

**PUBLIC HEARING AGENDA  
DECISION-MAKING****'14 APR 23 P1:58**Hawaii Community Development Authority  
April 30, 2014

A public hearing will be held by the Hawaii Community Development Authority ("HCDA"), State of Hawaii, in accordance with Hawaii Revised Statutes §206E-5.6, Subchapter 3 of Hawaii Administrative Rules Chapter 219 of Title 15, and vested Hawaii Administrative Rules Chapter 22 of Title 15, on April 30, 2014, 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 13-151

**Applicant:** Keauhou Lane, LP and Gerding Edlen, LLC

**Intervenor:** Honolulu Authority for Rapid Transportation

**Tax Map Key ("TMK"):** (1)2-1-030: 001

**Project Location:** 500 South Street and 500 Keawe Street

**Project Description:** The request is for a joint development permit for two separate mixed-use, residential, commercial/retail development project simultaneously developed by Applicants Keauhou Lane, LP and Gerding Edlen, LLC on a single development lot identified as TMK: (1)2-1-030: 001. The Keauhou Lane, LP portion of the project consists of a mix of 388 residential units which will include one-, two-, and three-bedroom units in a 400-foot high-rise structure; a mix of 35 townhouse units which will include two-, and three-bedroom units in a 42-foot mid-rise structure; 2,854 square feet of ground floor commercial space, 1,038 vehicle stalls in a 72-foot high parking structure;

approximately 13,000 square feet of open space, and 31,400 square feet of recreation space.

The Gerding Edlen, LLC portion of the project consists of a mix of 209 residential units which will include studio, one-, and two-bedroom units in a 65-foot mid-rise structure; 39,145 square feet of ground floor commercial space; 4 loading stalls; approximately 13,600 square feet of open space, and 11,500 square feet of recreation space. Off-street parking for the Gerding Edlen, LLC portion of the project is provided in a parking podium constructed as part of the Keauhou Lane, LP project. Facilities such as loading areas, open space, and recreation space are shared between both projects.

**Modifications Requested:** Keauhou Lane, LP is requesting modification from the applicable vested Mauka Area Rules to increase the podium height from 45 feet to approximately 72 feet and partial encroachment of the South Street view corridor for its portion of the project. Gerding Edlen, LLC is requesting modification from the applicable HAR Chapter 15-22, vested Mauka Area Rules to increase the podium height from 45 feet to approximately 65 feet.

**Application Date:** December 20, 2013

A public hearing notice was published in the Honolulu Star-Advertiser on February 8, 2014.

The initial public hearing where the Applicants presented its proposed development occurred on March 19, 2014.

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

**SUBMIT PUBLIC TESTIMONY ON HCDA'S WEBSITE:** The HCDA welcomes public testimony on HCDA Agenda items. 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 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 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.

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. For questions or concerns, please call the office of the HCDA at 594-0300.

Individuals who need auxiliary aids for effective communication are invited to contact Ms. Lindsey Doi, HCDA's ADA Compliance Coordinator at 594-0300, or by facsimile at 594-0299, at least five 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.