construction.	
	(E) The parking requirements of this chapter are satisfied for the area proposed to be constructed	The Lili'uokalani Center complies. Off-Street Parking Required: 46 spaces Off-Street Parking Provided: 164 spaces	Section 2.6 Table 2-2 Figure 7 through Figure 26 Also see additional discussion above.
	(F) The area created by the proposed construction is a permitted use	The Lili'uokalani Center complies. The Lili'uokalani Center is an Educational Facility which is a permitted use in the Thomas Square Zone as specified in MAR Figure 1.9	See use tables in the even numbered figures between Figure 8 through Figure 26.
§15-217-91 (f)(2)(H) Nonconforming parking and loading	(1) If there is a change in use which has a greater parking or loading requirement than the former use, additional parking and loading shall be required and shall not be less than the difference between the requirements for the former use and the proposed use.	The Lili'uokalani Center complies. Off-Street Parking Required: 46 spaces Off-Street Parking Provided: 164 spaces Off-Street Loading Required: 3 spaces Off-Street Loading Provided: 3 spaces	Section 2.6 Table 2-2 and Table 2-3 Figure 7 through Figure 16
	(2) Off-street parking and loading requirements of this section shall be satisfied for additional floor area constructed.	The Lili'uokalani Center complies. Off-Street Parking Required: 46 spaces Off-Street Parking Provided: 164 spaces Off-Street Loading Provided: 3 spaces Off-Street Loading Provided: 3 spaces	Section 2.6 Table 2-2 and Table 2-3 Figure 7 through Figure 16

Table 4-3: Design Advisory Board Unresolved Recommendations and Design Team Responses

COMMENT/RECOMMENDATION	RESPONSE	REFER TO
Use the elevator as an art piece.	The elevator wall facing South King Street has been replaced with glass and the adjacent faces with a natural looking material for visual interest. One can see the bustle and activity within the building as the elevator travels between floors, and artwork inspired by the local Kaka'ako area will be seen through the glazing.	Figure 28: East Elevation - Proposed Figure 30: North Elevation - Proposed Figure 38: Axonometric Perspective - Proposed
Change translucent boxes to transparent for views.	The translucent faces of the "boxes" facing Ward Avenue have been changed to glass to visually connect the interior and exterior. The returns of the translucent boxes are now solid walls with a natural looking material.	Figure 28: East Elevation - Proposed Figure 38: Axonometric Perspective - Proposed
Long-term bike storage on the second floor is important; short term is okay, but the Project should provide long-term bicycle parking. <i>(See additional follow up comment below.)</i>	Long-term bike parking is provided on the second floor, which will also provide added security and easy access to the elevators. All the short-term bicycle parking is provided on the ground level.	Figure 4: Site Plan - Proposed Figure 6: Circulation Plan Figure 12: Second Floor - Proposed
Activate the upper lānai area [at the corner of South King Street and Ward Avenue] into accessible space (with accessible exterior balconies that open up to the neighborhood).	There is now an upper lānai on the seventh floor that extends along the Ward Avenue frontage in the northeast corner of the building servicing the Trustee's Suite. The eighth floor also includes a large fitness roof deck at the corner of South King Street and Ward Avenue.	Figure 22: Seventh Floor - Proposed Figure 28: East Elevation - Proposed Figure 30: North Elevation - Proposed Figure 38: Axonometric Perspective - Proposed

COMMENT/RECOMMENDATION	RESPONSE	REFER TO
Consider the use of cost-effective design & materials to keep maintenance costs low. Considerations should include: interior and exterior cleaning (windows, ledges, screens, and facades), gutters/standing water and use of non-corrosive materials.	Resilient, natural looking products that require minimal maintenance are being considered for exterior surfaces.	Figure 28: East Elevation - Proposed Figure 30: North Elevation - Proposed Figure 32: West Elevation - Proposed Figure 34: South Elevation - Proposed
Design the physical structure in conjunction with security technology (fob, ID access cards, camera, tracking) to keep the children safe. Use design considerations to control the garage security/access.	LT is working on a comprehensive security system and access plan for the facility. Primary check-in will be in the lobby on the first floor.	Figure 10: First Floor - Proposed
Follow up comments and recommendations received from the DAB after the DAB Review meeting:		
Café seems to be tucked away and not in a prominent location. Don't know if the café is just meant for use by folks in the building or is it also accessible to the general public. It appears the exterior walls of the café are clad in that simulated wood panel and maybe the design team should consider storefront to activate the sidewalk/public realm?	<p>The café will be open to the public for walk-up service during breakfast and lunch.</p> <p>Glazing has been incorporated at the café to allow a visual connection with the street and to bring natural light into the space. The Innovation Lounge and Lānai will also support café seating to help with visibility and the entrance is adjacent to the ADA ramp.</p>	Section 2.5: Anticipated Program Operations and Schedules Figure 30: North Elevation - Proposed
Not a design comment, I noticed that the Fire Command Room looks to be located in the basement, my recent experience is that the room needs access to the exterior public right of way.	The code requires a certain size Fire Command Center (FCC) located per the local authority's discretion. This FCC is located at the basement level of the only stair having access to all nine building levels. The at-grade door to this stair is at an elevation between the basement and first floor levels. Preliminary discussion	N/A

COMMENT/RECOMMENDATION	RESPONSE	REFER TO
	with HFD Fire Inspector indicated they had no issue with location of the FCC since it has direct access to the outside from the fire stair. Additional discussions and design reviews will be held with HFD during building permit review.	
Another non-design comment, I suggest the design team reach out to TRB -Traffic Review Branch, regarding on-site truck turn around to access loading spaces and trash pickup. TRB has been requiring trucks to enter and exit loading and trash areas forward facing, no backing up onto the street. This has come up on recent projects.	Onsite turnaround for trash pickup will be accommodated as practicable within the constraints of the existing conditions including the porte cochere with LT staff directing traffic as needed. If Ward Avenue or South King Street are needed, LT staff will work with the City to schedule these activities at off-peak traffic hours and obtain permits as required. A traffic management plan (TMP) will be completed as recommended by TRB.	Section 2.7 Figure 6: Circulation Plan Figure 10: First Floor - Proposed
The corner of South King and Ward can be quite noisy during commute hours, design team might consider some form of screening of outdoor area at corner? The fountain may not be able to provide enough "white noise"?	The landscape at South King Street and Ward Avenue acts as a corner park. The Innovation Lounge and Lānai are designed to connect to the surrounding area. A sound barrier visually disconnects the open ground level from the public and Thomas Square beyond. The acoustically sensitive spaces along both South King Street and Ward Avenue have engineered glazing for sound mitigation.	Figure 5: Landscape Plan
Clarification on the Recommendation on bike storage: the long-term bicycle storage on the second level of the garage is difficult to access, I have actually used the racks located on second level of the garage when the	While long-term bike parking on the ground level is convenient, biking is not a primary mode of transportation for the building constituents. Since this is a renovation of an existing building, priority was given to allocating the	Figure 4: Site Plan - Proposed Figure 6: Circulation Plan Figure 12: Second Floor - Proposed

COMMENT/RECOMMENDATION	RESPONSE	REFER TO
Honolulu Club occupied the building. Recommendation is to have ALL short term and long-term bike storage at ground level.	available ground level area for other active uses such as the café and Innovation Lounge and Lānai, which will have a greater impact on enlivening the street frontage and building function and engagement with the street.	
Seems like a missed opportunity not to have the cardio/ fitness spaces open to exterior lānais. Could the Rec Lobby be more of an indoor/outdoor space, maybe with folding glass partition?	The 7th floor performance garden (former pool deck) has been designed with decking to accommodate a variety of events and activities. The 8th level exterior space has been designed to accommodate fitness activities with a rubberized fitness surface.	Figure 22: Seventh Floor - Proposed Figure 24: Eighth Floor - Proposed
Would be nice to have a two-story atrium/glass pop-up with communicating stair to connect fitness floor with fitness roof? Could bring light into middle of the space?	While connecting the two levels is a great idea, the post-tensioned concrete makes it difficult to demolish the existing slab.	N/A
Building sections would help to have in the drawing set.	Building sections have been added to the set.	Figure 35: West-Facing Section Figure 36: South-Facing Section
I did like the 3d fly around animation, quite well done.	Mahalo!	N/A

Table 4-4: Compliance with HRS § 206E-5.6(j)

SECTION	CONSIDERATION	LILI'UOKALANI CENTER
(1) To the extent to which the project:		
§206E-5.6(j)(1)(A)	Advances the goals, policies, and objectives of the applicable district plan.	Refer to Table 4-1.
§206E-5.6(j)(1)(B)	Protects, preserves, or enhances desirable neighborhood characteristics through compliance with the standards and guidelines of the applicable district rules.	Refer to Table 4-2.
§206E-5.6(j)(1)(C)	Avoids a substantially adverse effect on surrounding land uses through compatibility with the existing and planned land use character of the surrounding area.	The Lili'uokalani Center is within the Thomas Square Neighborhood Zone. According to MAR §15-217 Figure 1.9, Land Use, Educational Facilities are permitted by right in the Thomas Square Neighborhood Zone. With some of Honolulu's major cultural venues nearby such as the Blaisdell Center, Thomas Square, and the Honolulu Museum of Art, the Lili'uokalani Center will enhance the Thomas Square neighborhood with a new state-of-the-art educational facility. The existing structure will be renovated and will provide a mix of creative arts, technology, and sports opportunities for kamali'i. LT has also met with surrounding landowners and will follow through on their recommendations as discussed in Section 3.3. The Lili'uokalani Center will therefore be compatible with the existing and planned uses and enhance of the character of the surrounding area.
§206E-5.6(j)(1)(D)	Provides housing opportunities for all income groups, particularly low, moderate, and other qualified income groups.	Not applicable. The Lili'uokalani Center does not include housing.
(2) The impact of the proposed project on the following areas of urban design, as applicable:		
§206E-5.6(j)(2)(A)	Pedestrian oriented development, including complete streets design.	Supporting Kaka'ako's transformation into a more pedestrian- and bike-friendly neighborhood, the Lili'uokalani Center will provide short- and long-term bicycle parking and is near an existing bikeshare location (see Section 2.6.3 for more detail). The existing bus stop in front of the Center on Ward Avenue will remain and the new landscaping with native plants and trees will enhance this

SECTION	CONSIDERATION	LILI'UOKALANI CENTER
		prominent intersection of the KCDD. The new Innovation Lounge and Lānai and the café will also help to activate the pedestrian experience along South King Street and Ward Avenue. Removable bollards will be placed at both ends of the porte cochere when not in use and the lawn will extend into the paving of the porte cochere itself, which will also expand the pedestrian zone in front of the building and allow for additional program space on Ward Avenue.
§206E-5.6(j)(2)(B)	Transit oriented development, including rail, bus, and other modes of rapid transit.	Within a quarter mile of the Lili'uokalani Center are seven bus stop locations serving a total of twelve unique routes. The two nearest bus stops on Ward Avenue and South King Street service Routes 1, 2, and 123. Additional routes can be accessed from the Alapai Transit Center, which is approximately 0.3 miles from the Lili'uokalani Center. The future Kaka'ako Station of the Honolulu Authority for Rapid Transportation (HART) rail system will be approximately a half mile south on Ward Avenue.
§206E-5.6(j)(2)(C)	Community amenities such as gathering places, community centers, culture and arts facilities, and the full array of public facilities normally provided by the public sector.	Located within the Thomas Square Arts District next to the Blaisdell Center and near the Honolulu Museum of Art, the Lili'uokalani Center will house a mix of spaces where kamali'i will be able to showcase their arts, develop life skills, and celebrate their accomplishments in sports, technology, performing arts, culinary and creative arts. It will also host other programs, events, and performances and will have "non-program hours" after-LT programs conclude as described in Section 2.5.
(3) The impact of the proposed project on the following areas of state concern:		
§206E-5.6(j)(3)(A)	Preservation of important natural systems or habitats.	The Lili'uokalani Trust is committed to reducing the carbon footprint by using design principles that conserve natural resources and provide a healthy environment. The new landscape design increases permeable surfaces by 133 percent and will incorporate native plants and water efficient drip irrigation. Section 2.11 includes a list of high-performance building design strategies and integrated sustainable development principles that will be used at the Lili'uokalani Center.

SECTION	CONSIDERATION	LILI'UOKALANI CENTER
§206E-5.6(j)(3)(B)	Maintenance of valued cultural, historical, or natural resources.	Inspired by Queen Lili'uokalani, the landscape design is informed by historical, cultural, and ecological research. The planting palette was selected by prioritizing native ecological rehabilitation and existing environmental suitability to minimize maintenance and irrigation needs and also speak to the Queen's and LT's core values. In addition, the programs that LT will hold at Lili'uokalani Center will strengthen kamali'i in their personal growth and knowledge in concert with the historic and cultural resources that surround them in the Thomas Square Arts District.
§206E-5.6(j)(3)(C)	Maintenance of other resources relevant to the State's economy.	Not applicable.
§206E-5.6(j)(3)(D)	Commitment of state funds and resources.	Not applicable. The Lili'uokalani Center will not be utilizing state funds or resources.
§206E-5.6(j)(3)(E)	Employment opportunities and economic development.	<p>The programs LT will be having at the Lili'uokalani Center will support and prepare Hawai'i's youth for the future. This includes various training programs that help them to be independent thinkers and develop a creative and growth mindset. This state-of-the-art facility will help kamali'i prepare for future employment opportunities and jobs that currently do not exist, strengthening the future workforce of the State.</p> <p>The renovation of the Lili'uokalani Center will enhance the economy by providing 460 jobs among 40+ companies during construction and ten specialty firms. There will be an estimated 100 full- and part-time LT employees at the Lili'uokalani Center once completed and operating.</p>
§206E-5.6(j)(3)(F)	Maintenance and improvement of the quality of educational programs and services provided by schools.	Multi-disciplinary programs will be offered at the Lili'uokalani Center to enhance and enrich the kamali'i's educational experiences. They will be able to seek deeper engagement with programs focused on the integration of innovation and emergent technology, the full spectrum of creative arts and media, as well as sports, fitness, and overall wellbeing. The experiences offered at the Lili'uokalani Center will supplement the educational

SECTION	CONSIDERATION	LILI'UOKALANI CENTER
		programs and services provided by schools, offering beneficiaries the opportunity to realize their greatest potential.
(4) The representations and commitments made by the developer in the permit application process.		
§206E-5.6(j)(4)	The representations and commitments made by the developer in the permit application process.	This application and subsequent information to be presented at the public hearing on the development permit constitute the representations and commitments made by LT in the permit application process.

5. TECHNICAL STUDIES

5.1 ARCHAEOLOGICAL AND CULTURAL RESOURCES

Cultural Surveys Hawai'i, Inc. (CSH) conducted an Archaeological Literature Review and Field Inspection (LRFI) for the 0.7513-acre parcel containing the former Honolulu Club building which LT plans to do a complete renovation of for the proposed Lili'uokalani Center.

No surface archaeological historic properties were identified during the field inspection. While the background research could not rule out the presence of subsurface cultural deposits or human remains, the existing basement (approximately nine feet below street level across the entire building footprint) makes it unlikely that intact subsurface cultural deposits or human remains are present. The original concept involved the new freight elevator servicing the basement; however, that was eliminated to minimize disturbance to the existing basement. The proposed landscaping and the new transformer will involve minimal ground disturbance (less than two feet in depth) and will likely not extend below modern fill deposits. A tower crane will be installed to accommodate the new gym that will be built on the roof and will require excavation for 25-foot by 25-foot by seven-foot-deep concrete footing along Ward Avenue. However, the tower crane excavation will occur within the former alignment of Ward Avenue and in an area previously disturbed for the installation of a sewer line in the 1920s, which has since been abandoned. Furthermore, this ground disturbance is on the east side of the building, farthest away from the cemetery grounds.

Based on these findings, CSH recommended that no further historic preservation review steps are warranted supporting a project effect determination of "no historic properties affected" pursuant to Hawai'i Administrative Rules (HAR) § 13-284-7(a)(1). SHPD concurred in its letter dated August 9, 2022 that no historic properties would be affected for the action, concluding the HRS 6E historic preservation review process and allowing the issuance of permits to proceed.

Appendix I contains SHPD's August 9, 2022 determination letter, the updated LRFI, and the HCDA submittal documents to SHPD dated June 20, 2022.

5.2 TRAFFIC IMPACT REPORT

Wilson Okamoto Corporation completed a Traffic Impact Report (TIR) for the Lili'uokalani Center in October 2021. The purpose of the report was to identify and assess the potential traffic impacts resulting from the redevelopment of existing building and space formerly occupied by the Honolulu Club. The TIR concludes that with the implementation of several recommendations, traffic operations with the proposed project are generally expected to remain similar to existing conditions without the project. However, the preparation of a Traffic Management Plan that includes traffic circulation, parking, loading, and traffic demand management (TDM) strategies is recommended to further minimize the potential impact of the Lili'uokalani Center on the surrounding roadway network.

The TIR recommendations below will be incorporated into the design of the Lili'uokalani Center, where feasible and as discussed in Section 2.7:

1. Provide sufficient sight distance for motorists to safely enter and exit the project driveways to ensure pedestrians, bicyclists, and motorists are aware of the presence of each other at these conflict points;
2. Provide adequate on-site loading and off-loading service areas and prohibit off-site loading operations;
3. Provide adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto public roadways;
4. Provide sufficient turning radii at all project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes;
5. Consider reversing the traffic flow of the existing porte cochere off Ward Avenue and designating the northern driveway for entering vehicles and the southern driveway for exiting vehicles. Coordinate the design of the porte cochere with the City and County of Honolulu regarding bypass area requirements within the porte cochere. If traffic flow within the porte cochere is not reversed, establish routes for the LT vehicles to/from the project site that incorporate right-turn movements only and prohibit left turn movements into the project driveways;
6. Monitor operations at the porte cochere and utilize on-site personnel to manage drop-off and pick-up area to ensure traffic queues do not extend onto the adjacent roadway. It should be noted that the use of the porte cochere is intended to be for authorized vehicles associated with the Lili'uokalani Center only; and
7. Provide adequate signage at the project driveway to notify motorists of the location of the drop-off area and the parking garage.

Appendix J contains the TIR and correspondence with TRB. A TMP and construction management plan will be prepared and submitted to TRB as recommended by TRB.

5.3 PRELIMINARY ENGINEERING REPORT

SSFM International, Inc. (SSFM) prepared a Preliminary Engineering Report (PER) for the Lili'uokalani Center in December 2021. The purpose of the report was to present information on existing service and any infrastructure upgrades or requirements for the proposed renovation of the former Honolulu Club building. It includes background information, existing conditions, proposed development modifications, and potential impacts due to the renovations as well as any proposed mitigating measures as required.

SSFM anticipates that the infrastructure systems will be able to accommodate the Lili'uokalani Center renovations. They have coordinated and corresponded with the respective service providers and utilities in support of this application to confirm availability. Refer to the approval/confirmations in Table 5-1. The PER is attached as Appendix K.

Table 5-1: Available Infrastructure

UTILITY	AGENCY/ PROVIDER	APPROVAL/ CONFIRMATION SOUGHT	DATE SUBMITTED	STATUS
Water	Board of Water Supply	Adequacy Letter	April 8, 2021	Availability confirmed April 27, 2021 Formal approval will occur during the building permit process.
Fire Safety	Honolulu Fire Department	General compliance confirmation	February 25, 2022	General compliance confirmed February 25, 2022 Formal review and approval will occur during the building permit process.
Sewer	DPP Wastewater Branch	Sewer Connection Application Approval	April 7, 2022	Approved April 7, 2022
Electricity	Hawaiian Electric Company (HECO)	Confirmation	November 15, 2021	HECO responded January 3, 2022, that a larger KVA transformer will be required and will therefore be installed. Upgrade process has been initiated with HECO, March 1, 2022.
Telecom/ Communi- cations	Hawaiian Telcom (Telephone) Spectrum (CATV and Internet)	No change in telephone or CATV service. Check availability of high-speed internet upgrades from both Hawaiian Telcom and Spectrum.	N/A (LT staff coordination)	No change in telephone service from Hawaiian Telcom and CATV service from Spectrum. Hawaiian Telcom can install the high-speed internet connection upon buildout.
Gas	The Gas Company	No increase in service; potential reduction in service.	N/A	A reduction in service is anticipated and may result in the removal of one of two existing meters. This will be confirmed at building permit.

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