

April 30, 2014
KS Land Block B Initial Public Hearing

Applicants: Castle and Cooke, Kamehameha Schools (landowner)
Sharon Moriwaki withdrew her application for motion to intervene

Project location: 400 and 440 Keawe Street

Project details: KS Land Block B represents a joint development between Castle & Cooke Homes and Kamehameha Schools. The applicants submitted a joint development permit for two separated mixed-use, residential, commercial/ retail development projects.

- The Castle & Cooke portion of the project (B-1) is located at 400 Keawe St. and would consist of 95 residential units, including a mix of one-, two-, and three-bedroom units in a 65-foot structure. The project will include 9,680 sq. ft. of ground floor commercial space, 145 parking stalls in a surface parking lot, and about 1,411 sq. ft. of open space.
- The Kamehameha Schools portion of the project (B-2) is located at 440 Keawe St. and would consist of 88 residential units, including a mix of studio, one-, two-, and three-bedroom units in a 65-foot structure. 165 parking stalls will be located in a podium parking structure. The project will include about 3,949 sq. ft. of open space and 10,066 of recreation space.
- Both projects (B1 and B2) will share facilities like parking, loading area, open space, and recreation space.
- The applicant is requesting building modifications to increase the platform height from 45 feet to 65 feet.
 - o This modification is requested instead of building a tower, in efforts to preserve street view and retain existing Alu Like building

Open space

- Recreational space and open space are combined to create a large park area that is open to the public
- Compliant with mauka area rules and exceeds the current requirement for open space
- Creates buffer between retail and residential space and encourage walkability
- Creates connection between HART rail station and KS Land Block A and Block E

Applicant calls expert witnesses:

Lee Cranmer: Senior development manager for KS
Andrew Furuta: Castle & Cooke Homes Hawaii
Michael Goshi: Expert in architecture/ planning

Keith Uemura: Expert in civil engineering/ infrastructure/ planning/ design and management

Pete Pascua: Expert in traffic engineering

Hallett Hammatt: Expert in archaeology and cultural assessment

Public Testimony

Damien Tua: Army veteran who **supports** project because it will create a new community with new neighbors and he and his family can live there

Frank Leslie: OWT resident and realtor who **supports** project

Bill Spencer: **Opposes** 20 ft. height increase modification, OWT resident who raises concerns about blocked eastern views from OWT rec deck

Peter Lee: HI LECET member, **supports** project and its sustainability/ open space/ proximity to transit

Bobby Cane: **Supports** project

Karen Nakamura: BIA member, **supports** project and redevelopment of Kakaako

Monica Toguchi: Kakaako resident and owner of Highway Inn, **supports** project and development of more housing, pedestrian walkways, mixed-income community

Paulette Moore: **Supports** KS and benefitting the Hawaiians and residents alike

Next hearing is June 10, 2014