

803 Waimanu Decision Making Hearing  
January 8, 2014

Staff Report

- HCDA provided two public hearings on 803 Waimanu St. and four supplemental public comment sessions
- Developer provided a TIAR, which did not find any major traffic concerns
- City agencies, including BWS, says 1993 infrastructure upgrades on Cooke St. are adequate to support project
- City and county agencies did not raise any infrastructure concerns
- FAR 3.5 is allowable because project is in a suitable location and has adequate infrastructure
- Developer will still be required to participate in any future HCDA infrastructure improvements
- 803 Waimanu requests no building modifications and is compliant
- **Developer must conduct an archaeological impact survey**

Public Testimony

Four Imperial Plaza and Kakaako residents testified in opposition

- Cited concerns over insufficient infrastructure, traffic, lack of street parking, and close proximity to Imperial Plaza
- Per HCDA executive director: Tower separation doesn't apply to this development permit application because 2011 Kakaako Mauka area rules only define towers as those over 65 feet. 803 Waimanu will be exactly 65 feet, so it does not fall under the "tower" definition and does not require a specific tower separation. The project does need to have adequate separation from Imperial Plaza as required by fire codes, however the current spacing is adequate by city and county standards.

MJF Development Corporation initially proposed a 224-unit, 27-foot tower proposal. After meeting much public opposition, MJF revised its proposal to be a 153-unit, 7-story building.

MJF says it redesigned the project twice at its own expense to comply with existing 2011 Kakaako Mauka Area Rules and resident requests. The building orientation was also changed after a review by the HCDA mandated design advisory board. The building was originally designed to have its back facing Imperial Plaza, but after residents voiced their opposition, MJF made the decision to flip the building so the recreation area faces Imperial Plaza instead of a windowless exterior wall.

The current proposal for 803 Waimanu meets all existing Kakaako Mauka area rules and requests no modifications, unlike the first project application. While MJF says it preferred the design of the first project, it is pleased with the second design because it makes an attempt to satisfy its neighbors while still providing affordable housing.

Motion to approve 803 Waimanu passes 7-0