

COUNTY OF HAWAI'I

STATE OF HAWAI'I

RESOLUTION NO. 733 20

A RESOLUTION AUTHORIZING THE EXEMPTION OF CERTAIN CODE REQUIREMENTS, PURSUANT TO SECTIONS 201H-38 AND 46-15.1 OF THE HAWAI'I REVISED STATUTES, FOR WEST KĀWILI STREET SENIOR/VETERAN HOUSING IN SOUTH HILO, HAWAI'I, COVERED BY TAX MAP KEY (3) 2-4-057:030

WHEREAS, on February 20, 2019, the Hawai'i County Council adopted Ordinance 19-17, which amended Ordinance 07-26, changing the district classification from open (O) to multi-family residential – 1,000 square feet (RM-1) of the parcel covered by Tax Map Key (3) 2-4-057:030 consisting of 5.6 acres (the "PROPERTY");

WHEREAS, a Market Feasibility Analysis by Vogt Strategic Insights, LTD., identifies the County of Hawai'i (the "COUNTY") as having unmet demand for affordable, independent housing for seniors; and

WHEREAS, HKI Kāwili LLC, an affiliate of EAH Inc. dba EAH Housing, the tenant under the ground lease for the PROPERTY, and EAH Housing, the developer (the "DEVELOPER") of the West Kāwili Street Senior/Veteran Housing project on the PROPERTY are in the process of developing an independent living facility with 92 housing units and a community center (the "DEVELOPMENT"); and

WHEREAS, the DEVELOPER has responsibly developed, constructed and operated affordable housing facilities on Kaua'i, O'ahu, Maui, and California; and

WHEREAS, HKI Kāwili LLC will designate 91 of the 92 housing units in the DEVELOPMENT as affordable in accordance with Section 201H-38 of the Hawai'i Revised Statutes ("HRS") and one unit as the manager's residence; and

WHEREAS, the 91 affordable units will serve senior households defined as having members ages 62 years or older, and with household incomes at or less than 80 percent Area Median Income ("AMI"), with five units targeting 30 percent AMI, 45 units targeting households at or less than 50 percent AMI, 31 units targeting 60 percent AMI, and 10 units targeting households at 80 percent AMI; and

WHEREAS, preference for all 91 affordable units in the DEVELOPMENT shall be given to veterans and spouses of deceased veterans; and

WHEREAS, the 91 affordable units will remain affordable for the duration of HKI Kāwili LLC's 65-year lease; and

WHEREAS, on January 28, 2019, the COUNTY awarded the DEVELOPMENT Section 8 Project Based Vouchers for 50 of the units serving households at or less than 50 percent AMI; and

WHEREAS, HRS Section 201H-38, in conjunction with HRS Section 46-15.1, allows the COUNTY, with approval of the County Council, to exempt affordable housing projects from certain code and zoning requirements to facilitate the development of such projects; and

WHEREAS, HKI Kāwili LLC and the DEVELOPER have requested that the COUNTY exempt the DEVELOPMENT from certain code requirements and certain conditions of approval contained in Ordinance No. 19-17 to help reduce the cost of the affordable housing DEVELOPMENT; and

WHEREAS, the DEVELOPMENT will promote the goals contained in HRS Section 201H-38 and Chapter 11 of the Hawai'i County Code; and

WHEREAS, if, for any reason, this DEVELOPMENT is not constructed on the PROPERTY, all conditions of Ordinance No. 19-17 shall thereafter be in effect for the PROPERTY.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAI'I, that the exemptions requested for the DEVELOPMENT, attached hereto as "Exhibit A," are hereby approved.

BE IT FURTHER RESOLVED, that a copy of this resolution be transmitted to the Planning Director and Housing Administrator of the COUNTY.

BE IT FINALLY RESOLVED, that this resolution shall take effect immediately.

Dated at Kona , Hawai'i, this day of October 21, 2020.

INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAI'I

COUNTY COUNCIL
County of Hawai'i
Hilo, Hawai'i

I hereby certify that the foregoing RESOLUTION was by
the vote indicated to the right hereof adopted by the COUNCIL of the
County of Hawai'i on October 21, 2020 .

ATTEST:

 COUNTY CLERK  CHAIRPERSON & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
CHUNG	X			
DAVID	X			
EOFF	X			
KANEALI'I-KLEINFELDER	X			
KIERKIEWICZ	X			
LEE LOY	X			
POINDEXTER	X			
RICHARDS			X	
VILLEGAS	X			
	8	0	1	0

Reference: C-1079/PC -55

RESOLUTION NO. 733 20

EXHIBIT "A"

HRS § 201H-38 EXEMPTIONS REQUEST

1. Off-street parking requirement: County of Hawai'i, Zoning Code §25-4-51

Exemption from the minimum off-street parking requirement.

The County of Hawai'i, Zoning Code requires a minimum of 175 off-street parking stalls. The Developer proposes to provide about 162 off-street parking stalls.

2. Off-street loading requirement: County of Hawai'i, Zoning Code §25-4-58(c)

Exemption from the minimum off-street loading requirement.

The County of Hawai'i, Zoning Code requires a minimum of one loading stall at exactly 12 feet wide by 50 feet long with a vertical clearance of 14 feet. The Developer proposes to provide three loading stalls at exactly nine feet wide by 18 feet long evenly distributed throughout the site.

3. Ordinance 19-17 Condition E

Condition E: The applicant shall provide full improvements to the entire frontage along Kapi'olani Street consisting of, but not limited to, pavement widening with concrete curb, gutter and sidewalk, drainage improvements, and any required utility relocation, meeting with the approval of the Department of Public Works.

Exemption from the County's Department of Public Works requirement for street frontage improvements (sidewalks, pavement widening, utility relocation etc.).

The Developer acknowledges the importance of improvements within the County road right-of-way to provide pedestrian and bike access along the project interface with adjacent streets. However, the cost is substantial as it not only includes costs for new sidewalks and expanded asphalt paving, but also a drainage collection system to dispose of road runoff that would be blocked by the new sidewalk curbing.

4. Ordinance 19-17 Condition F

Condition F: The applicant shall also install street lights and traffic controls as required by the Traffic Division, Department of Public Works. The applicant shall be responsible for the design, purchase, and installation of such devices.

Exemption from street lights and traffic control devices if deemed a requirement, due to expense.

The costs for adding streetlights and traffic controls, if required, are substantial.

5. **County of Hawai'i Fees: County of Hawai'i Building Code: Chapter 5, Division 4; Grading: County Code, Chapter 10, Section 10-11; County Right-of-Way: County Code, Chapter 22, Section 22-4.5**

Exemption from building permit fees, grading permit fees, and County right-of-way permit fees.

HILO SENIOR / VETERAN'S COMMUNITY - CONCEPT SITE PLAN



ULULANI STREET

HILO MEISHOIN CHURCH SITE

FUTURE SITE OF VETERAN'S OUTPATIENT CLINIC

BUILDING TYPES



BUILDING TYPE 1
 BUILDINGS 5 & 6
 BUILDING 6 (1) TWO STORY 10-PLEX BUILDING WITH 1-BED UNITS @ 546 SF AND
 BUILDING 5 (1) TWO STORY 10-PLEX BUILDING WITH 1-BED UNITS @ 546 SF AND 2-BED UNIT @ 711 SF



BUILDING TYPE 2
 BUILDINGS 1-4, 7 & 8
 (2) TWO STORY 12-PLEX BUILDING WITH 1-BED UNITS @ 546 SF



COMMUNITY CENTER
 7,342 SF



COVERED WALKWAY @ 8'-0" WIDE



COVERED PARKING

ZONING AND BUILDING CODE INFORMATION

ZONING RM-1 MULTIPLE FAMILY RESIDENTIAL
MAX DENSITY 75 OR 750 SF OF LAND AREA PER DWELLING UNIT OR SEPARATE RENTABLE UNIT
LAND AREA 5.915 ACRES = 244,589 SF
TOTAL DENSITY: 244,589 (LAND AREA) x 75 = 18,344 SF (MAX)
 COMMUNITY CENTER = 7,342 SF
 BUILDINGS 1-8 = 94,953 SF
TOTAL DENSITY = 102,111 SF
 102,011 SF < 183,442 SF

MINIMUM BUILDING SITE AREA 7,500 SF
LOT WIDTH 60 FEET
HEIGHT LIMIT 120 FEET
MAXIMUM F.A.R. 75%
DISTANCE BETWEEN BUILDINGS 15 FEET
FRONT & REAR YARD: 20 FEET
SIDE YARD: 8 FEET FOR 1-STORY
 ADDITIONAL 2 FEET FOR EACH ADDITIONAL STORY
MIN OF 20% OF THE TOTAL LAND AREA
 VS SPRINKLED

LANDSCAPING
TYPE OF CONSTRUCTION:

REFERENCE CODES

HAWAII COUNTY CODE (2018 EDITION)
 IBC 2006
 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN
 1998 FAIR HOUSING ACT DESIGN MANUAL

UNIT TABULATION

	PLEX PER BUILDING	# OF BUILDINGS	SUBTOTAL
1-BEDROOM	12-PLEX 10-PLEX	6 BLDGS 1 BLDG	72 UNITS 10 UNITS
2-BEDROOM	10-PLEX	1 BLDG	9 UNITS
PROPOSED TOTAL UNITS			92 UNITS
PROPOSED LAUNDRY ROOMS			4 ROOMS

PARKING TABULATION

PARKING - REQUIRED PER CODE - MULTIPLE FAMILY

	REQUIRED STALLS PER CODE
UNITS	1 1/4 STALL FOR EVERY UNIT = 115 STALLS
ACCESSIBLE PARKING STALLS	6 STALLS
GUEST STALLS (10%)	115 x 10% = 12 STALLS
COMMUNITY CENTER STALLS	1 STALL PER 300 SF = 26 STALLS
TOTAL REQUIRED STALLS PER CODE	159 STALLS
REQUIRED STALLS & OWNER REQUESTED GUEST STALLS	159 + 18 = 175 STALLS
LOADING	1 STALL AT 12' x 50' (EAH TO SEEK VARIANCE TO REDUCE TO ONE LOADING STALL AT 10' x 22')

PARKING - PROVIDED

	STANDARD STALLS	ACCESSIBLE STALLS	SUBTOTAL
PARKING 1	48 STALLS	2 STALLS	50 STALLS
PARKING 2	18 STALLS	0 STALLS	18 STALLS
PARKING 3	41 STALLS	2 STALLS	43 STALLS
PARKING 4	51 STALLS	3 STALLS	54 STALLS
PROPOSED TOTAL PARKING STALLS	158 STALLS		165 STALLS
LOADING	1 STALL AT (10' x 22')		
	2 STALLS AT (8' x 18')		

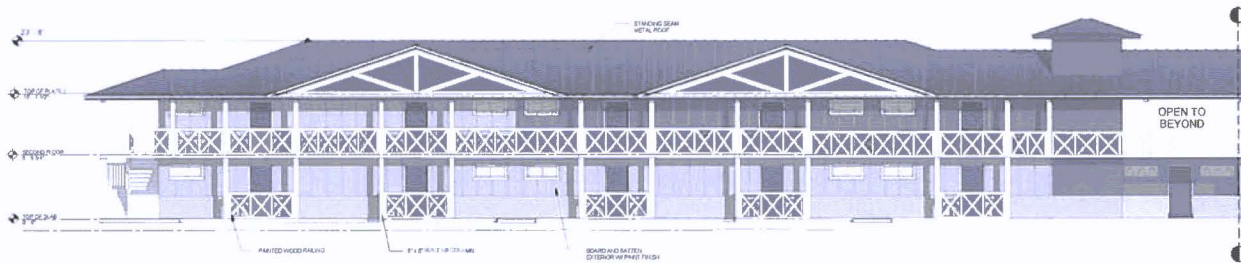


0 40' 80'
 SCALE 1" = 40'

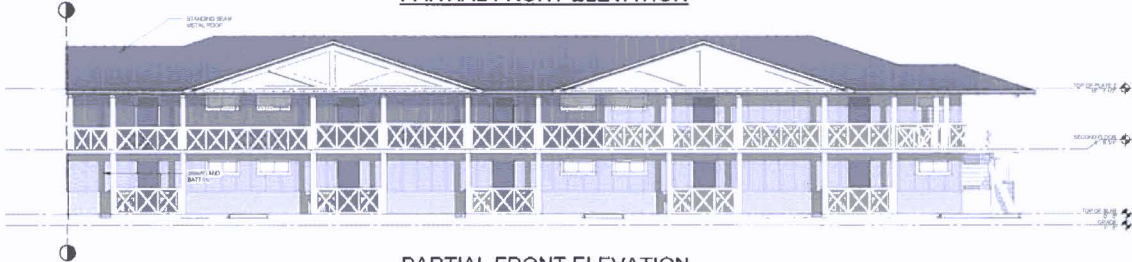


DESIGN PARTNERS
 INCORPORATED
 ARCHITECTURE · PLANNING · INTERIORS
 CIVIL · CONSTRUCTION MANAGEMENT

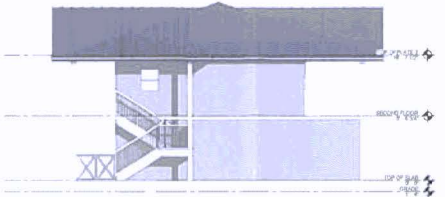
MAY 09, 2019



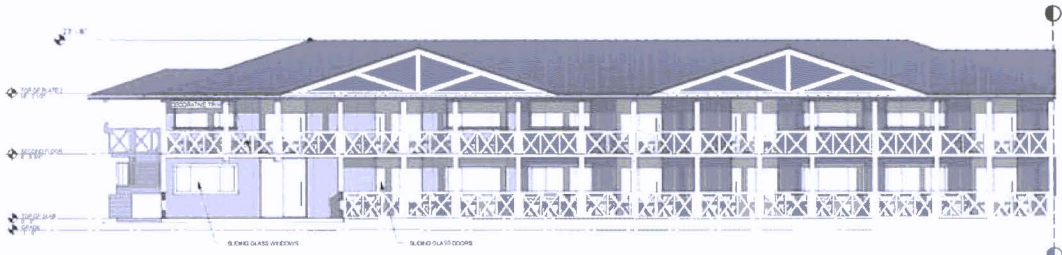
PARTIAL FRONT ELEVATION



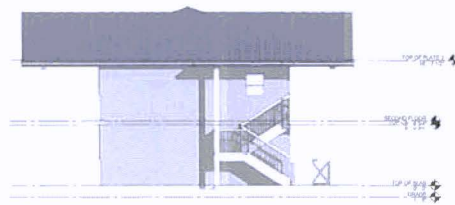
PARTIAL FRONT ELEVATION



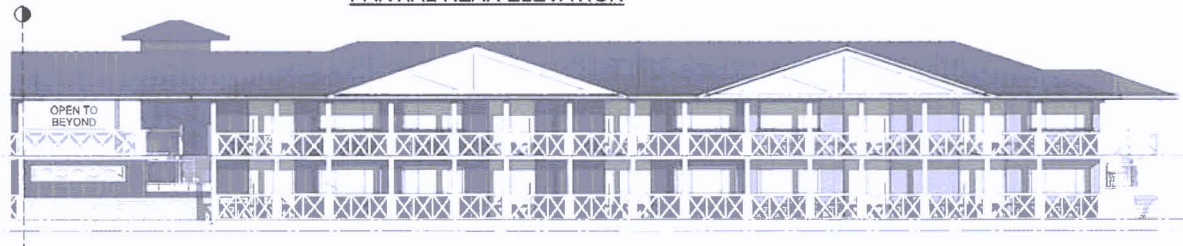
RIGHT ELEVATION



PARTIAL REAR ELEVATION



LEFT ELEVATION



PARTIAL REAR ELEVATION

BUILDING TYPE 1 - EXTERIOR ELEVATIONS

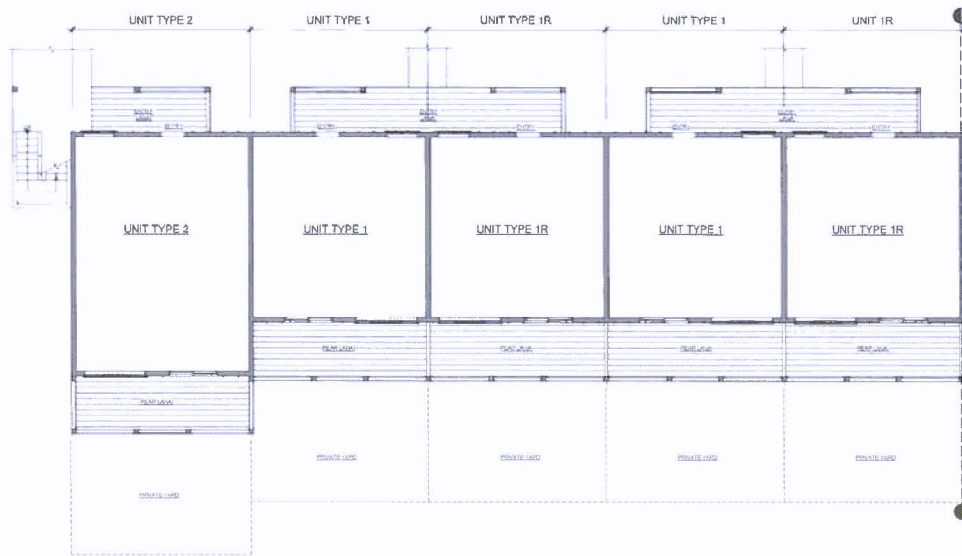
HILO SENIOR/ VETERAN'S COMMUNITY

GRAPHIC SCALE
SCALE 1/8" = 1'-0"

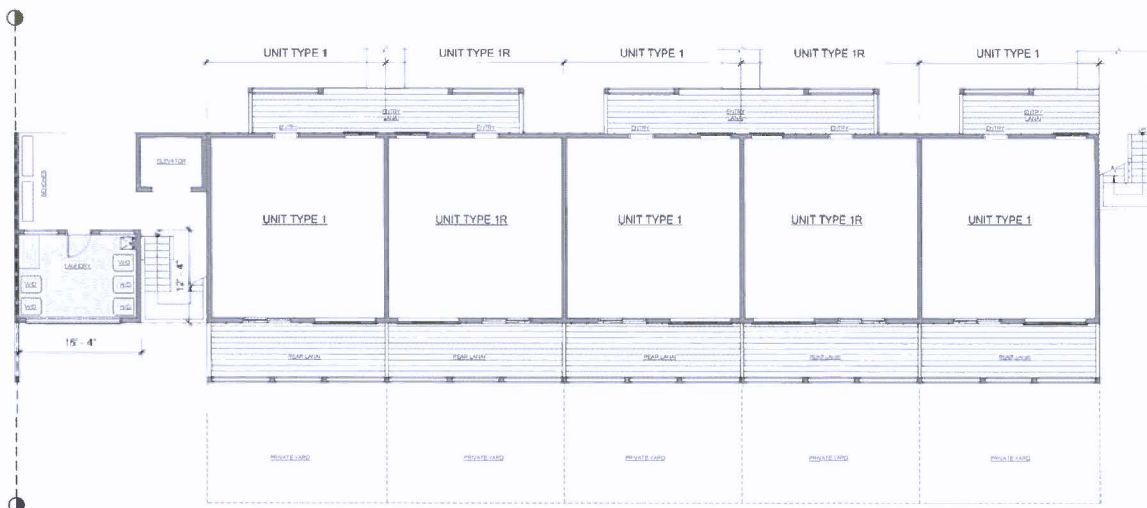


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PARTIAL GROUND FLOOR PLAN



PARTIAL GROUND FLOOR PLAN

BUILDING TYPE 1 - GROUND FLOOR PLAN

HILO SENIOR/ VETERAN'S COMMUNITY



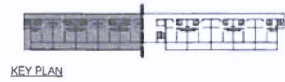
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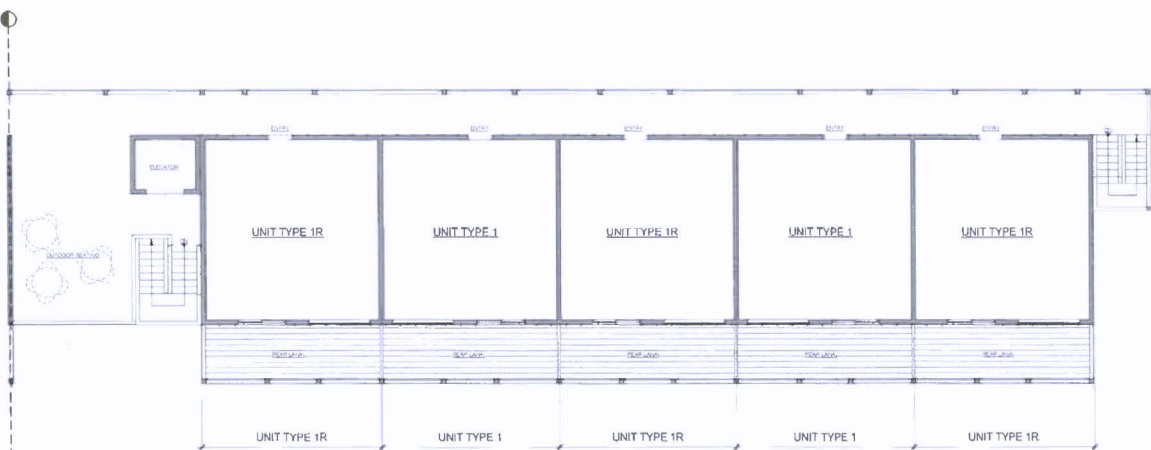
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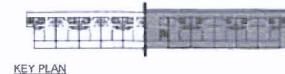
PARTIAL SECOND FLOOR PLAN



KEY PLAN



PARTIAL SECOND FLOOR PLAN



KEY PLAN

BUILDING TYPE 1 - SECOND FLOOR PLAN

HILO SENIOR/ VETERAN'S COMMUNITY

GRAPHIC SCALE
SCALE: 1/8" = 1'-0"

MAY 09, 2019



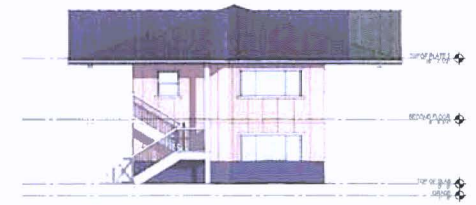
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FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION (LEFT SIM.)



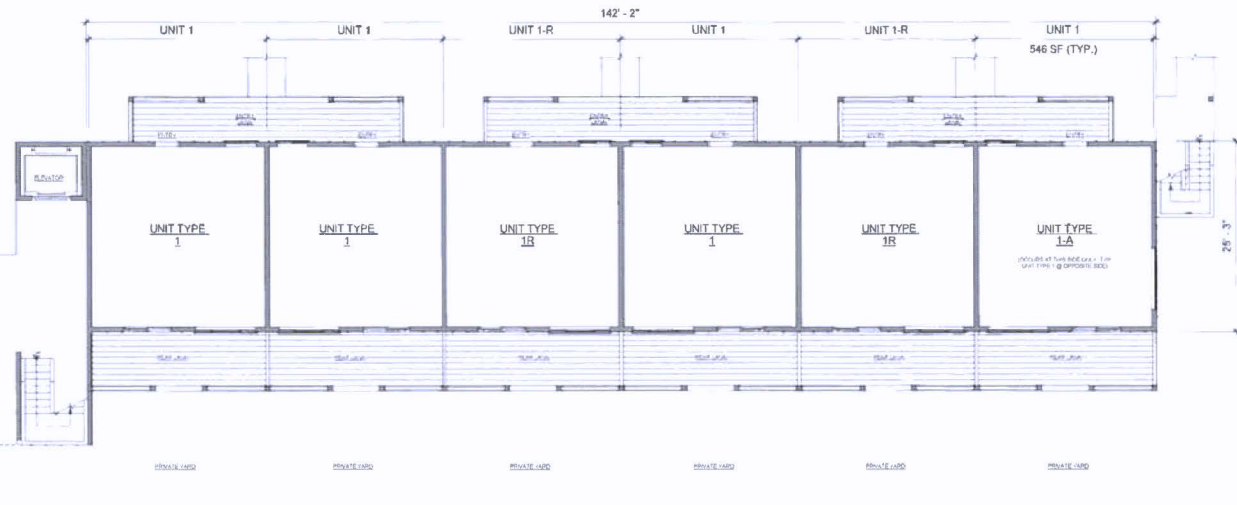
BUILDING TYPE 2 - EXTERIOR ELEVATIONS

HILO SENIOR / VETERAN'S COMMUNITY

MAY 09, 2019

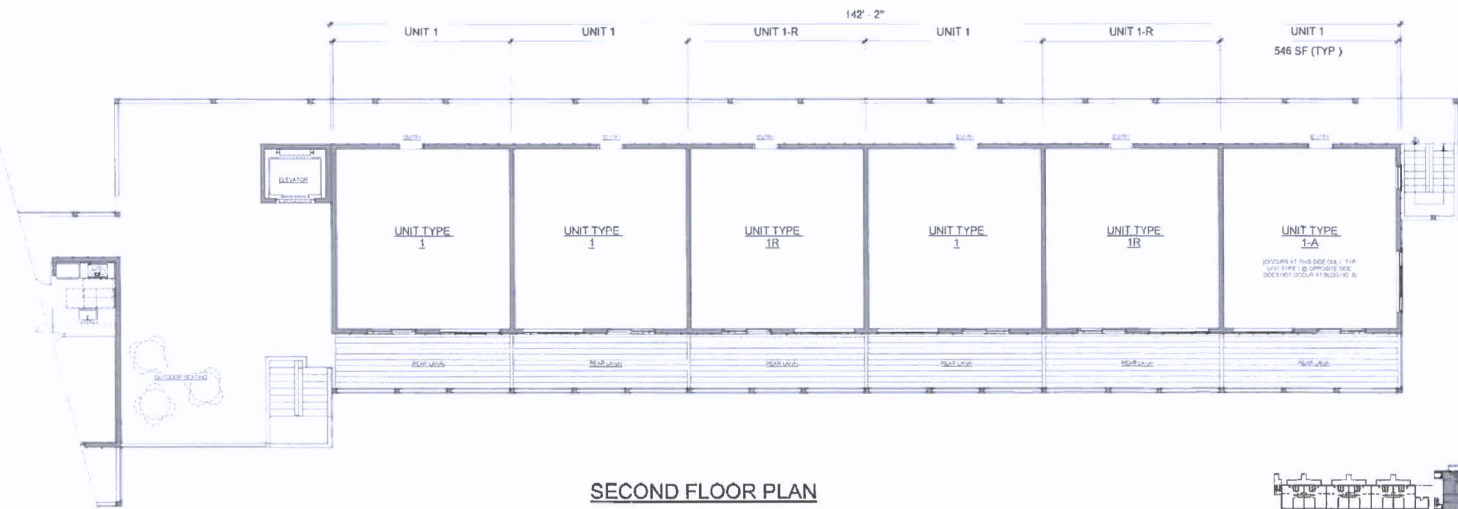


BLDG
MIRROR



GROUND FLOOR PLAN

BLDG
MIRROR



SECOND FLOOR PLAN



KEY PLAN

GRAPHIC SCALE

SCALE 1/8" = 1'-0"

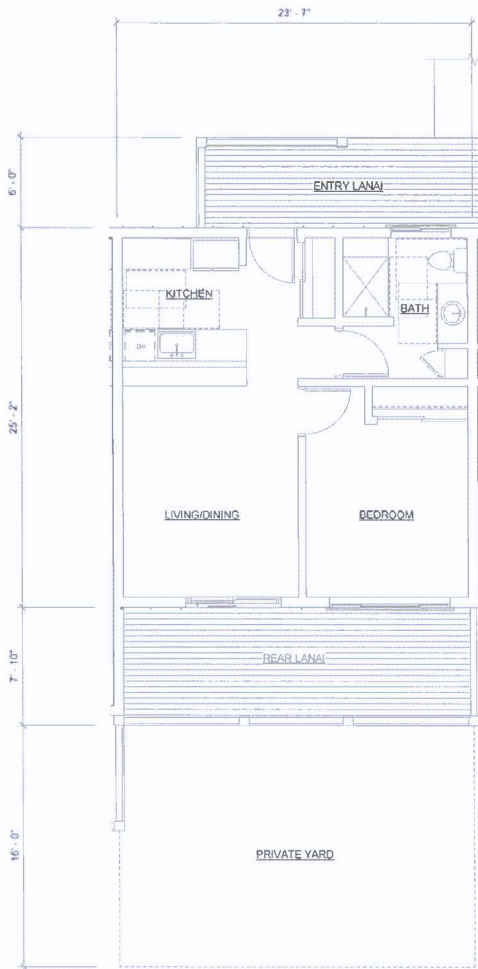
BUILDING TYPE 2 - FLOOR PLANS

HILO SENIOR / VETERAN'S COMMUNITY

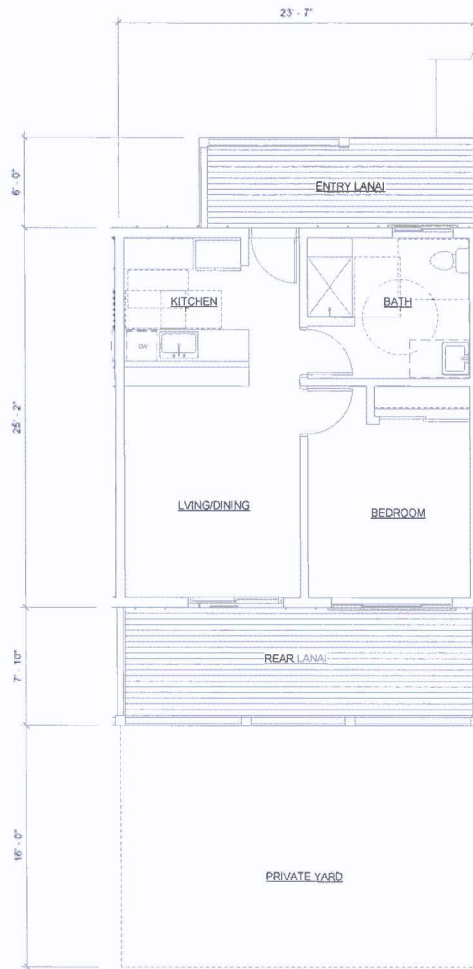
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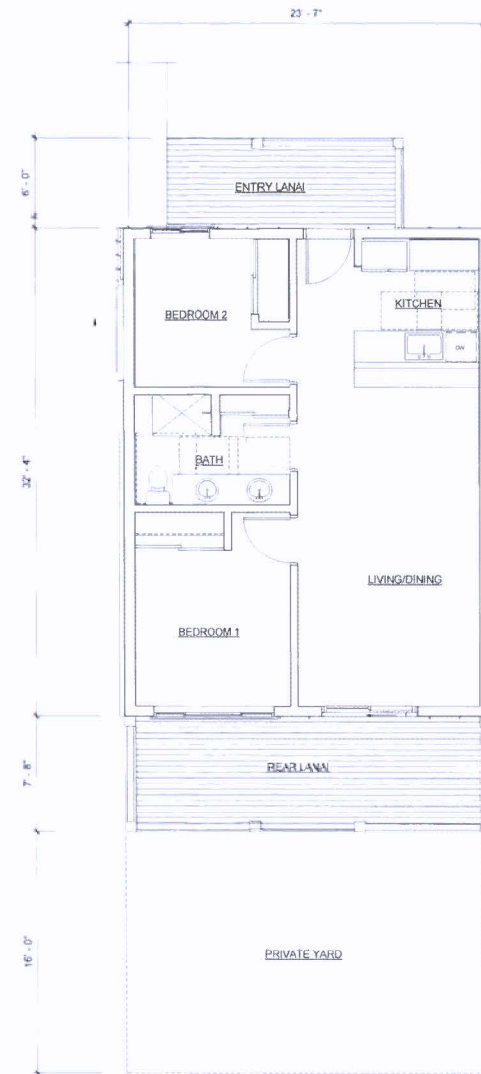
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UNIT TYPE 1/1R:
1 BEDROOM UNIT
 546 SF



UNIT TYPE 1-A:
1 BEDROOM (ADA ACCESSIBLE) UNIT
 546 SF



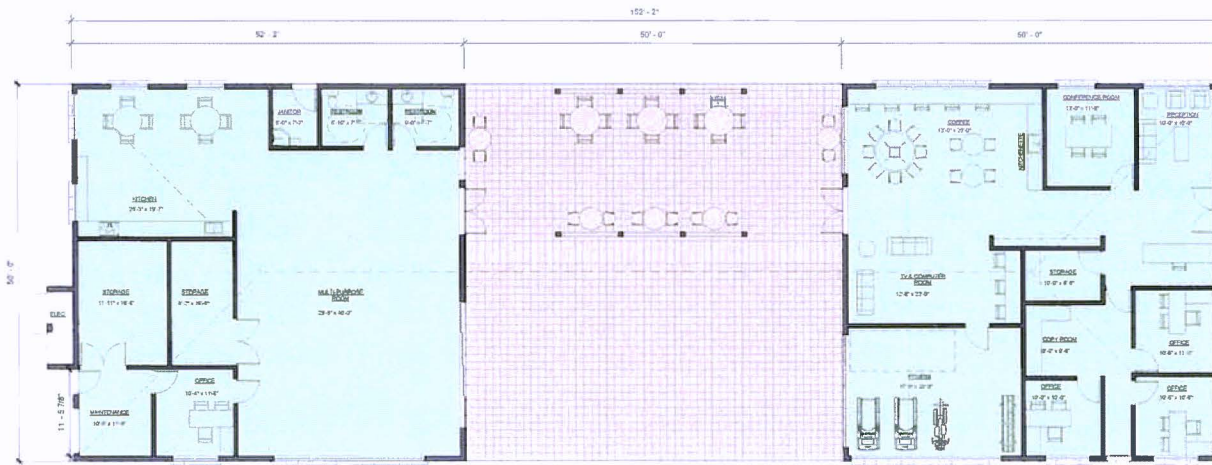
UNIT TYPE 2:
2 BEDROOM UNIT
 711 SF

TYPICAL UNIT TYPES
 HILO SENIOR/ VETERAN'S COMMUNITY

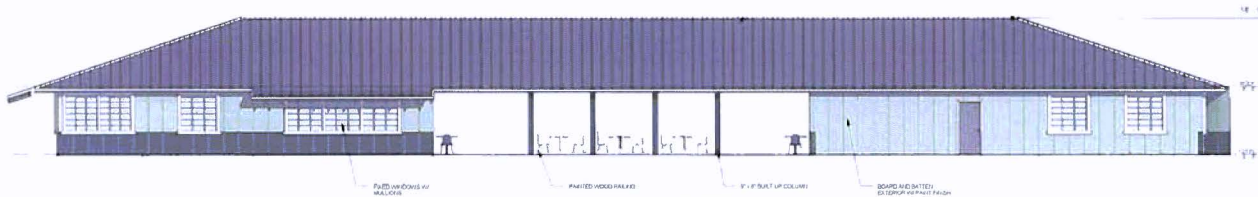
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GROUND FLOOR PLAN



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COMMUNITY CENTER
HILO SENIOR / VETERAN'S COMMUNITY

MAY 09, 2019