

SUMMARY - PUBLIC HEARING

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

July 17, 2013 – 11:00 a.m.

ATTENDANCE

Members Present: Mary Alice Evans (DBEDT)
Randy Grune (DOT)
Miles Kamimura
Brian Lee
Lois Mitsunaga
Luis Salaveria (DBF)

Members Absent: Dean Seki (DAGS)

Others Present: Anthony Ching
Lori Tanigawa (Deputy Attorney General)
Shelby Hoota
Patricia Yoshino
Holly Hackett (Court Reporter)

A public hearing of the Kakaako members of the Hawaii Community Development Authority ("Authority"), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority at 1:49 p.m. on Wednesday, July 17, 2013, at the Authority's principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

Development Permit Application KAK 13-037: Victoria Ward Limited, Land Block 3

Chairperson Lee stated that the public hearing was being held under the provisions of §206E-5.6, Hawaii Revised Statutes to review the development permit application KAK 13-037 ("Application") dated April 18, 2013. The Master Plan Permit number is PL MASP 13.1.3. The nature of the public hearing was to allow the Application to be presented to the Authority and to provide the public with the opportunity to present oral and/or written testimony. A second public hearing was scheduled for August 21, 2013, during which the Authority will render a decision on the Application.

Chairperson Lee stated that the applicant is Victoria Ward Limited ("Applicant"), and the project address is 1108 Auahi Street. The TMKs for the property are: 2-3-005: 019, 022, 013 portion, and 017 portion. The project proposes a mixed-use high-rise tower and platform with residential units and commercial spaces. The tower is proposed with a maximum height of 400 feet plus rooftop elements. On site parking stalls and approximately 325 residential

units are proposed. It is the first project proposed for Land Block 3 of the Ward Neighborhood Master Plan ("Ward MP").

Notice of the public hearings was published on June 16, 2013, in the Honolulu Star Advertiser. The notice was made available for public review at the office of the Hawaii Community Development Authority ("HCDA") and on the HCDA website. The landowners, lessees and other stakeholders in the Kakaako District and surrounding communities, state and county agencies, state legislators, Honolulu City Councilmembers, Association of Apartment Owners of residential buildings adjacent to the Project, surrounding landowners and businesses, and various interested community groups and individuals were notified of the hearing by fax and e-mail. In addition, public hearing notice was provided to approximately 260 individuals and organizations that have shown interest in development in Kakaako in the past and requested that they be kept informed of development activities in the district. Pursuant to HRS 206E-5.6, notice was provided to the President of the Senate and Speaker of the House.

Executive Director Anthony Ching presented staff's report on the Application. He explained that the Application would be reviewed under the vested rules of the Ward MP Permit number PL MASP 13.1.3, which was approved by the Authority on January 14, 2009. The Applicant fulfilled the following conditions stipulated under the Ward MP Decision and Order ("D&O") necessary to apply for a development permit under the Ward MP.

1. As required by Condition #5 of the D&O, the Applicant submitted a historic building inventory, a cultural impact assessment, and an archaeological inventory survey.
2. As required by Condition #10 of the D&O, the Applicant submitted a regional traffic study for the Master Plan area and also prepared a traffic impact assessment report specific to the Project.
3. As required by Condition #12 of the D&O, the Applicant submitted sustainability guidelines for developments covered under the Ward MP.

Mr. Ching also summarized the project description of the Application, including the land use and zoning; platform height, density and tower height; tower footprint; front, side and rear yard setback; front yard encroachment; open space; recreation space, off-street loading; off-street parking; view corridors; building orientation, tower spacing and circulation; and public facilities dedication; and tenant relocation. With respect to reserved housing, the Applicant is proposing to provide all of the reserved housing units required for this Project in a separate project at 404 Ward Avenue.

The Applicant is requesting modifications of the Mauka Area Rules in the following areas: (1) increase of podium height from 45 feet to 75 feet to accommodate commercial use in the ground floor; (2) modification of view corridor street setback along Kamakee and Queen Streets for the parking platform; (3) modification of the front yard requirements to allow for yard averaging; and (4) modification to allow for architectural embellishment projected up to 10 feet to the frontyard along Kamakee Street.

Mr. David Striph, senior vice president for Hawaii, Mr. Nick Vanderboom, senior vice president of development, and Mr. Doug Johnstone, development manager from Hughes Corporation were present for the Applicant. They provided details of the project via a PowerPoint presentation (see Exhibit A).

Chairperson Lee asked whether Members or Mr. Ching had any questions for the Applicant.

Mr. Ching asked what LEED level qualification would be sought.

Mr. Johnstone replied that the current project was in the silver range.

Mr. Ching asked whether there would be a landscaped median on Kamakee Street.

Mr. Vanderboom replied that they have been looking at implementing coconut palms in the median and along with rows of palms on each side of the street, but have not received final approval.

Mr. Ching stated that the HCDA plan did not show a landscaped median on Kamakee Street. He noted that a landscape median may block the view corridor from a pedestrian level.

Mr. Vanderboom explained further that the right-of-way is approximately 76 feet, and the area between the trees and median and sidewalk would be approximately 40 feet. They felt that it would help to frame the view corridors at the pedestrian level.

Mr. Ching asked for clarification of the entrance to the residential parking area.

Mr. Vanderboom explained that the retail parking would have 3 different access points.

Mr. Ching asked for clarification of the residential and existing curb cut next to Pier 1 and the water feature and plaza.

Mr. Vanderboom explained that there is an existing cultural preserve in that area. There would be water on either side of the driveway and residential arrival, and a ramp going up to the second level parking.

Member Evans asked if there would be residential units in the parking podium with the 75-foot proposed height of the parking podium.

Mr. Vanderboom replied in the affirmative. He explained that they would be creating a diversity of housing types, townhomes and tower units, some 2-level units and some single-level flats.

Member Evans asked whether the tower footprint would be reduced by putting the residential units in the platform as opposed to the tower.

Mr. Vanderboom replied that there may not be a direct correlation to the tower footprint. It did allow them to achieve the same number of units while making the tower footprint smaller versus having no podium units and trying to fit them all in the tower.

Member Kamimura asked whether the parking podium was within the setback rule, as with the prior project.

Mr. Vanderboom replied that the prior project's podium had a 30-foot setback. The requirement is 15 feet.

Member Kamimura asked if this project had a tower setback, but the podium was now an exception.

Mr. Vanderboom replied that the podium was not an exception at the ground level. Under the old rules, you could go up to 45 feet, but it had to be a one-to-one slope. They were proposing a modification which was consistent with the approved MP which said that all podium elements along Ala Moana would be up to 65 feet. The podium elements Mauka of Auahi Street would go up to 75 feet. They still had to request those modifications for each additional project. This project is going up to 75 feet, but would maintain greater than the required 15-foot setback at the ground level.

Member Kamimura asked how it would impact the Applicant if they just followed the rules without asking for the variances.

Mr. Vanderboom replied that it would have an impact. At the ground floor, rather than seeing retail along Auahi and being able to have a plaza, a nice pedestrian realm, things lining parking and greater setbacks than the 15 feet required for water features, you would see parking out to the street for majority of the frontage. It would force you to push parking out so that you would only see parking as you are walking by, and would not have the opportunity to incorporate the retail uses and residences at the podium level.

Member Kamimura stated that he asked the question because there is some sentiment about how the Authority sets rules. He wanted to be comfortable that there is a reason behind making a modification.

Member Evans asked if the vested rules were the same as the Ward MP.

Mr. Vanderboom replied that the Ward MP was approved under the old rules, which are the vested rules.

Member Evans asked if a 75-foot parking podium was an entitlement.

Mr. Vanderboom replied that it was specifically contemplated and shown in the overall massing and the plans for the approved Ward MP in 2009, with 65-foot podiums along Ala Moana

Boulevard and 75-foot mauka of Auahi Street. They were still required to request the modification for each individual project.

Mr. Ching stated that there was an explicit representation in the Ward MP that contemplated a 65-foot podium height along Ala Moana and up to 75 feet mauka of that. The Ward MP permit did not give approval to that modification, and it was explicit in the D&O granting the Ward MP Permit that the Applicant would have to come back to the Authority specifically asking for that contemplated 65 and 75-foot podium height.

Chairperson Lee asked what the granting would be based on.

Mr. Ching explained that there would have to be a hearing to consider granting what was contemplated. There was representation made that Victoria Ward would be asking for this particular modification. The Authority had stated that approval could not be granted unless it saw a specific project or development permit application for such a modification.

Member Grune asked if the cultural preserve was a restricted area or open to the public.

Mr. Vanderboom replied that it was restricted and only recognized cultural descendants are able to access it. It would always be a green space.

Member Salaveria asked if there was any information on the discussion that occurred in the original Ward MP request that contemplated a 75 foot podium height.

Mr. Ching replied that the D&O had findings specific to that representation. There were transcripts documenting the discussion.

PUBLIC TESTIMONY

Chairperson Lee noted that written testimony on the project had been received as follows:

1. Michael Kirk-Kuwaye, comments
2. Rachelle Nobriga, oppose
3. Rich Caz, oppose
4. Vernon K. T. Chock, support
5. Paul McCurdy, comments
6. Joe Ferraro, Ferraro Choi & Associates, Ltd., support
7. Cindy McMillan, The Pacific Resources Partnership, support
8. Mathias Maas, Native Books/Na Mea Hawaii, support
9. Tyler Dos Santos-Tam, Hawaii Construction Alliance, support
10. J. R. Keonekapu Williams, support

Chairperson Lee explained that any testimony received after 5:00 p.m. on July 16, 2013 was not included in the list read. However, such testimony would be compiled and made available to the Members and included in the analysis of the Application.

The following persons provided oral testimony:

1. Jack Hamada, oppose

ADJOURNMENT

The public hearing was closed at 2:37 p.m.

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.

Attachment: Exhibit A - Victoria Ward Limited, Land Block 3 PowerPoint Presentation

*Meals were served to Authority members and required staff as an integral part of the meeting.

LOOKING FORWARD

A VISION FOR KAKA'AKO

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Ward Village: An Urban Master Planned Community

Phase 1



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LAND BLOCK 3 PLANNING



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3

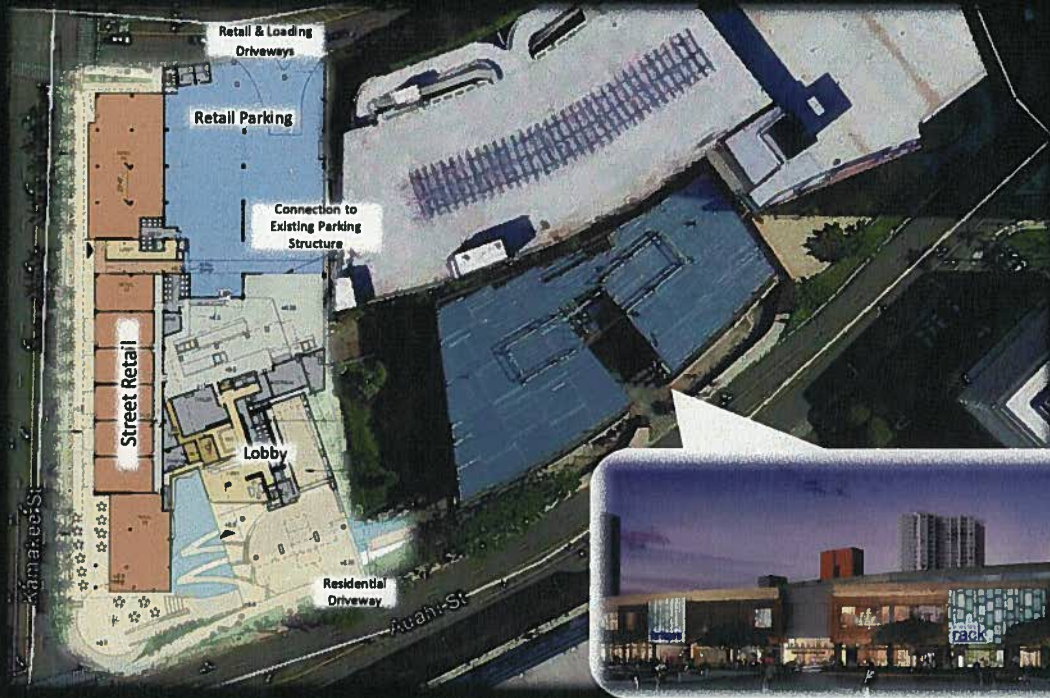
LAND BLOCK 3 PLANNING



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Ward Village Land Block 3, Project 1

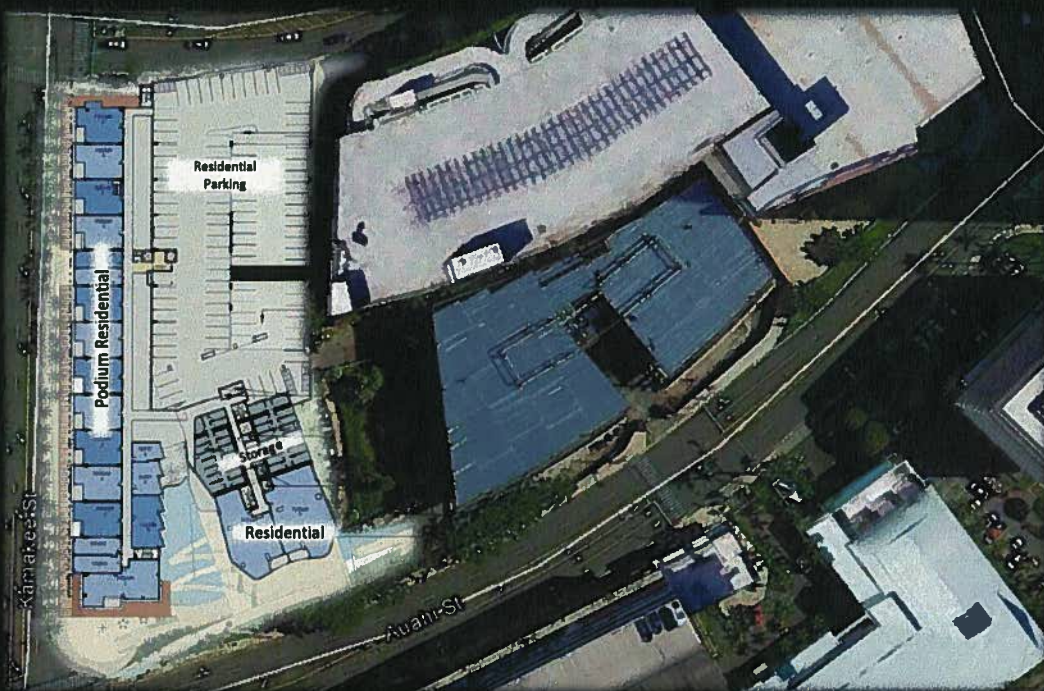
PROJECT PLAN – GROUND LEVEL RETAIL



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Ward Village Land Block 3, Project 1

PROJECT PLAN – PLATFORM



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PROJECT PLAN – AMENITY LEVEL



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PROJECT PLAN – TOWER



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Ward Village Land Block 3, Project 1

Renderings



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Artist rendering subject to change

Ward Village Land Block 3, Project 1

Renderings



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Artist rendering subject to change

Ward Village Land Block 3 Project 1

Renderings



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Ward Village Land Block 3 Project 1

Renderings



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Renderings



- Approximately 318 residences
- Approximately 17,000 sf of Retail
- Height of 400 feet

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Artist rendering subject to change

Renderings



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CURRENT – LOOKING MAUKA

Ward Village Land Block 3, Project 1

Renderings

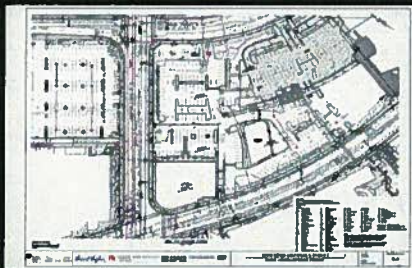


PROPOSED – LOOKING MAUKA

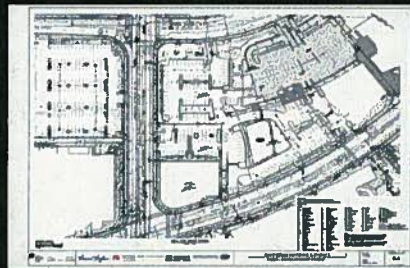
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Ward Village Land Block 3, Project 1

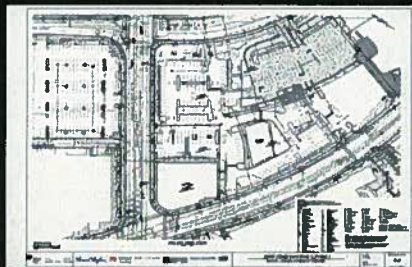
SITE DESIGN - INFRASTRUCTURE



DRAINAGE



WATER



SEWER



TRAFFIC

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SUSTAINABILITY – LEED DESIGN

LEED 2009 for New Construction and Major Renovations Project Checklist		
10.1.1 Sustainable Sites Possible Points: 26		
10.1.1.1	10.1.1.1.1	10.1.1.1.1.1
10.1.1.2	10.1.1.2.1	10.1.1.2.1.1
10.1.1.3	10.1.1.3.1	10.1.1.3.1.1
10.1.1.4	10.1.1.4.1	10.1.1.4.1.1
10.1.1.5	10.1.1.5.1	10.1.1.5.1.1
10.1.1.6	10.1.1.6.1	10.1.1.6.1.1
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10.1.1.99	10.1.1.99.1	10.1.1.99.1.1
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Allowable Modifications



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Ward Village Land Block 3, Project 1

Project Recap



- Dynamic Streetscape
- Quality of Life
- Sustainable Architecture
- Mauka – Makai Tower Orientation

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Artist rendering subject to change

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Ward Village Land Block 3, Project 1

MAHALO

LOOKING FORWARD

A VISION FOR KAKA'AKO

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