

## SUMMARY - PUBLIC HEARING

HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
State of Hawaii  
February 5, 2014 – 9:00 a.m.ATTENDANCE

Members Present: Randy Grune (DOT)  
Miles Kamimura  
Brian Lee  
Lois Mitsunaga  
Dean Seki (DAGS)  
Jesse Souki (DBEDT)  
Brian Tamamoto (9:01 a.m.)

Members Absent: Luis Salaveria (DBF)

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 9:00 a.m. on Wednesday, February 5, 2014, at the Authority’s principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

Development Permit Application KAK 13-157: Wei Fang

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 13-157 (“Application”) dated December 20, 2013. 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 is scheduled for April 2, 2014, during which the Authority will render a decision on the Application.

Chairperson Lee stated that the applicant is Wei Fang (“Applicant”), and the project address is 441 Cooke Street. The TMKs for the property are: (1)2-1-053: 032. The Applicant proposes to construct a 670 square foot mezzanine in an existing warehouse space. The project falls under the Kaiaulu ‘O Kakaako Master Plan permit which was approved by the Hawaii Community Development Authority (“HCDA”) on September 2, 2009.

Notice of the public hearings was published on January 5, 2014, 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, and approximately 321 community groups and individuals and organizations were notified of the hearing. Pursuant to HRS 206E-5.6, notice was provided to the President of the Senate and Speaker of the House.

### Staff Report

Executive Director Anthony Ching summarized the staff report in the packet distributed to Members. He explained that the Applicant was requesting a Base Zone Development Permit approval. A non-conforming structure may be enlarged without satisfying the public facilities dedication, open space and recreation space requirements if it meets the provision of Section 15-22-15(e)(2). He discussed the project summary including land use, density and building height, and off-street parking. He explained that the project was exempt from public facilities dedication and reserved housing requirements.

There were no questions from Members on the staff report.

### Applicant’s Presentation

Ms. Wei Fang of Interisland Terminal stated she was the organizer of the project called Kakaako Agora, an indoor park and pavilion. She described her project via a PowerPoint presentation (see Exhibit A). The project was envisioned as a multi-purpose gathering space for meetings and exhibitions for the community to use. For the Kakaako Agora project, they are partnered with Atelier Bow Wow, a design firm in Tokyo, Japan known for inventing innovative, accessible and forward-thinking urban spaces.

Member Tamamoto commented that it sounded like a great proposal. He asked if Ms. Fang had any definite use for the facility itself and commitments from local organizations who would like to use the space.

Ms. Fang replied that the timeline was pushed out because of the permitting process and this public hearing. While she has not confirmed specific organizations, she has talked with Honolulu Printmakers, Collaborative Curators, Ballet Hawaii, documentary film program. Envision space to be used like a public park to sit, meet someone, gather, etc.

Member Tamamoto asked if the concept was similar SOHO in New York City.

Ms. Fang replied that there was a lot more shopping and food in SOHO. There was no food and beverage component and no retail space in her project. The concept was a gathering of diverse people to use the space in creative ways and define character of the neighborhood.

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Mr. Ching stated that the application included memo from Mr. Robert Oda noting that the Kamehameha Schools ("KS") would be providing a letter of support for the application. He asked about the nature of her tenure in the space.

Ms. Fang replied that they do not have a lease yet. They would be taking on a Right of Entry to complete construction. KS will continue to control the space but would be partnering in the management of the space. KS plans to donate the space to the public mission that they are planning to implement.

Mr. Ching noted that the proposed use is classified as commercial and envisions the addition of the proposed 670-foot mezzanine area. The parking requirement for the space would be 8.53 stalls. Current zoning for commercial use might permit assembly types of activities but that would create a higher parking requirement.

Ms. Fang stated she was aware of the parking requirement. Every project they have done in the city has been approached as a collaboration. They are not professional architects or planners, so they rely on open and honest communication, lots of lead time to plan and work out issues, such as parking.

Mr. Ching noted that current conditions for on-street parking in the area is an issue.

Ms. Fang stated she understood that parking is an issue in the city. All the program she ran while they were in R&D, they did not have any complaints about parking from their patrons and program constituents.

Mr. Ching noted that the Applicant and landowner had received a conditional use permit for joint use of parking facilities which allows for conversion of the overall space use between the hours of 5:00 pm to 6:00 am and on weekends. This would allow for greater activities to occur during those times, and would satisfy the parking requirement. He also noted that staff's assessment of the permit application was based on the proposed additional square footage as well as the commercial use described. In the event of further modification or if there is more assembly-type use, the Applicant would have to come back to Authority and demonstrate how the additional parking requirements would be met.

Member Tamamoto asked what would be the time frame for the project.

Ms. Fang replied that the concept was started in July 2012. Majority of design work has been completed. They submitted their plan in November 2013 to the City Department of Planning and Permitting ("DPP") and are working through some of the DPP comments and adjusting their design. She expected to complete the DPP process within 4-6 weeks. The second public hearing is scheduled for April 2014, after which construction can start. The construction period is 4-6 weeks, and it is not a complicated structure. She expected to open to the public late May or early June 2014.

Chairperson Lee inquired as to what hours the facility would be open.

Ms. Fang replied that there were no exact hours, but would likely be regular business hours. The space can be secured on both sides with roll up doors when it is not being used or occupied.

Chairperson Lee asked if she was working with partners and would be charging a fee to use the space for exhibits.

Ms. Fang replied that they would continue to fundraise to have operating funds for products in the space and day to day management. In addition to partnering with KS, they have other sponsors such as Halekulani Corporation.

Chairperson Lee asked if she had any concerns about security or the homeless.

Ms. Fang replied that she had the same concerns as anyone in the city. She also saw that the homeless are part of the community. They would be working with KS to ensure that the space is safe and clean for everyone who wants to use it. They would have security coverage of this area.

Chairperson Lee asked if the space would be open every day.

Ms. Fang replied that it would be open most days of the week.

#### Public Testimony

Chairperson Lee noted that written testimony on the project had been received from Ms. Kiersten Faulkner of the Historic Hawaii Foundation in support of the project.

The following persons provided oral testimony:

1. Mela Kealoha-Lindsey, Creations of Hawaii, support
2. Robert Oda, Kamehameha Schools, support
3. Kevin Miyamura, support

#### ADJOURNMENT

The public hearing was adjourned at 9:43 a.m.

Attachment: Exhibit A - Kakaako Agora

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

A public art and design program for the Kaka'ako neighborhood of Honolulu

## Kaka'ako Agora

Organized by Interisland Terminal  
Featuring Atelier Bow Wow

With Honolulu-based Collaborating Partners: Collaborative Studios, Heavy Metal Hawaii, Hui Ki Maoli Ola



Exploring the potential of public art/design in a neighborhood in-transition  
Creating opportunities for many different groups to interact and engage

## KAKA'AKO AGORA



- 4-11 Cooke Street
- Currently vacant, 3,000 Sq ft warehouse space, next to This Is It Bakery
- Through architectural intervention and forward thinking, collaborative design, we will create a much needed shaded hub for creativity and an open, accessible community gathering space for lectures, film screenings, small musical performances and various events.

## VISION



The major alternative, contemporary arts organization in Honolulu  
Presenting exhibitions and programs in Contemporary Art, Design, Film since 2009.

The team that brought you project-space in the Our Kaka'ako area called R/D

- Coffee Bar
- Art/Design/Culinary Bookshop
- Open daytime workspace (primarily used by freelancers, start-ups, creative community)
- Evening community/educational programs, film screenings, etc.

## INTERISLAND TERMINAL



Internationally renowned architecture and design firm established in Tokyo in 1992.

Known for their "Behaviorology" approach to architectural design, which considers the existing ecosystem of social behaviours as elements that participate and inform the design of built structures.

Recent public space design projects include:

- Guggenheim Urban Design Pavilion (Berlin, New York, Mumbai)
- Miyashita Park (Shibuya, Tokyo)
- Pavilion Concept plan for West Bund Biennial of Architecture (Shanghai)

## ATELIER BOW-WOW



- An indoor, public gathering space first multi-purpose, free public space in the Our Kaka'ako area.
- Major space layout and design defined by a loggia - a gallery with open sides and an open balcony - as in a theater
- The mezzanine-level will add 697 sq. ft. of space to our site.
- 4-6 week estimated construction period

• Funded by individual community donors, grants, in-kind donations, and sponsorship from Honolulu leaders such as Halekulani Corporation and Kamehameha Schools

## KAKA'AKO AGORA





•Kaka'ako Agora will activate an under-utilized space and create an accessible, shaded and free space for the community to use.

•Interisland Terminal will curate a line-up of public arts program in the space during the first 4-6 weeks of opening. Planned programs include:

- Short acoustic performances and demonstrations by arts partners such as Ballet Hawaii, Hawaii Opera Theater, and Honolulu Printmakers
- Documentary screenings and discussion series
- Artist talk and conversation series presented by ii Gallery

## KAKA'AKO AGORA



[www.interislandterminal.org](http://www.interislandterminal.org)

@interisland

MAHALO.

