

**PUBLIC HEARING AGENDA**

Hawaii Community Development Authority  
October 2, 2013

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A public hearing will be held by the Hawaii Community Development Authority (“HCDA”), State of Hawaii, pursuant to §206E-5.6, Hawaii Revised Statutes, on October 2, 2013, at 9:00 a.m., at the HCDA office, 461 Cooke Street, Honolulu, Hawaii 96813, to allow the Applicant to present its proposed Project and provide the general public with an opportunity to present oral and/or written testimony regarding the following:

**Development Permit Application**

**Project Information:**

**Permit Number:** KAK 13-057: 801 South St, Phase 2

**Applicant:** Downtown Capital LLC

**TMKs:** 2-1-47: 004

**Project Address:** 801 South Street

**Project Description:** The Project proposes to redevelop a partial city block and will consist of multiple structures including:

- An approximately 46-story (400-foot high) residential tower with approximately 480,153 square foot of floor area fronting Kapiolani Boulevard. The residential tower includes approximately 410 units comprised of a mix of one-bedroom, two-bedroom, and three-bedroom units. The first story of the tower includes a lobby, lounge, mechanical rooms, trash room, staff spaces, residential units and open space along Kapiolani Boulevard. The remaining stories (Floors 2-46) are dedicated to residential units. Access to the proposed adjacent parking garage is from the ground floor.
- An approximately 10-story (107-foot high) parking garage with approximately 18,770 square foot footprint fronting South Street. The parking garage is partly surrounded by the existing Honolulu Advertiser building on the corner of Kapiolani Boulevard and South Street.

The parking garage is not attached but is accessible to the residential structure fronting Kapiolani Boulevard, as well as the permitted adjacent residential high rise and parking garage under construction.

The Applicant intends to utilize the provisions of Subchapter 4 of the Kakaako Reserved Housing Rules for the Project. Section 15-218-55(e) of the Kakaako Reserved Housing Rules provides that in considering a Development Permit application for a “workforce housing project”, the Authority may consider modifications to the provisions of the Hawaii Administrative Rules, Chapter 217, Title 15, Mauka Area Rules. The Development Permit application is seeking the following modifications from the provisions of the Mauka Area Rules.

- Modification of §15-217-54(f) *Building Form* and Figure 1.3-D to propose an increased building height of 107 feet for the free-standing parking garage from a maximum forty-five (45) feet allowed. Modification of §15-217-54(f) *Building Form* and Figure 1.12-A to provide a street front element (detached parking podium, per Figure BT.10-C.4) greater than the required thirty (30) to sixty-five (65) feet high.
- Modification of §15-217-63(1)(5) *Loading Spaces* to propose one large and two smaller loading spaces instead of the required number of two large and two smaller loading spaces.
- Modification of §15-217-39(e) *Street Trees and Landscaping* and Figure FT.8 to propose landscaping that is not consistent with what is required for a terrace front frontage type. Modification of §15-217-55(e) *Fences* and Figure FT.8-B.4 to propose an increase in fence height to six (6) feet, from a maximum three (3) feet allowed.
- Modification of §15-217-59 *Green Building* to propose a building that does not meet base qualification of LEED rating or other green building rating system.
- Modification of §15-217-63(c) *Curb Cuts* to propose curb cuts placed six (6) feet three (3) inches from adjacent property lines, instead of the minimum of twenty-two (22) feet required.

- Modification of §15-217-53 *Building Placement* and Figure NZ.2 to propose a build-to-line of twenty-two (22) feet, greater than the five (5) to ten (10) feet allowed.

**Application Date:** June 7, 2013

A public hearing notice was published in the Honolulu Star-Advertiser on September 1, 2013.

**SUBMIT PUBLIC TESTIMONY ON HCDA'S WEBSITE:** The HCDA welcomes public testimony on HCDA Agenda items. Written public testimony will be accepted through HCDA website at [www.hcdaweb.org](http://www.hcdaweb.org) up to 4:30 p.m. the day before the public hearing (hereinafter "Written Testimony Deadline"). Persons wishing to submit public testimony after the Written Testimony Deadline are encouraged to appear in person at the public hearing to present oral testimony, as the HCDA cannot guarantee that any written testimony submitted after the Written Testimony Deadline will be incorporated into the record. Persons who intend to present oral testimony on the above-listed application for Development Permit shall sign-up at the beginning of each public hearing. Persons who intend to submit written testimony shall submit 30 copies of their statements up to 4:30 p.m. the day before the public hearing. Please be advised that any written public testimony submitted to the HCDA will be treated as a public record and, as such, any contact information contained therein may be available for public inspection and copying.

Pursuant to §92-3, HRS, §15-219-28, Hawaii Administrative Rules, and Article IV, Section 10 of HCDA's Bylaws, the Chairperson may limit public oral testimony on the above-listed development permit application to three minutes per speaker and speakers may be subject to questioning by the members of the Authority or by any other representative of the Authority.

Pursuant to Sections 92-4 and 92-5(a), Hawaii Revised Statutes, the Authority may elect to convene in executive session if any of the exceptions in Section 92-5(a), Hawaii Revised Statutes, apply.

Individuals who need auxiliary aids for effective communication are invited to contact Ms. Lindsey Doi, HCDA's ADA Compliance Coordinator, by phone at 594-0300, e-mail at [contact@hcdaweb.org](mailto:contact@hcdaweb.org), or by facsimile at 594-0299 at least 5 working days prior to the date required.

This agenda and additional information on the HCDA can be found on the HCDA website at: [www.hcdaweb.org](http://www.hcdaweb.org).

The HCDA is located at 461 Cooke Street, Honolulu, Hawaii. There are several public parking lots in the Kakaako Area. Metered street parking is also available on a first-come first-serve basis.