

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.



**EPISCOPAL CHURCH SITE**

**HILO MEISHOIN CHURCH SITE**

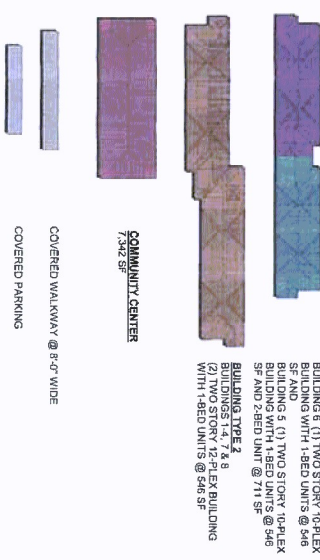
**FUTURE SITE OF VETERAN'S OUTPATIENT CLINIC**

**HILO SENIOR / VETERAN'S COMMUNITY - CONCEPT SITE PLAN**

ULULANI STREET

WEST KAWILI STREET

**BUILDING TYPES**



**ZONING AND BUILDING CODE INFORMATION**

ZONING: RM-1 MULTIPLE FAMILY RESIDENTIAL  
 MAX DENSITY: 75 OR 700 SF OF LAND AREA PER DWELLING UNIT OR SEPARATE RENTABLE UNIT  
 LAND AREA: 244,588 (LAND AREA) x 75 = 18,344 SF (MAX)  
 TOTAL DENSITY: 102,011 SF @ 183,442 SF  
 BUILDINGS: 14 x 94,893 SF  
 MINIMUM BUILDING SITE AREA: 102,011 SF @ 183,442 SF  
 HEIGHT LIMIT: 25 FEET  
 MAXIMUM F.A.R.: 75%  
 DISTANCE BETWEEN BUILDINGS: 8 FEET FOR 1-1.5 STORY, ADDITIONAL 2 FEET FOR EACH ADDITIONAL STORY  
 SIDE YARD: MIN. OF 20% OF THE TOTAL LAND AREA  
 LANDSCAPING: 10% OF CONSTRUCTION  
 TYPE OF CONSTRUCTION: 1988 FAIR HOUSING ACT DESIGN MANUAL  
 REFERENCE CODES: HAWAII COUNTY CODE (2015 EDITION), IBC 2006 STANDARDS FOR ACCESSIBILITY DESIGN, 1998 FAIR HOUSING ACT DESIGN MANUAL

**UNIT TABULATION**

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

**PARKING TABULATION**

**PARKING - REQUIRED PER CODE - MULTIPLE FAMILY UNITS**

| UNITS  | REQUIRED STALLS PER CODE   |
|--|--|
| 114 STALL FOR EVERY UNIT = 115 STALLS          |  |
| 6 STALLS                                       |  |
| 115 x 10% = 12 STALLS                          |  |
| 1 STALL PER 300 SF = 28 STALLS                 |  |
| <b>TOTAL REQUIRED STALLS PER CODE</b>          | <b>159 STALLS</b>  |
| REQUIRED STALLS & OWNER REQUESTED GUEST STALLS | 159 + 18 = 177 STALLS  |
| LOADING  | 1 STALL AT 12' x 50' FEET TO SEEK VARIANCE TO REDUCE TO ONE LOADING STALL AT 10' x 22' |

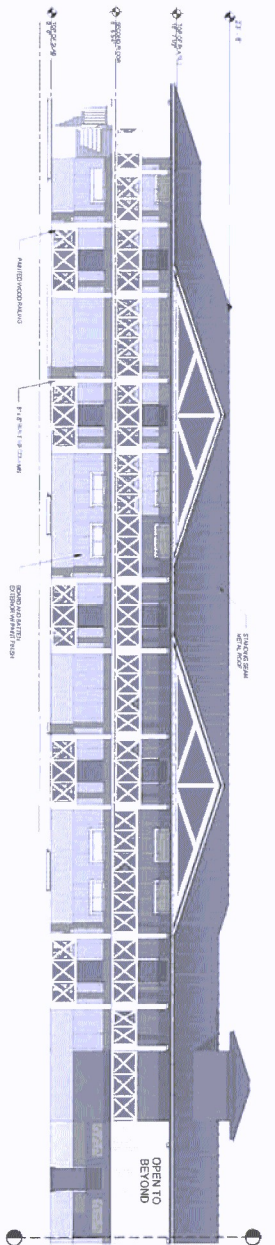
**PARKING - PROVIDED**

| 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 |                      | 168 STALLS |
| LOADING                       | 1 STALL AT 10' x 22' |            |
|                               | 2 STALLS AT 6' x 18' |            |

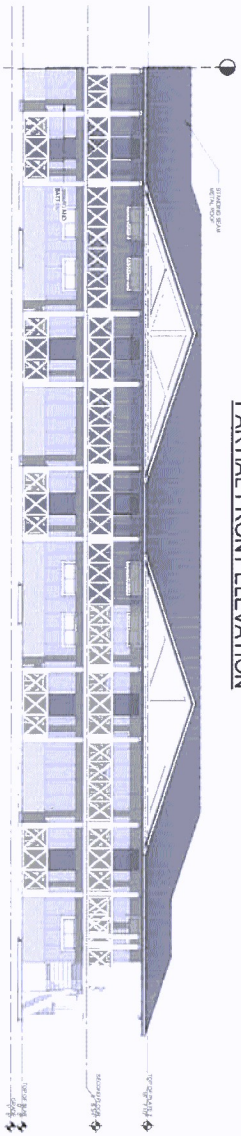


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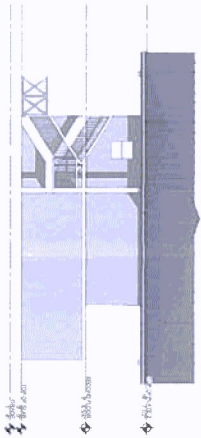
**DESIGN PARTNERS**  
 INCORPORATED  
 ARCHITECTURE · PLANNING · INTERIORS  
 CIVIL · CONSTRUCTION MANAGEMENT



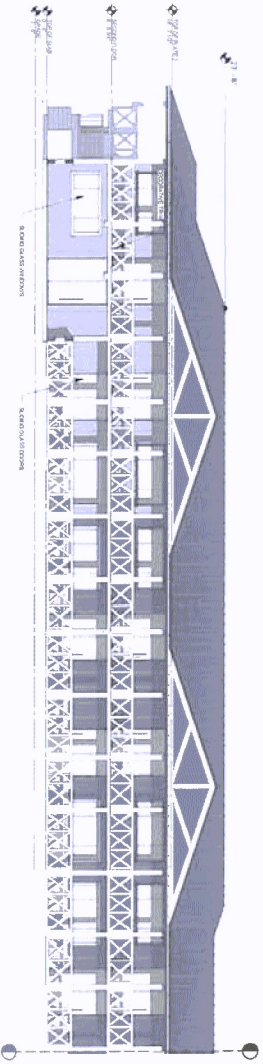
**PARTIAL FRONT ELEVATION**



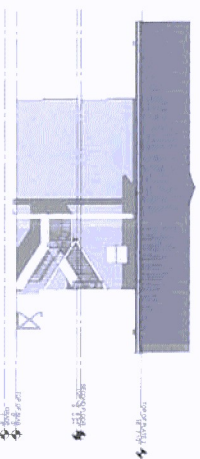
**PARTIAL FRONT ELEVATION**



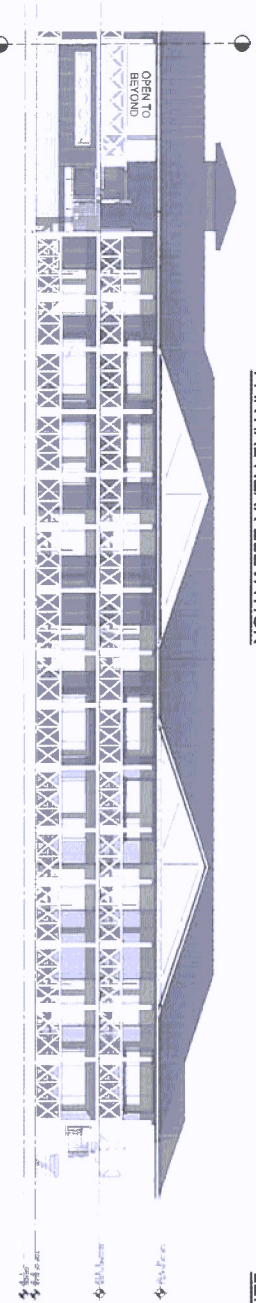
**RIGHT ELEVATION**



**PARTIAL REAR ELEVATION**



**LEFT ELEVATION**



**PARTIAL REAR ELEVATION**

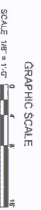
# BUILDING TYPE 1 - EXTERIOR ELEVATIONS

HILO SENIOR VETERANS COMMUNITY

MAY 09, 2019



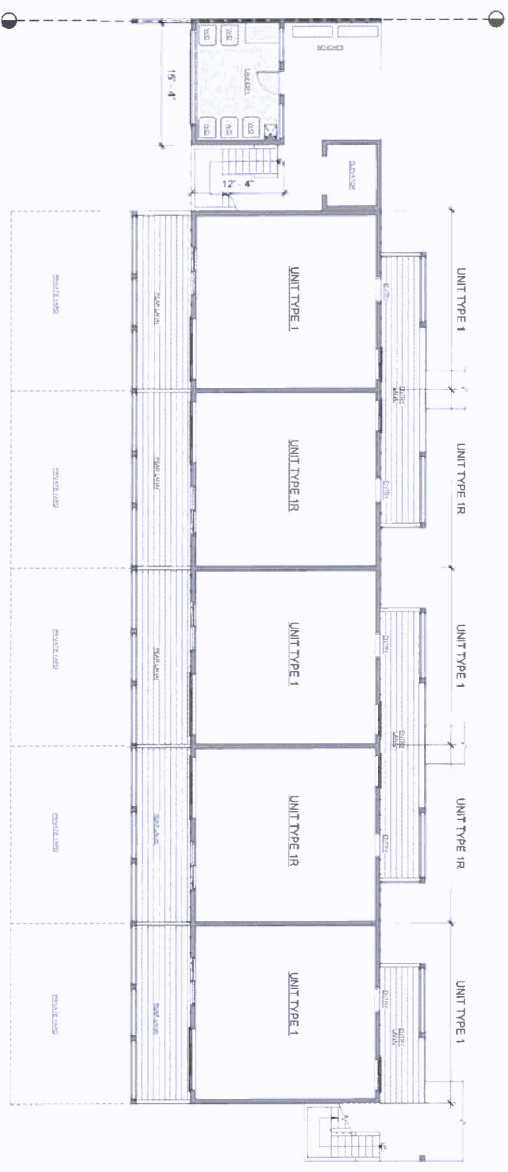
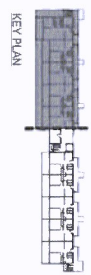
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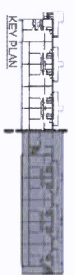
GRAPHIC SCALE



PARTIAL GROUND FLOOR PLAN



PARTIAL GROUND FLOOR PLAN



# BUILDING TYPE 1 - GROUND FLOOR PLAN

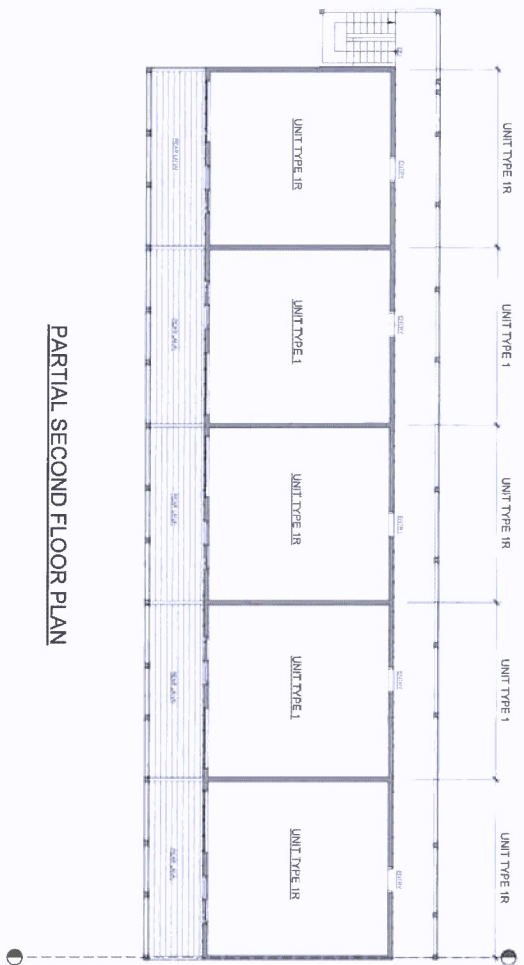
HILO SENIOR/VETERANS COMMUNITY

MAY 09, 2019

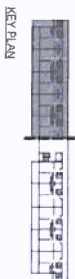


**DESIGN PARTNERS**  
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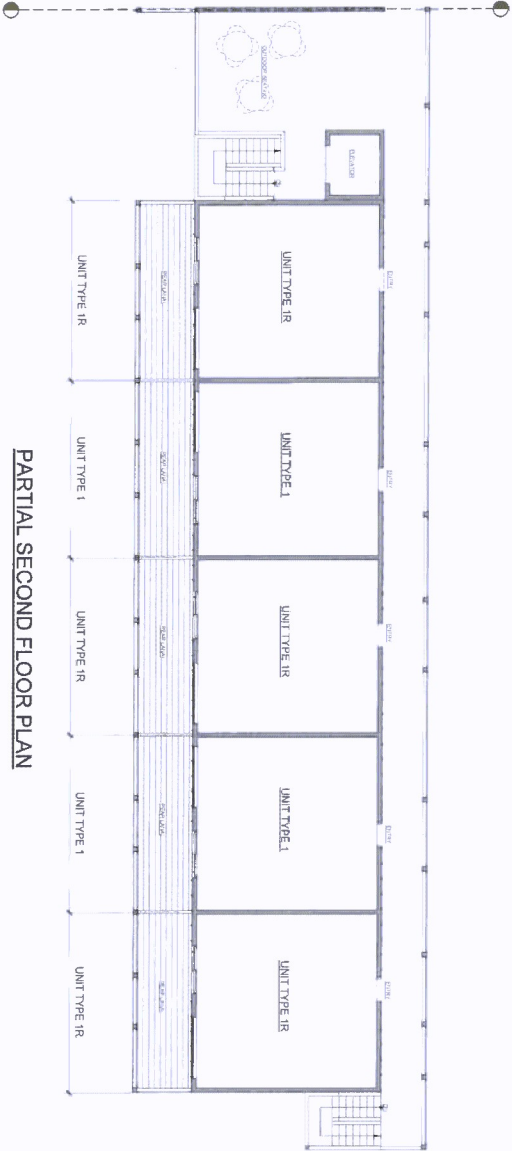




PARTIAL SECOND FLOOR PLAN



KEY PLAN



PARTIAL SECOND FLOOR PLAN



KEY PLAN

# BUILDING TYPE 1 - SECOND FLOOR PLAN

HILO SENIOR VETERANS COMMUNITY

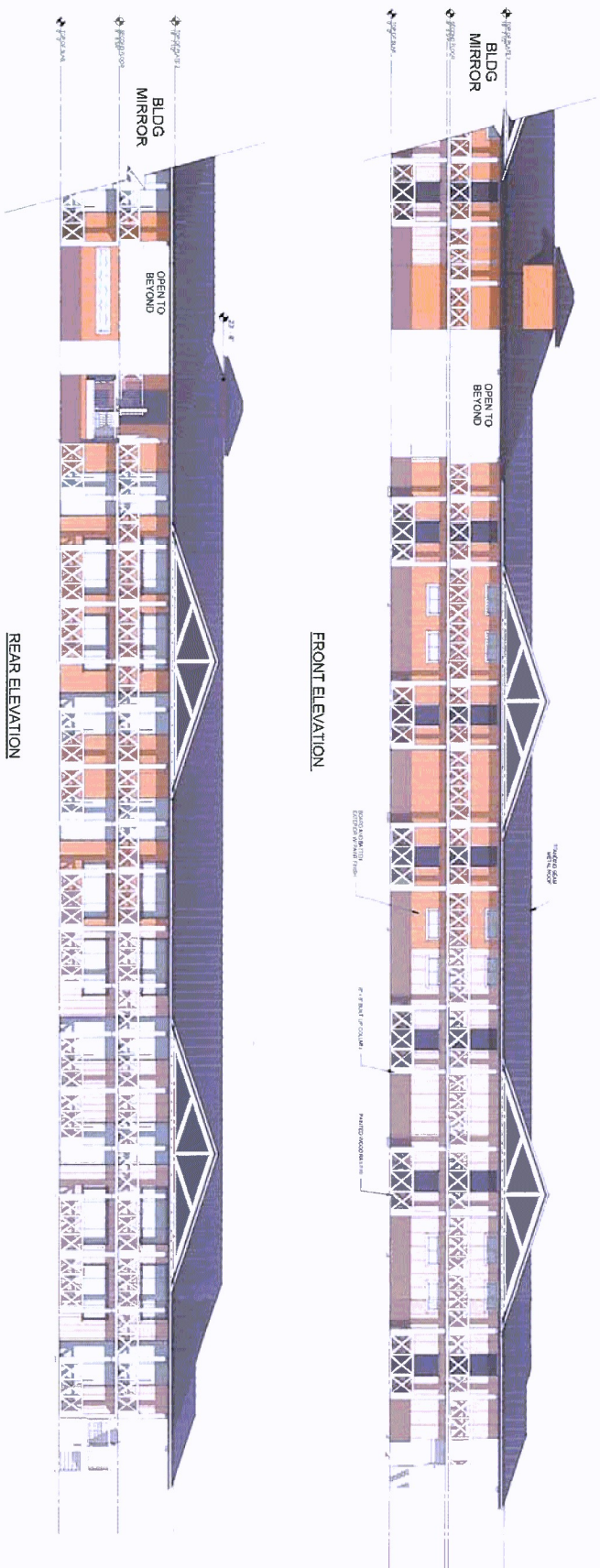
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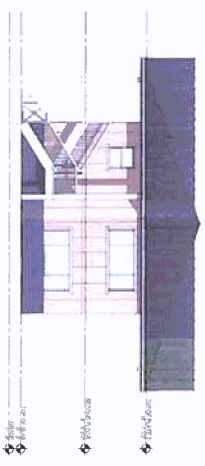


GRAPHIC SCALE



FRONT ELEVATION

REAR ELEVATION



RIGHT ELEVATION (LEFT SIM.)

# BUILDING TYPE 2 - EXTERIOR ELEVATIONS

HILO SENIOR / VETERAN'S COMMUNITY

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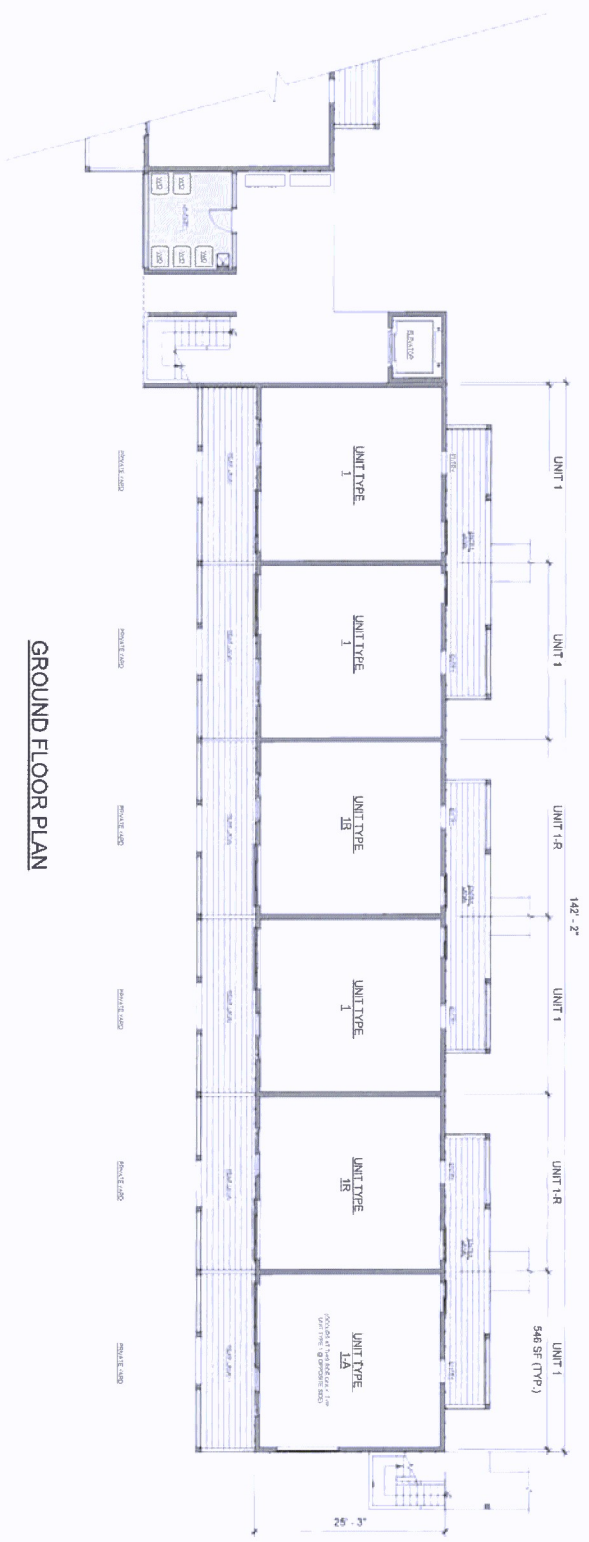


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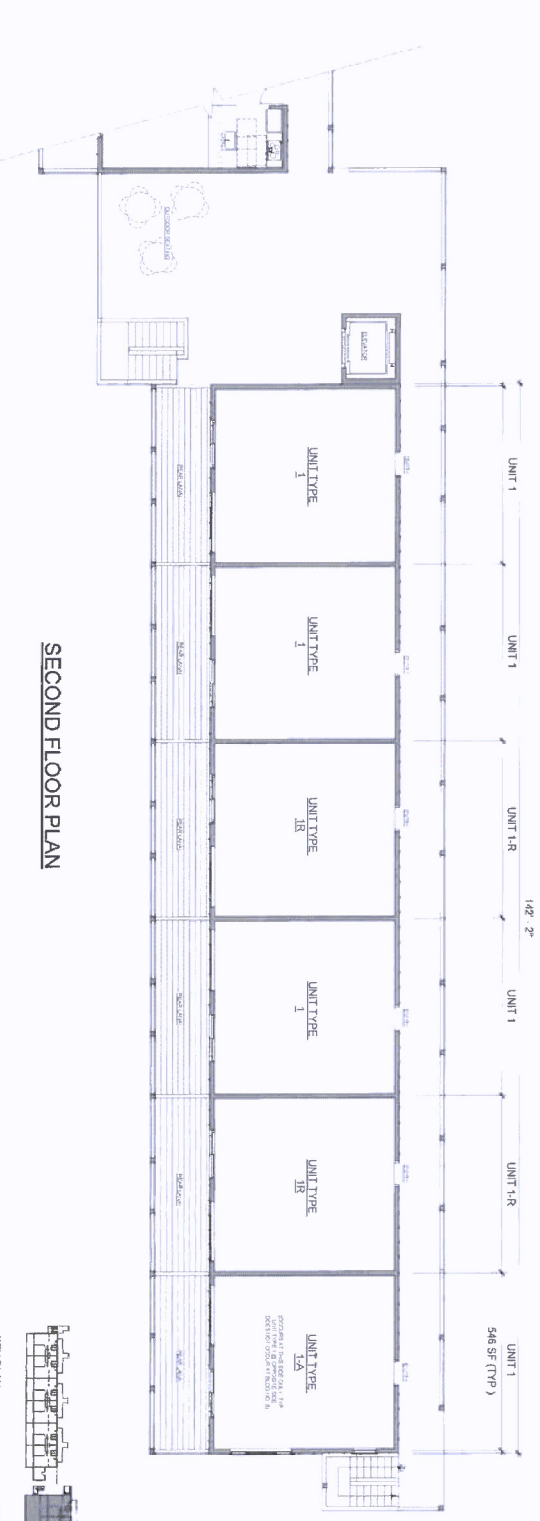
GRAPHIC SCALE

BLDG  
MIRROR



GROUND FLOOR PLAN

BLDG  
MIRROR




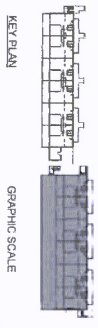
SECOND FLOOR PLAN

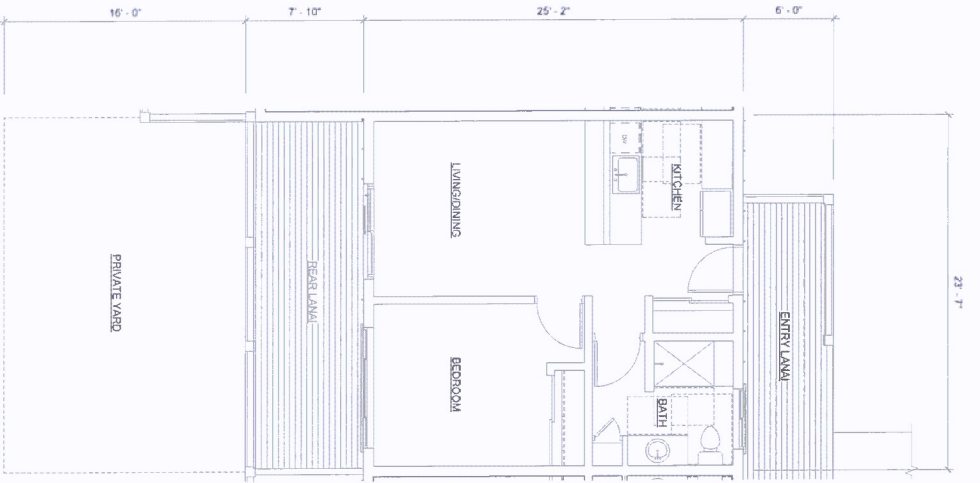
# BUILDING TYPE 2 - FLOOR PLANS

HILO SENIOR / VETERAN'S COMMUNITY

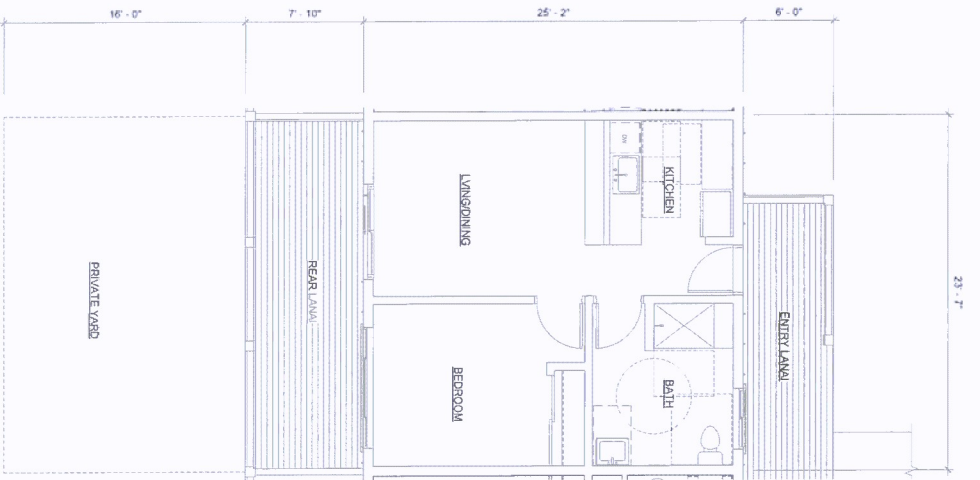
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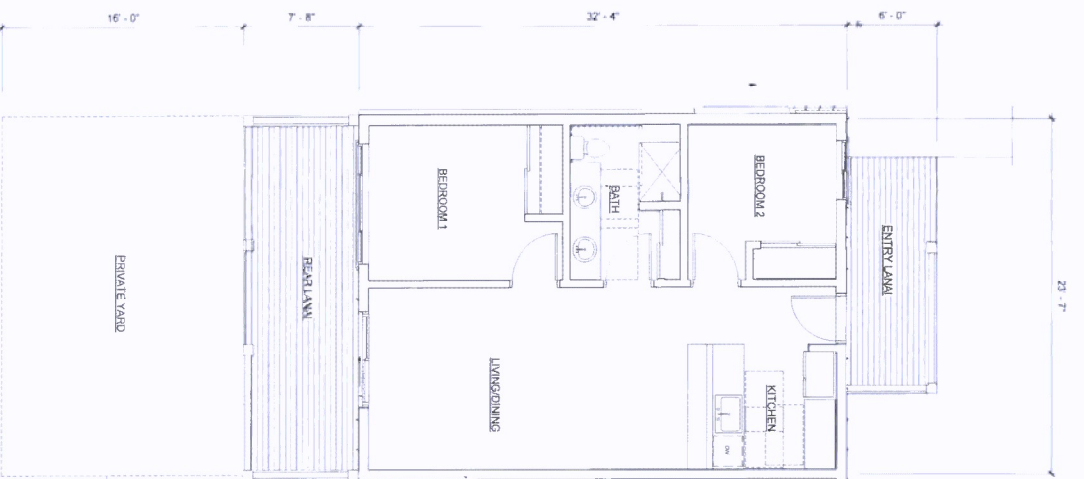




UNIT TYPE 1/1R:  
1 BEDROOM UNIT  
546 SF



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



UNIT TYPE 2:  
2 BEDROOM UNIT  
711 SF

**TYPICAL UNIT TYPES**  
HILO SENIOR/VETERANS COMMUNITY

MAY 09, 2019



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