



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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KAK 21-028

- D R A F T -

December 21, 2021

**Liliuokalani Trust Project
HCDA Design Advisory Board (“DAB”) Review
Meeting Notes**

Project Name: Liliuokalani Center
Site Address: 932 Ward Avenue, Honolulu Hawaii 96813
Tax Map Key (TMK): 2-1-044:005

Date of Meeting: December 2, 2021
Meeting Location: Microsoft Teams Virtual Meeting

Attendees: Kevin Sakoda, HCDA DAB Member
Hazel Go, HCDA DAB Member
Kevin Wilcock, HCDA DAB Member
Carson Schultz, Kakaako Director of Planning and Development
Sherman Wong, Liliuokalani Trust, Director of Design and Construction
Joe Marshall, Flansburg Architect
Kauai Arce, Liliuokalani Trust Program Manager
Debbie Akau – Liliuokalani Trust Project Manager
Kimi Yuen – PBR Hawaii
Grace Wolff- PBR Hawaii
Matt Higa – Ki Concepts LLC

Jordan Takahashi
Alex Diaz
Naomi Levine
David Croteau
Will Merrill
Susan Tamura
Mark Hakoda
Renee Reed

The following are comments and recommendations that were made regarding the overall design of the proposed project as presented to the DAB.

Kevin Hilcock:

- o Member Hilcock questioned the location of the loading elevator at the corner, which is a prominent location.

Response: The location of the elevator anchors the core corner. The elevator will accommodate large groups of students; not just freight. The building is a post tension structure, where the design team is trying to minimize demolition, while activating the public areas. There are three stairways within the building that are not easily accessible. The elevator will provide identifiable access to the upper levels. In addition, the central location will help move kids quickly. The elevator will have translucent panels that allow passengers to view the outside.

Recommendation: Use the elevator as an art piece.

- o Member Hilcock asked about the placement and strategy of using wood panels on the exterior.

Response: Using wood is inspired by keeping a balance with glass. Real wood is problematic; a plastic laminate will be used for resiliency. The wood will look like koa but will be easy to clean.

- o Will the name of the center (at the entry) be located in the front wood paneled area?

Response: To be determined in consultation with the Liliuokalani Trust.

- o Member Hilcock asked why the creative block box is not clear for views?

Response: It is cost prohibitive to provide balconies and views. The building is divided by floors where the 1st through 4th floors will be used for classes, and the 5th and 6th floors will be the creative media spaces. The block boxes fit adjacent to the recording studios, performing arts, and production spaces. A theater consultant confirmed that the architecture is suitably designed to the programs.

- o Member Hilcock asked if there were any sustainability considerations, such as Green Building, Well Program, LEED.

Response: Due to the building's nonconformities (built in the 1980s), it's difficult to retrofit sustainable elements. Where applicable, the design will incorporate sustainable elements, including building materials (glass coating), and provide a balance of economical and sustainable elements. Plans may include provisions for a future photovoltaic system ("PV"), but the uses (rooftop recreation space and gym for the kids) preclude a large PV system. Irrigation is proposed, because collecting water is problematic due to structural considerations. Landscape design will be based on design considerations for dry areas. The landscape plan proposes convert impervious surfaces to grass areas and planting.

- o Have you looked at battery storage?
Response: Liliuokalani Trust will look into battery storage. Generally, the design will meet current silver LEED certification. Specialty systems will need further study and might not fit into the budget.
- o **Recommendation:** Long-term bike storage on the second floor is important; short term is okay, but the Project should provide long-term bicycle parking.

Hazel Go

- o The proposed design is transformative. Member Go appreciates the thought that went into the design.
- o Member Go asked if it is possible to create outdoor space in the upper lanai areas? She suggested activating the corner of King and Ward; exterior balconies open up to the neighborhood.
Recommendation: Activate the upper lanai area into accessible space.
- o Has the team considered incorporating stairs for circulation?
Response: The design team looked into providing stairs, but it was costly and did not add a lot of benefit to the circulation of the building. Note that all existing stairs only have egress out to the first floor.
- o Member Go questioned why the landscape plan is inconsistent with Mauka Area Rules.
Response: The Project has a legal nonconforming status, and therefore is not subject to the Mauka Area Rules Street Tree Plan. The landscape design represents and pays homage to the Queen - the Project's plant selection is based on her mele, including Kaulana na pua and Ka Waiapo. Use of Hala, band of pili grass and rock mulch represent her mele. Her favorite flower was from the Hala tree, yellow was the color of her ring, and purple was her favorite color. In addition, the landscape plan includes coconut palms, which were significant to Queen Liliuokalani. They are also consistent with the palms at the nearby Blaisdell.

Kevin Sakoda

- o Member Sakoda stated that the building will primarily be used by 100-180 middle school/high school kids between the hours of 2:00 p.m. to 6:00 p.m. Is there an opportunity for an additional customer segment (kupuna in the morning) and would there be a need for a more accessible design to accommodate them? Could there be additional users, including third-party users of the theater, etc.?
- o Member Sakoda proposed the following:
 - "Style, Functionality, and Low Maintenance" should drive the design considerations for the sake of the customer.

Recommendation: Consider 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 corrosive materials.

- Design for the safety of the students: The arrival and departure of kids includes 100-180 students during peak times via the City Bus, Liliuokalani Trust Bus, walk, and bike. The site plan should account for the arrival and departure of students during peak period – can the drop-off area accommodate the number of students?

Recommendation: 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.