

**PUBLIC HEARING AGENDA  
DECISION-MAKING**

**13 NOV 26 P3:00**

Hawaii Community Development Authority  
December 4, 2013

A public hearing will be held by the Hawaii Community Development Authority ("HCDA"), State of Hawaii, under the provisions of §206E-5.6, Hawaii Revised Statutes, on December 4, 2013, at 9:00 a.m., at the HCDA office, 461 Cooke Street, Honolulu, Hawaii 96813, to provide the general public with an opportunity to present oral and/or written testimony prior to decision-making by the Authority regarding the following:

**Development Permit Application**

**Project Information:**

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

**Applicant:** Downtown Capital LLC

**TMK:** 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 Podium Height:** Figure NZ.2 (D) of the Mauka Area Rules requires that podium heights shall be between 30 - 65 feet. The podium element of the Project is eleven (11) floors with a height of 107 feet. Figure BT.10 of the Mauka Area Rules permits a parking podium that is detached from the podium high-rise building.
- **Modification of Build-to-Line:** Section 15-217-53 and Figure NZ.2-1 of the Mauka Area Rules require build-to-lines of five (5) to ten (10) feet along Kapiolani Boulevard. The Project proposes to have build-to-lines of twenty-one (21) feet nine (9) inches along Kapiolani Boulevard. The Applicant’s request for modification of frontage type along Kapiolani Boulevard is in error. Instead, it should be modification of build-to-line. If considered and approved by the Authority, approval will automatically require that the Applicant provide a terrace front frontage along Kapiolani Boulevard except along the existing Honolulu Advertiser building.
- **Modification of Green Building Standards:** Section 15-217-59 of the Mauka Area Rules requires new buildings to follow base green building standards established by the LEED rating system or comparable green building evaluation systems. The Applicant is

requesting modification from provisions of §15-217-59 of the Mauka Area Rules.

- **Modification of Parking Access Curb Cuts:** Section 15-217-63(c)(3) of the Mauka Area Rules requires that curb cuts shall be set back a minimum of twenty-two (22) feet from adjacent properties. The Project proposes location of vehicular access at Kapiolani Boulevard with curb cuts placed six (6) feet three (3) inches from the adjacent property line.
- **Modification of Frontage Type:** Modification of provisions of §15-217-39(3), and Figure FT.8 to propose alternative landscaping than what is required for a terrace front frontage type. Modification of §15-217-55(e)(1), and Figure FT.8 of the Mauka Area Rules to propose an increase in fence height to six (6) feet, from a maximum three (3) feet allowed for terrace front frontage type along Kapiolani Boulevard.

**Application Date:** June 7, 2013

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

The initial public hearing where the Applicant presented its proposed development occurred on October 2, 2013.

Any party may either retain counsel or appear on his/her own behalf or send an authorized representative if the party is a partnership, corporation, trust, or association.

Copies of the Development Permit application are available for inspection during regular business hours at the office of the HCDA, 461 Cooke Street, Honolulu, Hawaii 96813, or will be mailed to anyone who requests a copy after payment has been made for copying and postage costs. To request a copy of the Development Permit application or submit written comments or testimony, please contact the HCDA on or before the date of the public hearing. Written public testimony will be accepted through our website at [www.hcdaweb.org](http://www.hcdaweb.org) up to 4:30 p.m. the day before the respective public hearing dates (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 respective public hearing dates. 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. For questions or concerns, please call the office of the HCDA at 594-0300.

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.