

## Public Hearing Highlights

### 801 South Street, Tower B

On October 2, 2013, the Hawaii Community Development Authority held a public hearing for the proposed development at 801 South Street, Phase B. Over 150 people attended, with 55 signing up to testify. The number of those supporting the project and those opposing it was nearly even. This document serves as a fact check on some of the most common issues that arose during testimony.

#### **801 South St. Fills the Gap in Affordable Housing Options**

- Many young professionals, teacher, and public workers are calling for more housing options that they can afford in Honolulu.
- Tower B would nearly double the inventory of condominiums now on the market in Honolulu, with the addition of 410 units in the Kakaako area.
- At least 75% of those units will be priced to be affordable for those making between 100% and 140% of the area median income (about \$66,160 to \$92,620 a year for a family of two).

#### **Provides for Increased Safety in Area**

- Development increases the number of people at the street level, creating a more active area that deters crime.
- This project will also include the installation of lights and landscaping in the area.

#### **Offers Greater Convenience for Honolulu Workers**

- Residents will be able to walk to work in the downtown corridor, or catch public transit nearby. This allows residents to save time and money that is often lost in the commute from outside of town.
- This development will build on the HCDA's mission of creating a live, work, play community in the Kakaako development district.

#### **801 South St. Has Low Maintenance Fees**

- A lack of extensive amenities, like a pool and a gym, allow the developer to keep maintenance fees low, at around \$250-\$300 a month.
- Tower B will still offer split air conditioning for all units, which give residents the option to use natural ventilation on cooler days, and the cooling system on hot days.
- Tower B will also offer an increased security presence in the area.

#### **801 South St. Tower B Creates Too Much Density for Area**

- The proposed density is no different than current density limits in downtown Honolulu.

- Developing areas that are already developed allows the HCDA to maintain and preserve current open space, like parks.
- Compact building designs that go up instead of out allow developers to maximize a floor space in a limited footprint.

### **Tower B Parking Structure is Too High**

- Current regulations require at least one parking stall per unit, making it necessary for a developer to create adequate space for parking.
- The developer also plans to rent excess parking stalls to the public, to provide for those

### **Kakaako Infrastructure is Not Sufficient for More Development**

- \$225 Million dollars of infrastructure improvements have been made to the Kakaako district since the 1980's. This includes extensive road, sewer, water, storm drainage and utility repairs specifically in the Kapiolani Blvd. and South St. corridors.
- Developers on all future projects in the area are responsible for funding any additional infrastructure improvements that their developments require.

### **Tower B Will Block Views and Be Too Close to Neighboring Buildings**

- Tower A and B were planned according to the current rules and regulations regarding building spacing.
- They are also aligned mauka to makai, to preserve view planes.

### **801 South St. is Not Really Affordable to Local Buyers**

- Downtown Capital priced the majority of its units in Tower B to be affordable for those making between 100% and 140% of the AMI.
  - o For a family of two, that range is \$66,160 to \$92,620 a year.
  - o For a family of four, it is \$82,700 to \$115,780.
- One example of a qualified homebuyer could be a newly hired police officer and a grade school teacher, who earn a total of \$90,000 a year.
- Prices range from the upper \$300,000's to the mid 500,000's for 1 to 2 bedroom units. These prices were calculated to be consistent with workforce housing guidelines. They represent an affordable option for qualified income groups who wish to live near their workplaces, and avoid a long commute.
- The developer has also committed to low maintenance fees (\$250-300/ month), further lowering the economic burden on new homebuyers.

### **Tower B Construction Will Destroy Historic Star Advertiser Building**

- The News Building is not listed on any historic register, so the developer is under no legal obligation to preserve any part of it. However, Downtown Capital recognizes its cultural significance and has committed to maintain the most historic elements of the building at its own expense.

- Downtown Capital has agreed to preserve the historic portion of the News Building, which is the area under the red roof that was built in 1929. The grand staircase, the stucco finish and terra-cotta decorations on the building's exterior, and all of the iconic flourishes on the interior will be preserved.
- The portion slated for demolition is a plain concrete building, constructed in 1959 to house the printing facilities. It does not have the same architectural significance as the red roof portion.

### **Tower B Curb Cuts Will Pose Safety and Health Hazards**

- Curb cuts for Tower B will be required to be placed a certain distance from an intersection to provide for pedestrian safety.
- In addition, flashing lights and mirrors can be used to increase driver and pedestrian visibility when entering and exiting the property.