

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

February 26, 2016

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

PSF No.: 15OD-156

Oahu

Report on the Proposed Expansion of the Honolulu Academy of Arts,  
Kulaokahua, Honolulu, Oahu, Tax Map Key: (1) 2-4-002:020.

APPLICANT:

Honolulu Academy of Arts (“Applicant”), a domestic nonprofit corporation.

LEGAL REFERENCE:

Section 171-6 and 43.1, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated at Kulaokahua, Honolulu, Oahu, identified by Tax  
Map Key: (1) 2-4-002:020, as shown on the maps attached as Exhibit **A1** and **A2**.

AREA:

2.688 acres, more or less.

ZONING:

State Land Use District: Urban  
City and County of Honolulu LUO: BMX-3

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

Encumbered by General Lease No. 5149 to the Applicant for youth education and art center purposes, including but not limited to classes, workshops, lectures and the display of arts purposes, commencing December 1, 1986 and expiring on November 30, 2041.

CURRENT ANNUAL RENT:

\$480 per annum (Minimum Rent Policy for New Dispositions, May 13, 2005)

BACKGROUND:

On December 1, 1986, the Board issued a lease (GL 5149) for the former Linekona School site to the Applicant. In 1990, after extensive restoration primarily funded by private resources, the building was rededicated as an art school. Through an amendment dated February 14, 2007, the annual rent for GL 5149 was revised to \$480 for the period between December 1, 2006 and November 30, 2016.<sup>1</sup>

The Honolulu Academy of Arts cannot meet demand from the community and public schools for arts education. With over 60,000 student visits to Honolulu Academy of Arts School, also known as Linekona, and classes at capacity, there is a need to expand. Applicant is planning to embark on a campaign to raise capital that will enhance their programs and allow major refurbishments to the premises. The programs include art classes and workshops for adults and youth, art exhibitions, outreach programs, neighborhood engagement, immigrant children and youth art education, Warriors Eyes on Art, We Be Weave for disabled students, professional development for Department of Education teachers and other educational programs and events.

Therefore, Applicant is planning to construct an additional art studio classroom space (approximately 12,000 square feet) that would make it possible to serve more students, especially low-to-moderate income students living in the neighborhood. The art school annex will contain a new studio space for additional classrooms, a knowledge center for art education including a library with 55,000 volumes, the Lending Collection and a space for additional teacher training workshops. The Applicant is proposing to build the new facility next to the current Art School on the Beretania Street side.

Upon completion of the environmental assessment pursuant to Chapter 343, HRS and other due diligence, the Applicant will seek the approval from the Board for issuance of a new lease at a later date. Applicant is aware that the subject report is for presentation purposes only, and it provides an opportunity for the Board to offer its comment, if any, on the future plans for the premises as described above.

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<sup>1</sup> Prior to the revision in 2007, the rent payable was the fair market rent as determined by an independent appraiser.

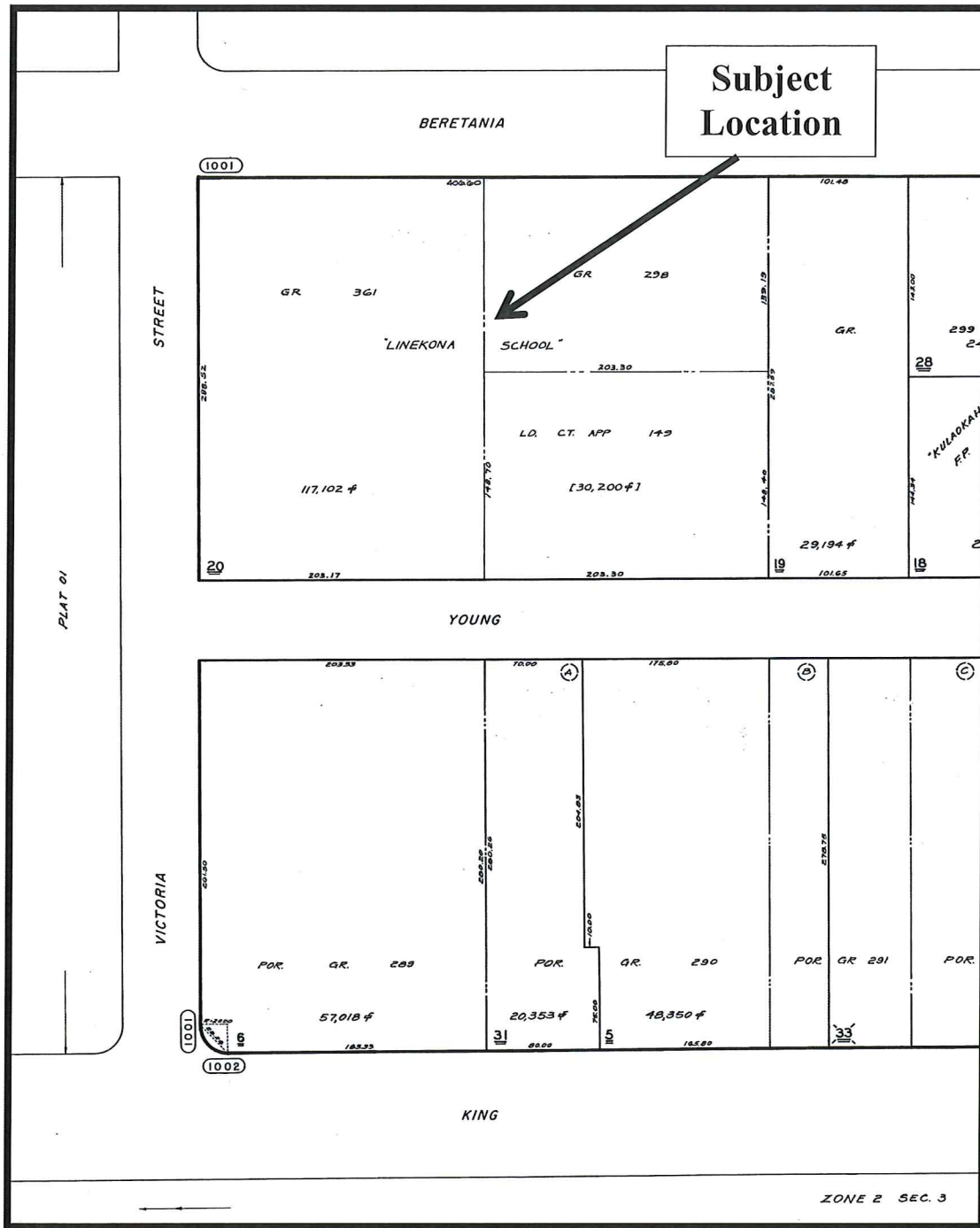
The foregoing report is prepared upon request of the Applicant and is provided for informational purposes only. Staff makes no recommendation at the present time.

Respectfully Submitted,

  
Barry Cheung  
District Land Agent

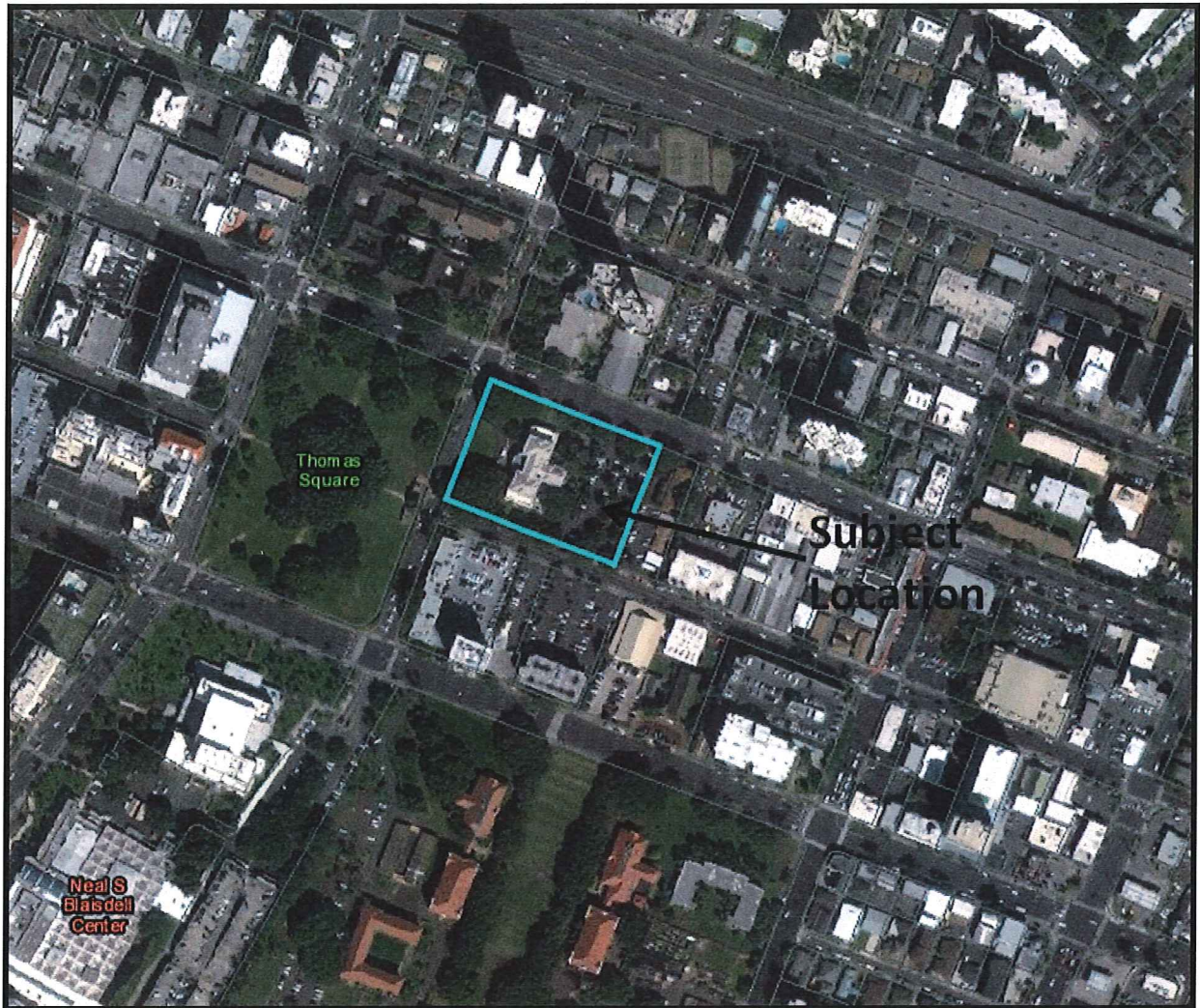
APPROVED FOR SUBMITTAL:

  
Suzanne D. Case, Chairperson



TMK (1) 2-4-002:020

EXHIBIT A1



**TMK (1) 2-4-002:020**

**EXHIBIT A2**