

CADES SCHUTTE
A Limited Liability Law Partnership

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Attorneys for Applicant
THE TRUSTEES OF THE LILI'UOKALANI
TRUST

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

STATE OF HAWAII

In re Application of

THE TRUSTEES OF THE
LILI'UOKALANI TRUST

to Approve and Issue Development
Permit No. KAK 21-028

DEVELOPMENT PERMIT NO. KAK 21-028

**THE TRUSTEES OF THE
LILI'UOKALANI TRUST'S WITNESS
LIST**

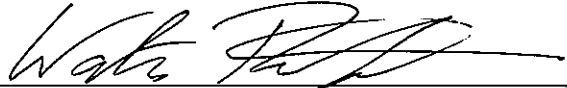
**THE TRUSTEES OF THE LILI'UOKALANI TRUST'S
WITNESS LIST**

The Trustees of the Lili'uokalani Trust ("LT") submit the following list of witnesses:

1. Sherman Wong;
2. Kimi Yuen;
3. Matt McDermott;
4. Cathy Leong;
5. Robyn McKinney; and
6. Joseph Marshall.

LT reserves the right to call additional witnesses as they are identified and reserves the right to call rebuttal witnesses.

DATED: Honolulu, Hawai'i, November 28, 2022.



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**THE TRUSTEES OF THE
LILI'UOKALANI TRUST'S EXHIBIT
LIST**

EXHIBITS 1 - 9

**THE TRUSTEES OF THE LILI‘UOKALANI TRUST’S
EXHIBIT LIST**

The Trustees of the Lili‘uokalani Trust (“**LT**”) submit the following exhibits and declarations:

EXHIBIT #	DESCRIPTION
1.	Declaration of Sherman Wong
2.	Declaration of Kimi Yuen
3.	Declaration of Matt McDermott
4.	Declaration of Cathy Leong
5.	Declaration of Robyn McKinney
6.	Declaration of Joseph Marshall
7.	September 2022 Lili‘uokalani Center, Hawai‘i Community Development Authority Development Permit Application, TMK: (1) 2-1-044: 005 (previously provided to HCDA, no additional copies of the application are submitted herewith).
8.	LT slides to be presented at December 7, 2022 HCDA hearing.
9.	PBR Hawaii & Associates, Inc. slides to be presented at December 7, 2022 HCDA hearing.

DATED: Honolulu, Hawai'i, November 28, 2022.

A handwritten signature in black ink, appearing to read "Walter D. Prendergast", is written over a horizontal line.

CALVERT G. CHIPCHASE
WALTER D. PRENDERGAST

Attorneys for Applicant
THE TRUSTEES OF THE
LILI'UOKALANI TRUST

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
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DEVELOPMENT PERMIT NO. KAK 21-028

DECLARATION OF SHERMAN WONG

I, SHERMAN WONG, hereby declare based upon my own personal knowledge as follows:

1. I am the Director of Design and Construction for the Lili‘uokalani Trust (“**LT**”). I am authorized to make this declaration.

2. This written testimony in the form of a declaration is submitted on behalf of LT and in support of the application for Development Permit No. KAK 21-028 (the “**Application**”).

3. LT collaborated with PBR Hawaii & Associates, Inc. (“**PBR Hawaii**”) in the preparation of the Application. Attached hereto as Exhibit 7 is a true and correct copy of the Application.

4. Approval and issuance of Development Permit No. KAK 21-028 for the proposed Lili‘uokalani Center would allow LT to renovate the existing structure at 932 Ward Avenue into a state-of-the-art educational facility to support LT’s mission.

5. Attached hereto as Exhibit 8 is a true and correct copy of slides prepared by LT to be presented at the December 7, 2022, Hawaii Community Development Authority hearing regarding the Application.

I declare under the penalty of law that the foregoing is true and correct.

DATED: Honolulu, Hawai'i, November 25, 2022.



SHERMAN WONG

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
STATE OF HAWAII

In re Application of

THE TRUSTEES OF THE
LILI‘UOKALANI TRUST

to Approve and Issue Development
Permit No. KAK 21-028

DEVELOPMENT PERMIT NO. KAK 21-028

DECLARATION OF KIMI YUEN

I, KIMI YUEN, hereby declare based upon my own personal knowledge as follows:

1. I am a Vice-President and Principal at PBR Hawaii & Associates, Inc., a Hawai‘i corporation (“**PBR Hawaii**”). I am authorized to make this declaration.

2. PBR Hawaii is a land planning and landscape architecture consultant firm that has been serving Hawai‘i for over 50 years.

3. This written testimony in the form of a declaration is submitted on behalf of the Lili‘uokalani Trust (“**LT**”) and in support of the application for Development Permit No. KAK 21-028 (the “**Application**”).

4. PBR Hawaii prepared the Application in collaboration with LT. Attached hereto as Exhibit 7 is a true and correct copy of the Application.

5. Attached hereto as Exhibit 9 is a true and correct copy of slides prepared by PBR Hawaii to be presented at the December 7, 2022 Hawaii Community Development Authority hearing regarding the Application.

6. I have previously provided expert witness testimony in land use planning in hearings before the Authority for the Howard Hughes Corporation’s Victoria Place, Ulana, and The Park Ward Village projects.

I declare under the penalty of law that the foregoing is true and correct.

DATED: Honolulu, Hawai'i, November 25, 2022.


KIMI YUEN

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
STATE OF HAWAII

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LILI‘UOKALANI TRUST

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**DECLARATION OF MATT
MCDERMOTT**

I, MATT MCDERMOTT, hereby declare based upon my own personal knowledge as follows:

1. I am a Project Manager and Principal Investigator at Cultural Surveys Hawaii, Inc., a Hawai‘i corporation (“**Cultural Surveys**”). I am authorized to make this declaration.

2. Cultural Surveys is an archaeological consultant firm that has been serving Hawai‘i since 1982.

3. This written testimony in the form of a declaration is submitted on behalf of the Lili‘uokalani Trust (“**LT**”) and in support of the application for Development Permit No. KAK 21-028 (the “**Application**”).

4. Cultural Surveys prepared the Updated Archaeological Literature Review and Field Inspection (“**LRFI**”), finding that no further historic preservation review steps are warranted and supporting a project effect determination of “no historic properties affected” pursuant to Hawai‘i administrative Rules § 13-284-7(a)(1).

5. A true and correct copy of the LRFI is attached to the Application within Appendix I.

I declare under the penalty of law that the foregoing is true and correct.

DATED: Honolulu, Hawai'i, 11-25-2022.



MATT MCDERMOTT

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
STATE OF HAWAII

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DECLARATION OF CATHY LEONG

I, CATHY LEONG, hereby declare based upon my own personal knowledge as follows:

1. I am a Director of the Transportation Group at Wilson Okamoto Corporation, a Hawai‘i corporation (“**Wilson Okamoto**”). I am authorized to make this declaration.
2. Wilson Okamoto is a planning and engineering firm that has been serving Hawai‘i since 1947.
3. This written testimony in the form of a declaration is submitted on behalf of the Lili‘uokalani Trust (“**LT**”) and in support of the application for Development Permit No. KAK 21-028 (the “**Application**”).
4. Wilson Okamoto prepared the Traffic Impact Report (“**TIR**”), a true and correct copy of which is attached to the Application as Appendix J.

I declare under the penalty of law that the foregoing is true and correct.

DATED: Honolulu, Hawai'i, November 28, 2022.



CATHY LEONG

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
STATE OF HAWAII

In re Application of

THE TRUSTEES OF THE
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to Approve and Issue Development
Permit No. KAK 21-028

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**DECLARATION OF ROBYN
MCKINNEY**

I, ROBYN MCKINNEY, hereby declare based upon my own personal knowledge as follows:

1. I am a Senior Project Engineer at SSFM International, Inc., a Hawai'i corporation ("**SSFM**"). I am authorized to make this declaration.
2. SSFM is a professional consulting and engineering practice that has been serving Hawai'i for over 60 years.
3. This written testimony in the form of a declaration is submitted on behalf of the Lili'uokalani Trust ("**LT**") and in support of the application for Development Permit No. KAK 21-028 (the "**Application**").
4. SSFM prepared the Preliminary Engineering Report ("**PER**"), a true and correct copy of which is attached to the Application as Appendix K.

I declare under the penalty of law that the foregoing is true and correct.

DATED: Honolulu, Hawai'i, November 25, 2022.



ROBYN MCKINNEY

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
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**DECLARATION OF JOSEPH
MARSHALL**

I, JOSEPH MARSHALL, hereby declare based upon my own personal knowledge as follows:

1. I am a Senior Associate at Flansburgh Architects. I am authorized to make this declaration.
2. Flansburgh Architects is an architecture firm located in Boston, Massachusetts.
3. This written testimony in the form of a declaration is submitted on behalf of the Lili‘uokalani Trust (“**LT**”) and in support of the application for Development Permit No. KAK 21-028 (the “**Application**”).
4. Flansburgh Architects prepared Figures 1 through 38 of the Application, true and correct copies of which are attached to the Application as Figures 1 through 38.

I declare under the penalty of law that the foregoing is true and correct.

DATED: Boston, Massachusetts, 11.25.2022.

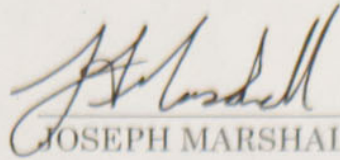

JOSEPH MARSHALL

EXHIBIT 7

Previously provided to HCDA. No additional copies of the application are submitted herewith.



Lili'uokalani Center

Development Permit Application (KAK 21-028)

Hawai'i Community Development Authority Public Hearing

12.07.2022



Presentation Contents

- About Lili'uokalani Trust
- Wehe Ke Ala 2045 – Strategic Plan
- Programs
- Lili'uokalani Center
- Benefits
- Public Outreach
- Tenant Relocation and Development Timeline





About Lili'uokalani Trust

- **Established in 1909** by Hawai'i's last reigning monarch, Queen Lili'uokalani
- **Deed of Trust** - Improve lives of orphan and destitute children in the Hawaiian Islands with preference given to Native Hawaiians in perpetuity
- **Vision** - E nā kamalei lupalupa - "Thriving Hawaiian Children"
- **Mission** - Provide opportunities for Hawaiian children to realize their greatest potential - living healthy, joyful, and prosperous lives, while contributing positively to their families, community, and the world.





About LT - Operations

- **Endowment** - Perpetual private operating foundation and one of Hawaii's largest landowners with \$1.4 billion in assets under management
- **Mission Spending** - LT's endowment provides 100% of its funding which will exceed \$55 million in 2022
- **Long Term Focused** - Independent and privately funded, LT provides long term investments in innovative or inventive programs designed to redefine the standard of care for the most vulnerable children in Hawaii, with preference given to Native Hawaiians





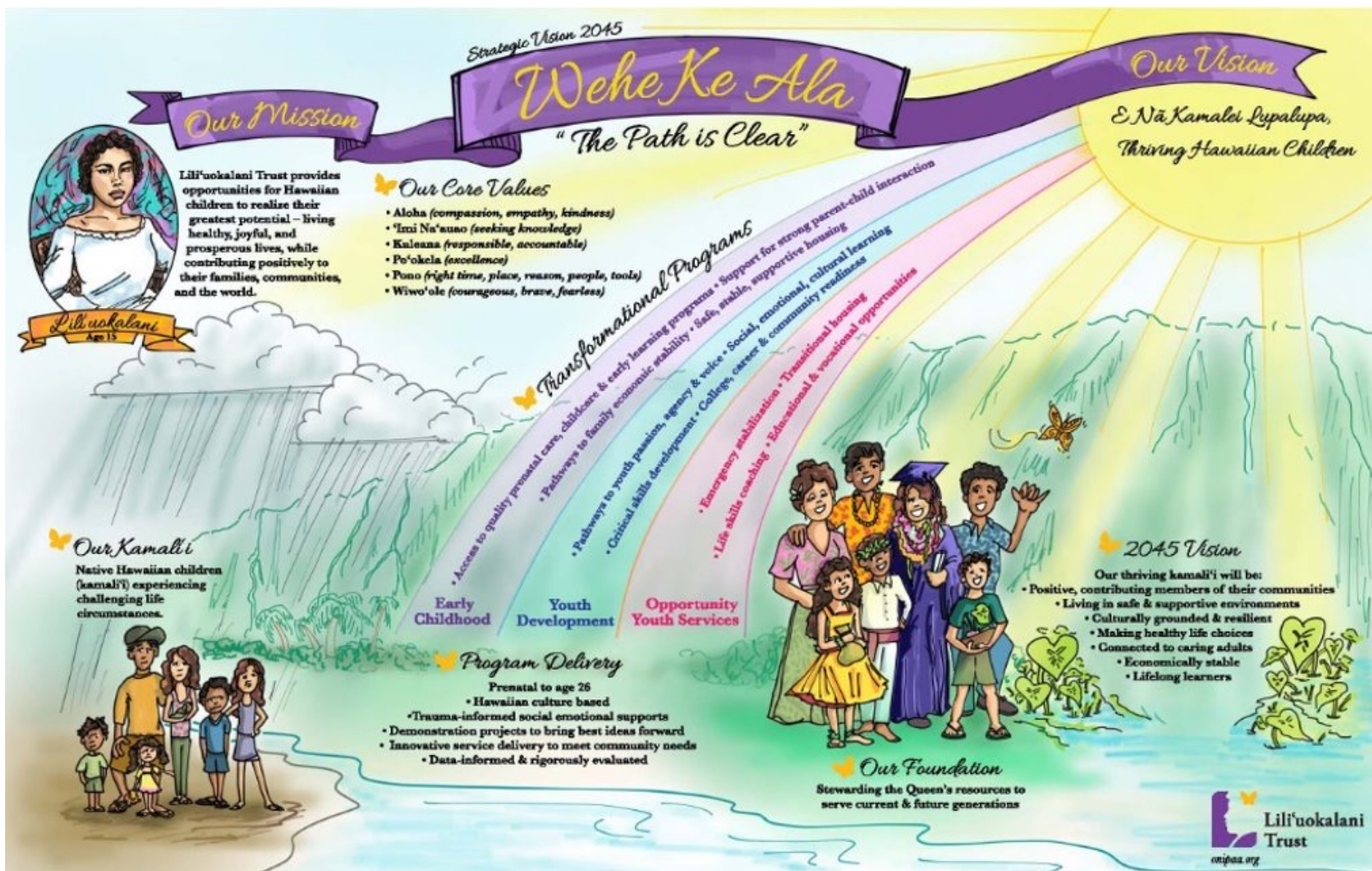
About LT - Philosophy

- **Culture** - Hawaiian culture is the foundation of our work. Our programs and practices are reflective of these gifts and inclusive of the wisdom and richness of Hawaiian culture.
- **Trauma and Healing Invested** - Our work with young children and families is informed by the effects of trauma on the developing brain and the resulting impact on children's ability to thrive.
- **Child-Centered, Family-Focused** - Our work with children and families places the child at the center of care while families are recognized as the first and most important circle of support.
- **Community Connection** - Pilina (relationships), nurtured between and among people, build trust and are an essential vehicle for change.





Wehe Ke Ala 2045 - Strategic Plan





Wehe Ke Ala 2045 - Strategic Plan

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)



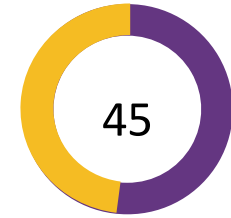
Our Most Vulnerable



In 2019, **3 in 4** young Hawaiian children in single parent families did not have a livable income.



In 2020, **4 in 5** children living in homeless families were Native Hawaiian.



In 2018, **45%** of children in foster care were Native Hawaiian.



Between 2015 and 2017, Native Hawaiians accounted for about **30%** of arrests but almost **50%** of youth placed in detention or on probation.



In the 2019-20 school year, **18%** of Native Hawaiian public school students were chronically absent.



In 2019, **2 of 3** births to teens ages 15 through 19 were to Native Hawaiians or Pacific Islanders.



Innovative Programming



Early Childhood

Early Childhood Center & Regional EC Programming

- Parenting youth ages 18-26 with children 0-5 years
- High quality early learning
- Parent coaching & career pathways
- Supportive Housing



Youth Development

Lili'uokalani Center & Regional Innovation Centers

- School-aged youth (elementary to high school)
- Exploratory & Pathway Programs
- Passion, purpose & growth mindset
- Education, career & life readiness



Opportunity Youth Services

Lydia House

- Youth ages 14-26 in foster care, juvenile justice, or at risk of homelessness.
- Crisis intervention & Wrap-around services
- Emergency Shelter & Diversion Program
- Transitional Housing (18-26)

LT Ranch- Waimea (2022)

- Animal/'āina/arts therapy program (15-18)



Youth Development

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.





Youth Development

- '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.
- 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.





Program Spaces

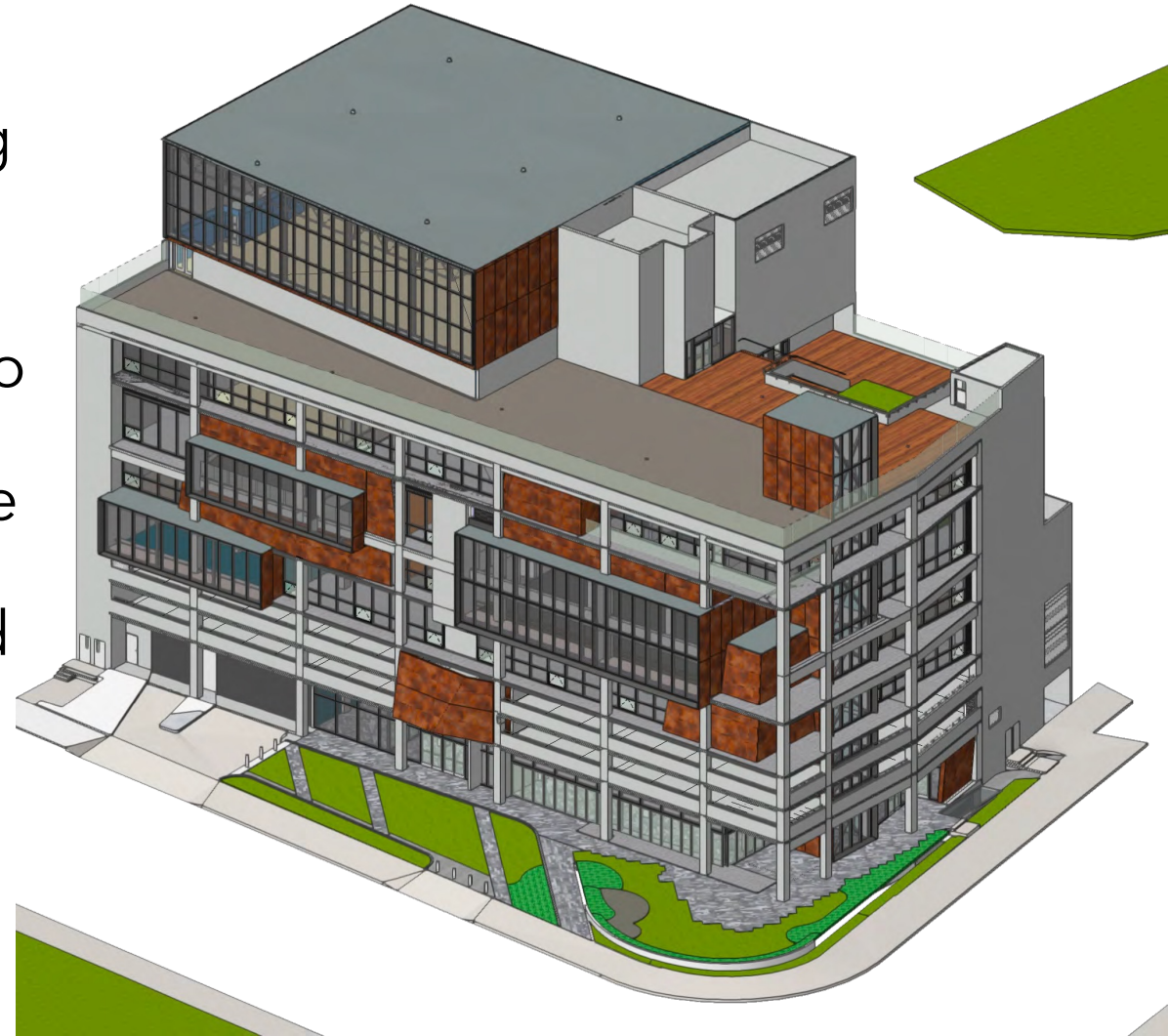
LT owns approximately **6.7 million** square feet of mission-dedicated real estate (indoor and outdoor space) across Hawai'i. As part of a decade-long repositioning effort, LT has invested in communities where the kamali'i need is greatest and our programs have the highest potential for positive impact.





Lili'uokalani Center

- Lili'uokalani Center will be the Trust's flagship location, providing state-of-the-art facilities and services for the kamali'i.
- 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.





Lili'uokalani Center

- 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





Lili'uokalani Center

- The Center will be an adaptive reuse of the existing structure, formerly known as the Honolulu Club.
- 1st Floor: Reception lobby, Innovation Lounge and café. Various offices, support and meeting spaces located behind the lobby.
- Parking is located in the basement, first, second, third, and fourth floors.

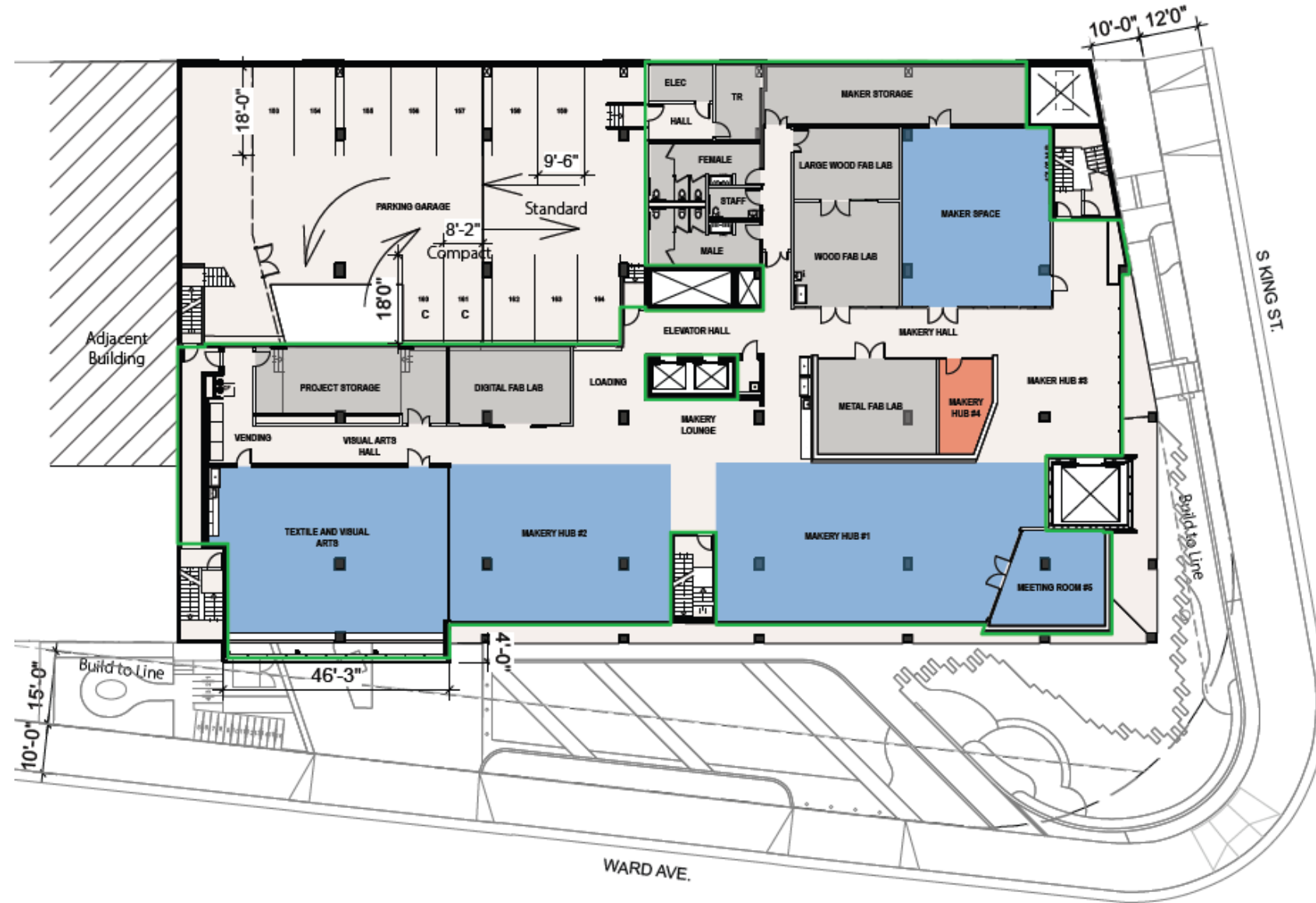


1st Floor



Lili'uokalani Center

- 4th Floor: Maker spaces and fabrication labs for textile and visual arts, wood, metal, and digital fabrication, as well as learning spaces.



4th Floor



Lili'uokalani Center

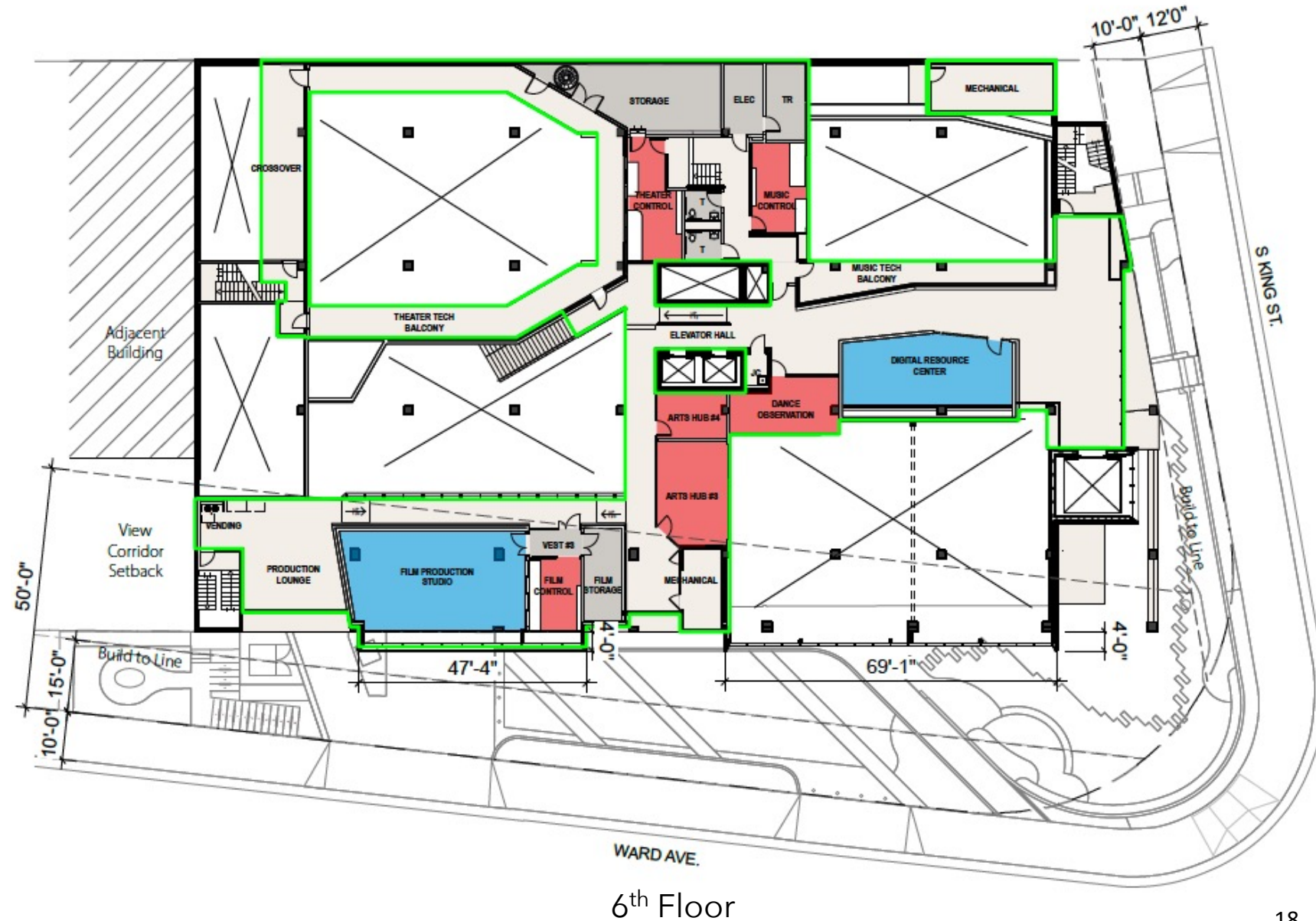
- 5th and 6th Floors: Performing arts program spaces, including the black box theater, dance studios, a music studio, a music and video recording studio, and gathering spaces.





Lili'uokalani Center

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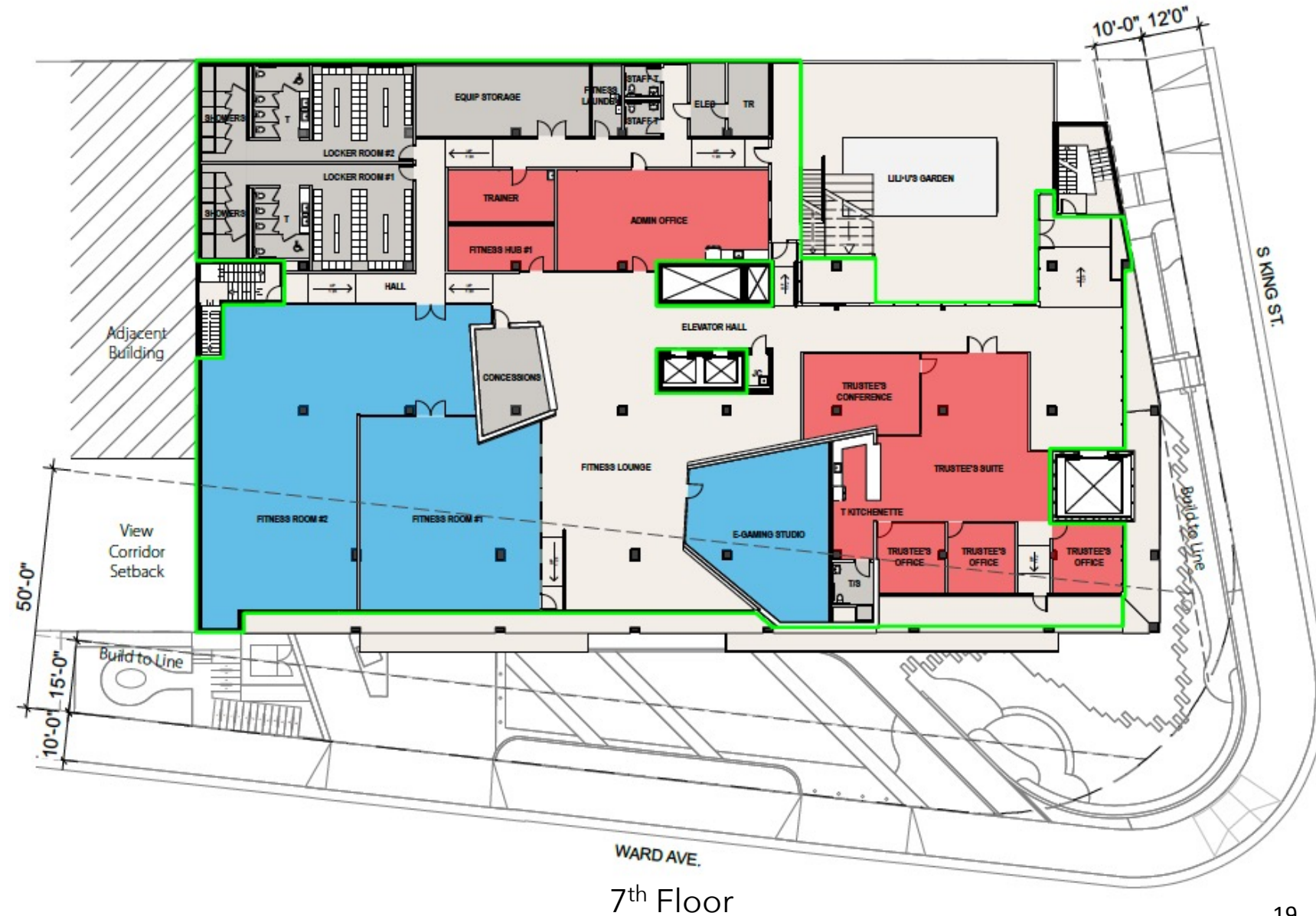


6th Floor



Lili'uokalani Center

- 7th Floor: Fitness spaces, an e-gaming studio, Trustee gathering spaces, administrative office space as well as an outdoor garden.

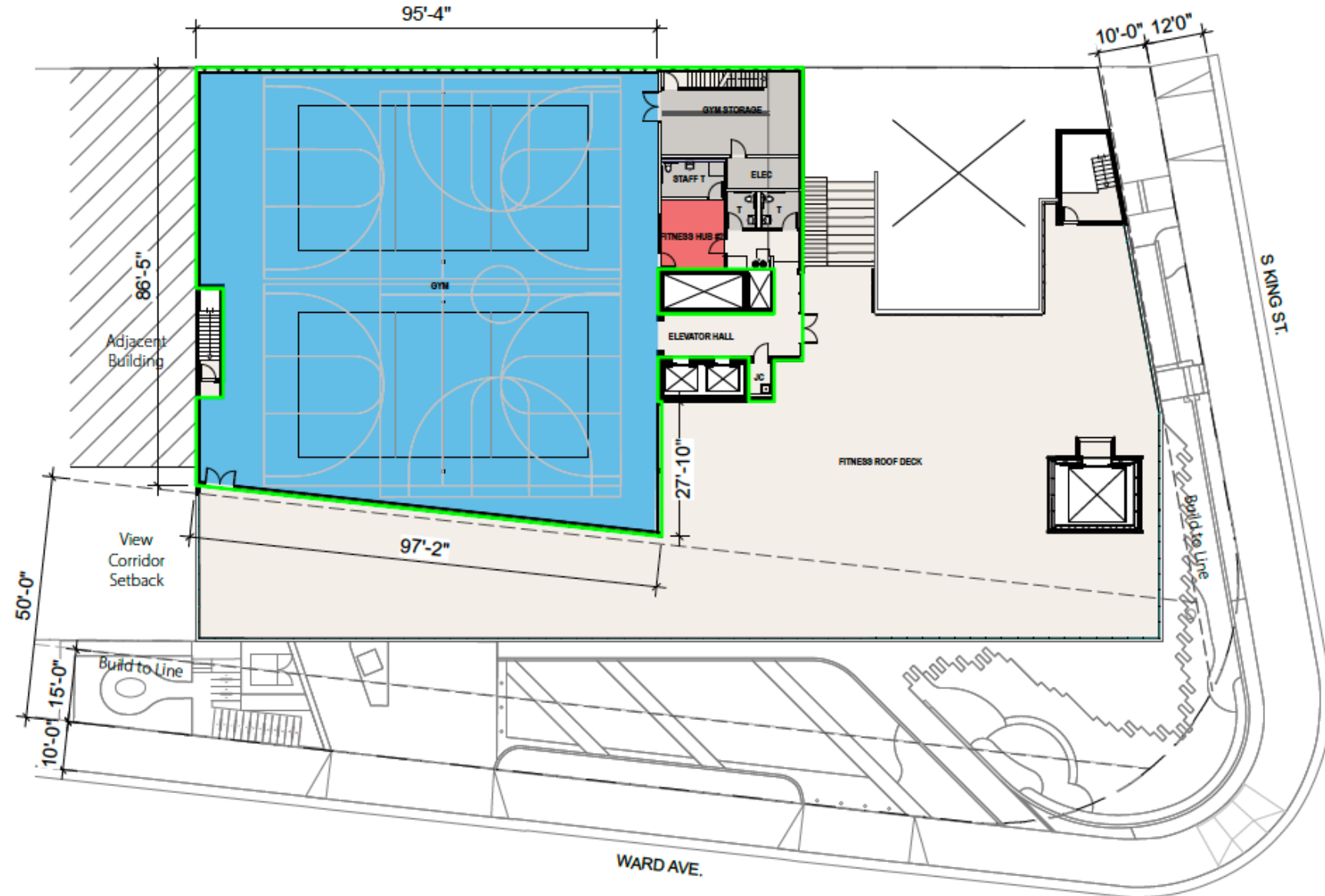


7th Floor

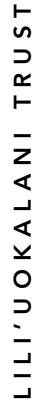


Lili'uokalani Center

- 8th Floor: Athletics and fitness facilities are continued with an enclosed gym to help mitigate noise and an open-air fitness roof deck.



8th Floor



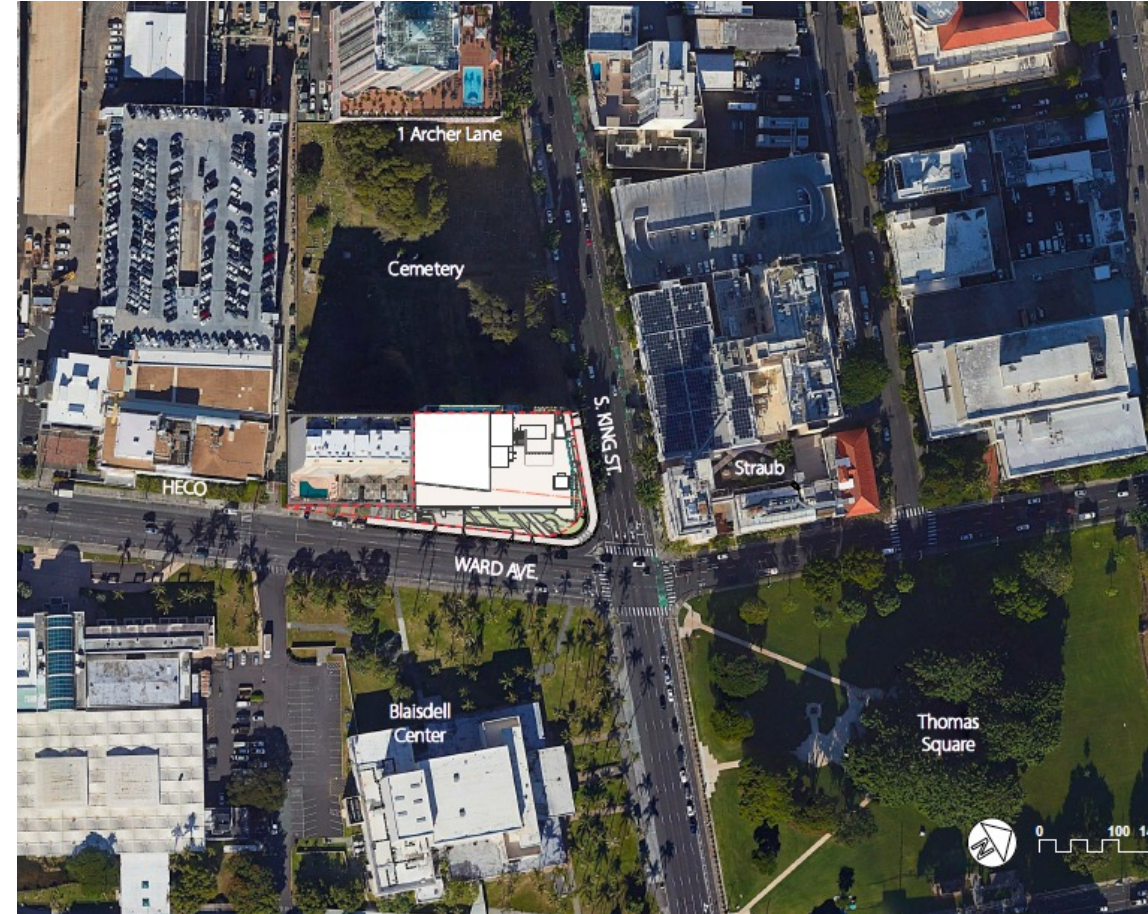
- An exterior elevated landscaped terrace extends the Innovation Lounge outdoors onto a lānai and protocol space.





Benefits

- 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.
- 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.





Outreach

- Public Outreach Events:
 - Neighboring Properties Meetings: 5/7/2021, 10/25/2021
 - Neighborhood Board Community Action Committee Meeting: 10/7/2021
 - Neighborhood Board Regular Meeting: 10/26/2021
 - Neighboring Properties Open House: 10/18/2022
- HCDA Coordination:
 - HCDA Staff Meetings: 2/2/2021, 5/28/2021, 8/3/2021, 10/21/2021
 - HCDA Design Advisory Board Meeting: 12/2/2021



Outreach

- No issues were identified as to the interior renovations, but discussions regarding the 8th floor included: ensuring the protection of the cavity between LC and the Royal Court Condominiums, ensuring proper mitigation to reduce nuisances from the new rooftop equipment, and coordinating construction with the Roman Catholic Diocese to protect graves in the cemetery while ensuring necessary access for construction.
- LT plans incorporate these recommendations into the renovation design and construction plans.



Tenant Relocation and Development Timeline

- Three (3) remaining tenants in negotiations to vacate the building before the end of January 2023
- LT assisted all tenants with finding new spaces to operate
- Following permit approval, we expect to submit Building Permit applications for the renovation in early 2023.
- Demolition would also begin in early 2023, and we would expect to have renovations complete in 2024, subject to permit approvals.

A close-up photograph of a cluster of light pink flowers, possibly from a bird of paradise plant. The flowers have five petals and a prominent purple center. In the center of each purple center is a small, yellow, star-shaped structure. The background is a soft, out-of-focus green, suggesting foliage.

Mahalo



LILI'UOKALANI CENTER

HCDA PRESENTATION HEARING

December 7, 2022

Lili'uokalani Trust
Development Permit Application

Kimi Yuen | PBR HAWAII

LILI'UOKALANI CENTER

Lili'uokalani Trust is proposing the renovation of the existing building at 932 Ward Avenue into its flagship, state-of-the-art educational facility, the *Lili'uokalani Center*.



Proposed Renovation

LILI'UOKALANI CENTER

- Original structure built in 1980.
- The HCDA Kaka'ako Community Development District Mauka Area Rules allow the **enlargement** of an existing legally **nonconforming structure up to 25% of existing floor area** per MAR §15-217-91(e)(4):
 - Existing floor area: 87,132 SF
 - Proposed floor area: 97,305 SF (14.3% increase)



Existing Structure

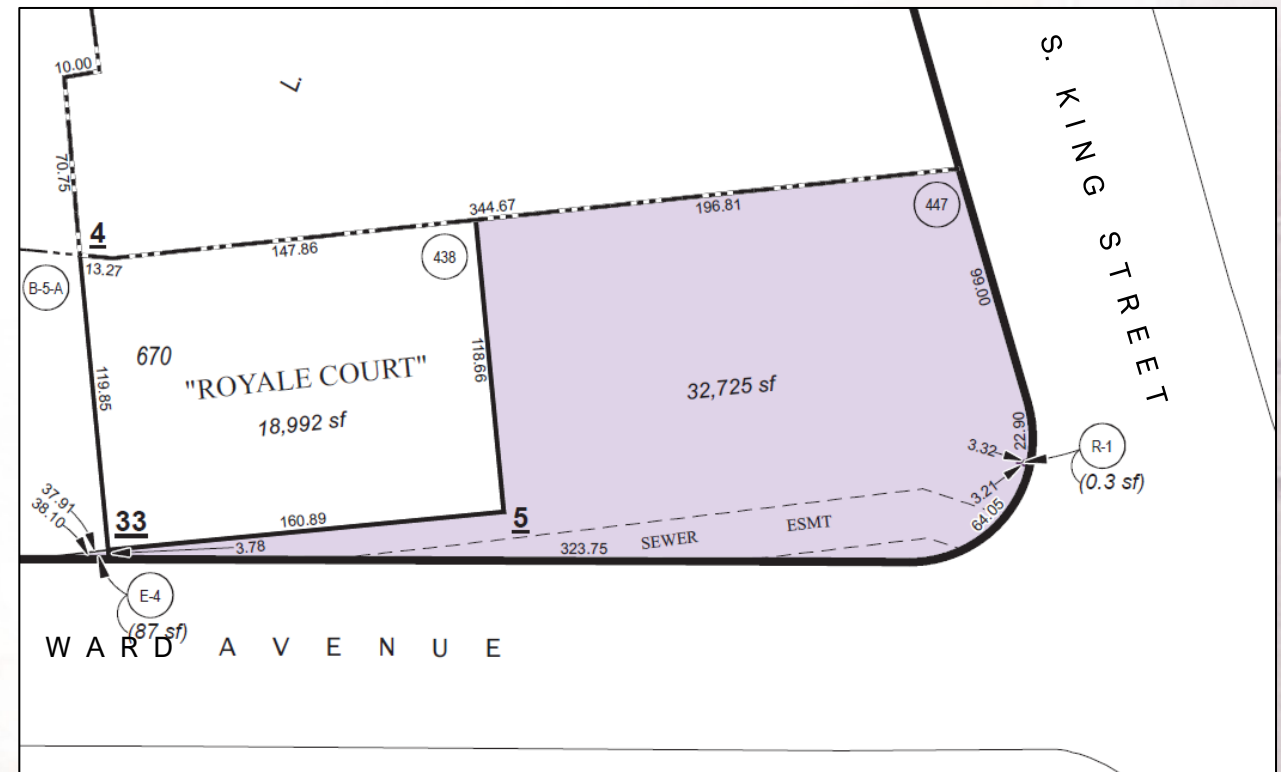
LILI'UOKALANI CENTER DEVELOPMENT PERMIT

DEVELOPMENT PERMIT REQUIRED
FOR "DEVELOPMENT" (CHANGE IN
USE AND EXTERIOR RENOVATION) AS
WELL AS SIZE OF THE LOT (>20,000 SF):

- Lot size: 32,725 SF

REQUIRED FINDINGS FOR APPROVAL:

- Mauka Area Plan consistency
- Mauka Area Rules consistency
- Compatibility with surrounding land uses and existing and planned land use character of the surrounding area



Development Permit Application Figure 2 – TMK Parcel

LILI'UOKALANI CENTER

PROJECT SUMMARY

- **Neighborhood Zone:**
Thomas Square
- **Proposed Use:**
Educational Facility
- **770-SF portion of City right-of-way** will be landscaped and maintained by LT (City-approved Surface Encroachment, Appendix B)
- **Existing Building Footprint:**
23,214 SF
- **Existing Building Height:**
116 Feet
- **Existing King Street Build-to Line Encroachment:** 1.2 Inches



Development Permit Application Figure 3 – Site Plan, Existing

MAUKA AREA PLAN (MAP) & MAUKA AREA RULES (MAR)

The MAP and MAR are designed to guide the redevelopment of the Kaka'ako District into a vibrant transit-oriented, pedestrian friendly mixed-use community.

- The MAP establishes general redevelopment goals and objectives.
- The MAR specify regulations.



MAUKA AREA **PLAN** CONSISTENCY

PRINCIPLES

3.1 Develop Urban Village Neighborhoods

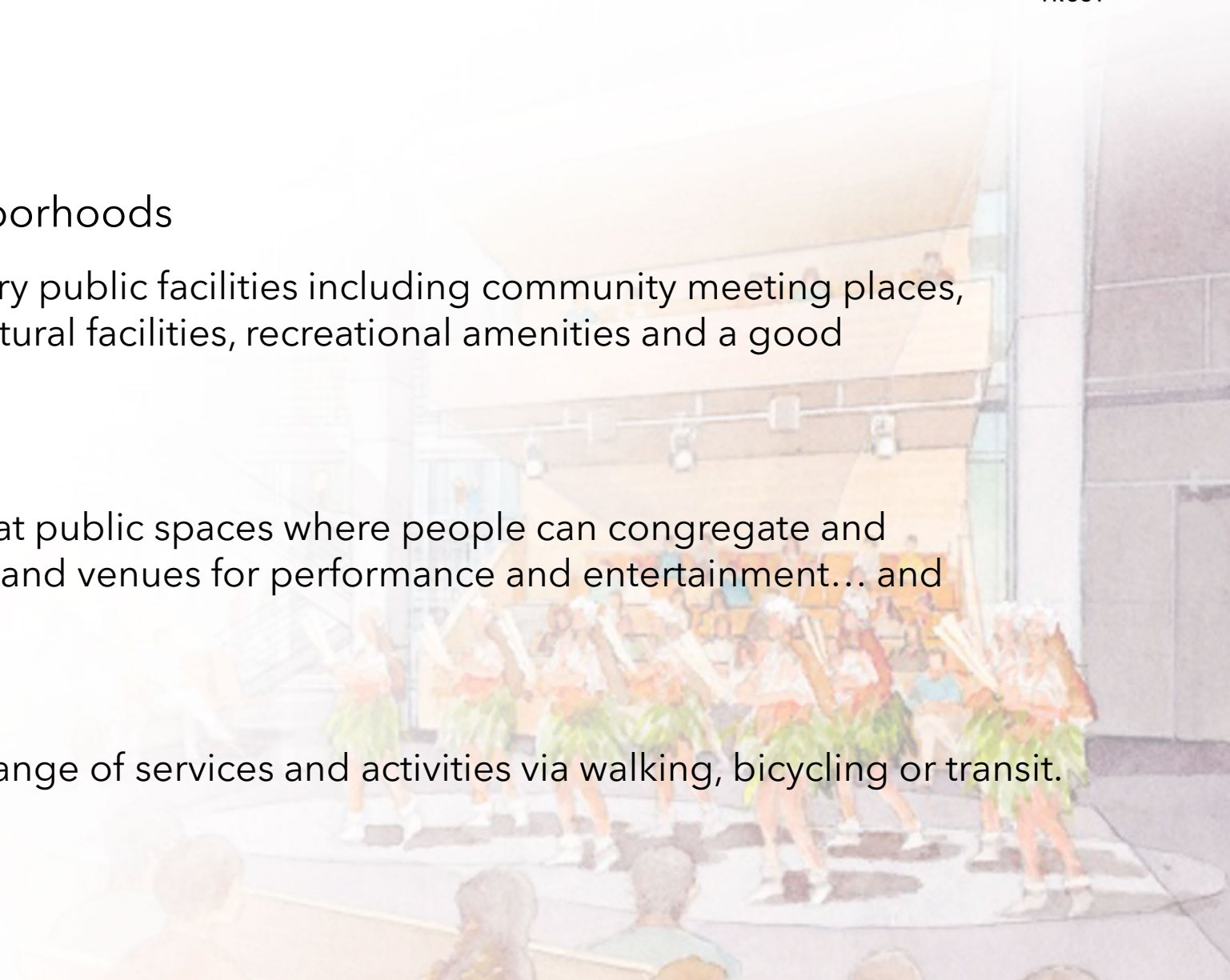
Neighborhoods shall include necessary public facilities including community meeting places, childcare centers, educational and cultural facilities, recreational amenities and a good transportation system.

3.2 Create Great Places

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

Provide convenient access to a wide range of services and activities via walking, bicycling or transit.



MAUKA AREA PLAN CONSISTENCY

KEY CONCEPTS

5.0 Urban Design

- Outstanding Pedestrian Environment
- Enhance the Urban Character

10.0 Social and Safety Plan

- Social Proposals
 - Development be designed to facilitate a safe as well as enriching social interaction of people as they conduct their business and other activities within the community
- Public Safety Proposals
 - Safety shall be an element of consideration in all urban design review of development projects



Development Permit Application Figure 5 – Landscape Plan

MAUKA AREA RULES CONSISTENCY

MAR §15-217-91(e)(4) | Nonconforming Structures

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.

MAUKA AREA **RULES** CONSISTENCY

Applicable sections of the MAR in addition to the six criteria by which an existing nonconforming structure may be enlarged up to 25%:

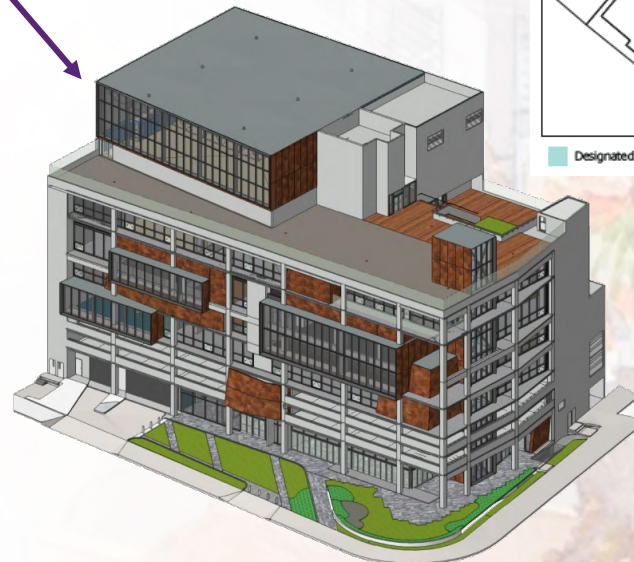
- **VIEW PRESERVATION** | §15-217-55 (l)
- **WINDOWS** | §15-217-55 (k)
- **PARKING** | §15-217-63 (e)
- **LOADING** | §15-217-63 (l)
- **BIKE PARKING** | §15-217-63 (m)



View Corridors (MAR Figure 1.6A)

(6) The areas of buildings above sixty-five feet on view corridor streets shall be setback by fifty feet behind the lot line.

Map of the City of Portland showing designated view corridor streets. The map includes labels for streets such as Portland Ave, South, Cook, Main, Alameda, and Commercial. A legend at the bottom left indicates "Designated View Corridor Streets" with a teal line. A note at the bottom right states "Not to Scale".



MAUKA AREA RULES CONSISTENCY

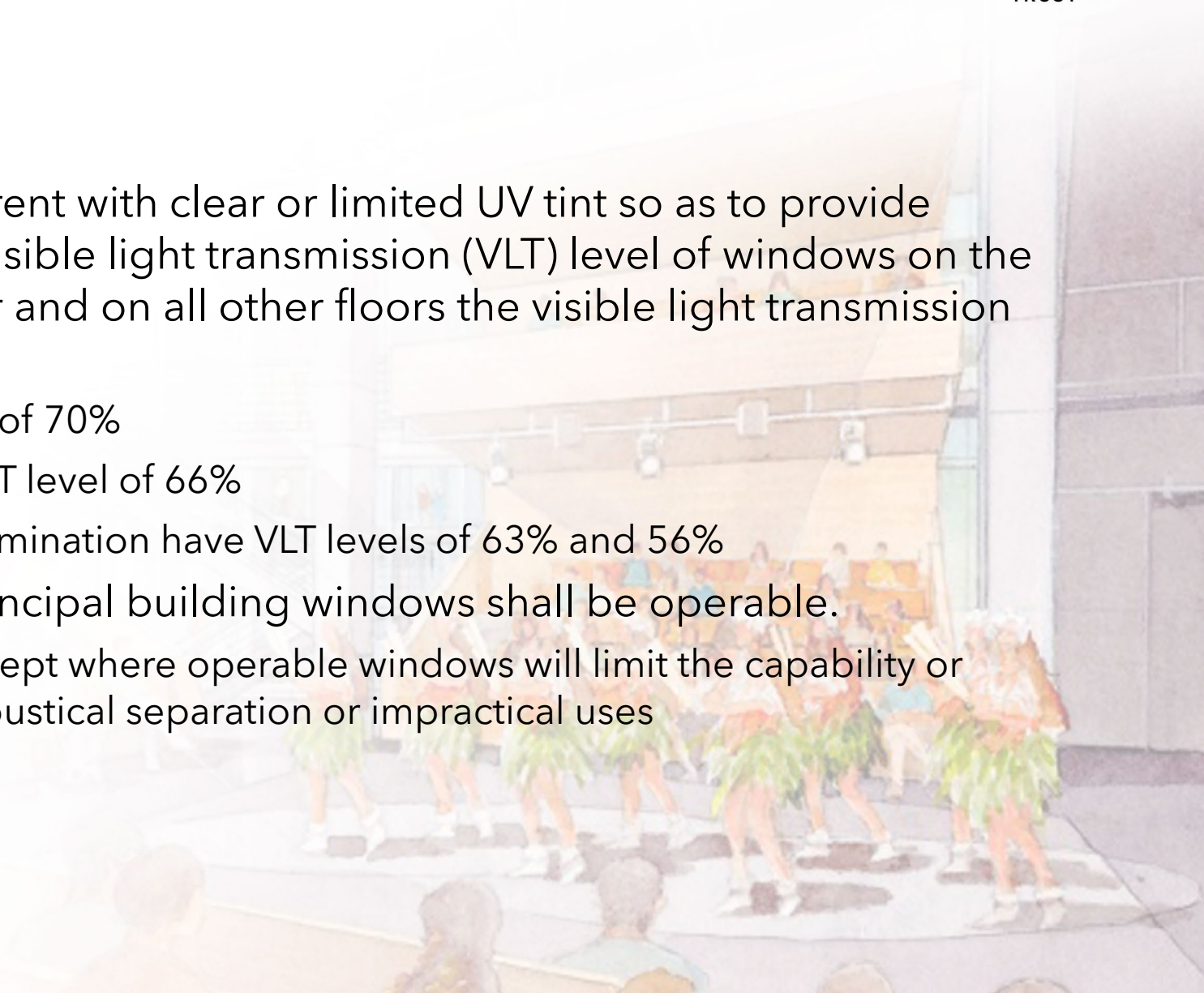
WINDOWS | §15-217-55 (k)

(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 (VLT) 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.

- All ground floor windows have a VLT of 70%
- The typical upper windows have a VLT level of 66%
- Other upper windows with double lamination have VLT levels of 63% and 56%

(3) For floors one through ten, all principal building windows shall be operable.

- Operable windows are provided, except where operable windows will limit the capability or function of the space by reduced acoustical separation or impractical uses



MAUKA AREA RULES CONSISTENCY

PARKING | §15-217-63 (e)

- (1) Required number of parking spaces
- (6) At least 50% of required parking spaces shall be standard sized parking spaces

LOADING | §15-217-63 (l)

- (1) Required number of loading spaces
- (5) Loading space size - no change to the 3 existing nonconforming loading spaces

PARKING & LOADING | §15-217-91

(f)(2)(H)

- (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
- (5) Off-street parking and loading requirements of this section shall be satisfied for additional floor area constructed

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%

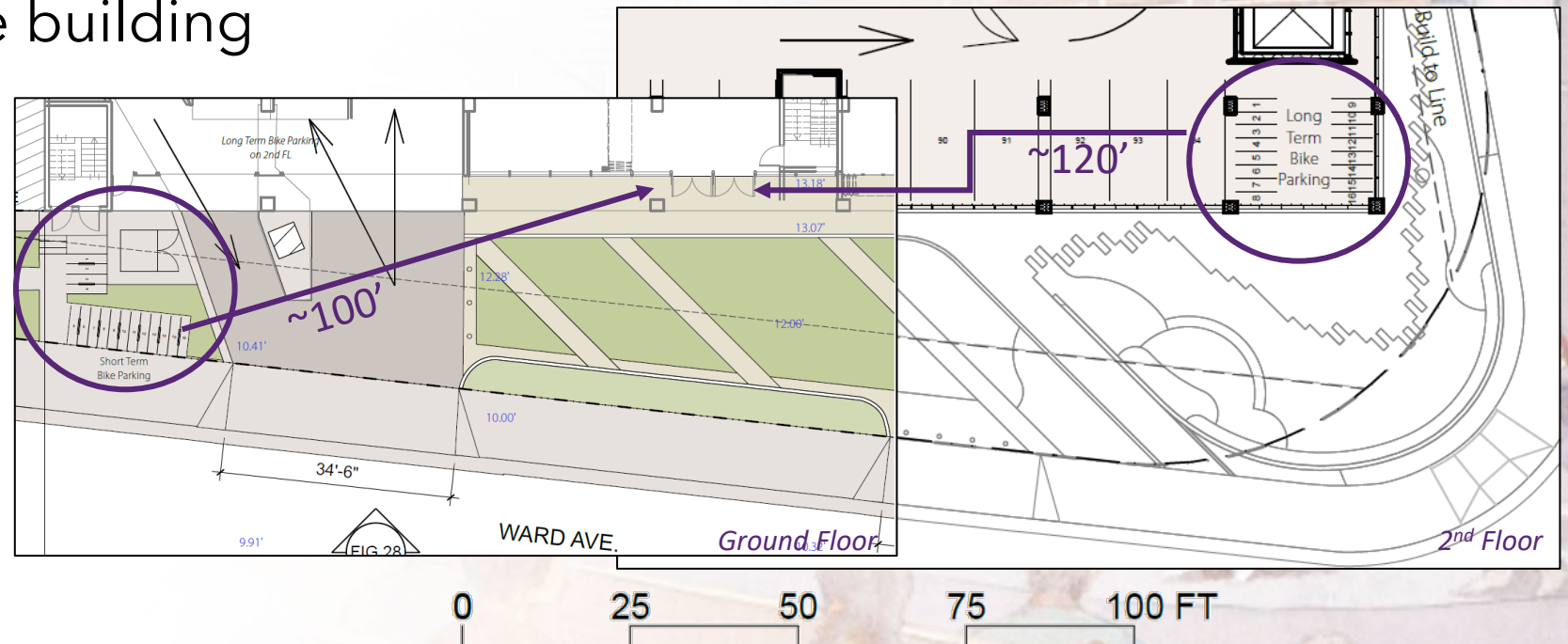
OFF STREET LOADING REQUIRED		
USE TYPE	FLOOR AREA (SF)	NUMBER OF SPACES
Civic Support, Educational, Civic	50,001 - 100,000	3
LOADING SPACES PROVIDED		
TOTAL PROVIDED	3 (1 Large, 2 Small)*	
*No change from existing per MAR § 15-217-63		

Development Permit Application Tables 2-2 and 2-3

MAUKA AREA RULES CONSISTENCY

BICYCLE PARKING | §15-217-63 (m)

- (1) Both short-term bicycle parking and long-term bicycle parking shall be provided
- (2) Bicycle parking shall be provided within 400 feet of the principal entrance of the building

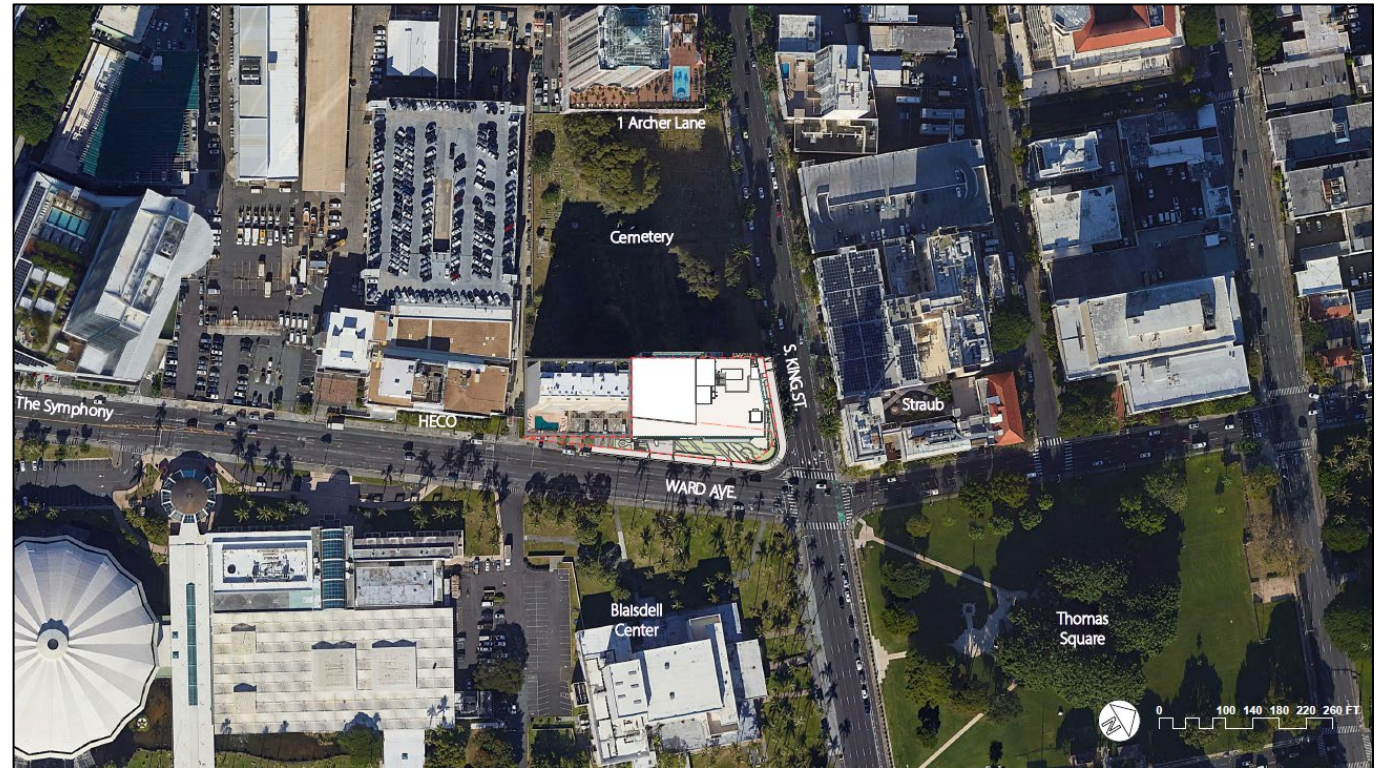


COMPATIBILITY WITH SURROUNDING LAND USES

THOMAS SQUARE NEIGHBORHOOD ZONE

Thomas Square, Honolulu's first park, is the focal point for a cluster of some of Honolulu's major cultural and educational venues, including:

- The Honolulu Academy of Arts
- Neal S. Blaisdell Center
- McKinley High School



COMPLIANCE WITH HAWAI'I REVISED STATUTES

§206E-5.6(J) Authority Decision Making

(1) Extent to which the proposed project:

- (A) Advances the goals, policies, and objectives of the applicable district plan;
- (B) Protects, preserves, or enhances desirable neighborhood characteristics through compliance with... the district rules;
- (C) Avoids substantially adverse effect on surrounding uses...



*Conceptual Rendering of the
Innovation Lounge and Lanai*

(2) The impact of the proposed project on urban design:

- (A) Pedestrian oriented development, complete streets design
- (B) Transit oriented development
- (C) Community amenities such as gathering places, community centers, culture and arts facilities



COMPLIANCE WITH HAWAI'I REVISED STATUTES

§206E-5.6(J) Authority Decision Making

(3) Impact of the proposed project on the following areas of State concern:

- (A) Preservation of important natural systems or habitats;
- (B) Maintenance of valued cultural, historical, or natural resources;
- (C) Other resources relevant to the State's economy;
- (D) Commitment of State funds and resources;
- (E) Employment opportunities and economic development;
and
- (F) Quality of educational programs and services

(4) Commitment of the developer



*Conceptual Rendering of View
from Ward Avenue*



HCDA AND NEIGHBORHOOD BOARD MEETINGS

HCDA STAFF MEETINGS

- Early design review meetings with HCDA staff, February – October 2021

ALA MOANA/KAKA'AKO NEIGHBORHOOD BOARD MEETINGS

- Community Action Committee, October 7, 2021 (Appendix C)
- Full Board Meeting, October 26, 2021 (Appendix D)

HCDA DESIGN ADVISORY BOARD MEETING

- Design Advisory Board Review Meeting, December 2021 (Appendix G, Table 4-3)



MAHALO!

