

April 30, 2014

KS Land Block A: Keauhou Lane Public Hearing

A1- Keauhou Lane

A2- Gerding Edlen

A3- Future rail transit station

Applicant closing arguments:

- The KS master plan seeks to return Kakaako to vibrant mixed-use community, where one can live, work, and play. Block A has the potential to be the catalyst to bring together the neighborhood with hundreds of residential units, commercial retail space, parking, a grocery store, restaurants, and a large street level, mauka-makai pedestrian concourse.
- Modifications to exceed 45-foot podium height limit are not a method to circumvent rules, rather it would support efforts to provide significant public benefit. By allowing developer to utilize a smaller footprint that is consistent with density limits, Keauhou Lane's 72-foot parking structure can provide sufficient parking for both buildings and give more space to pedestrian activities.
- Water service, sewer connections, and roadway capacity issues have all been addressed and confirmed. A wind study will be conducted once the project design is refined. Noise report for the rail line shows noise levels will not be excessive, and mitigation measures will be put in place.

HCDA Staff findings of fact

- Findings 1-17 are procedural matters that contain chronology of application
- Findings 18-41 refer to the KS master plan permit and identifies the major aspects and elements as they relate to TOD and vested rules
- FOF 38 is stricken from record, which states KL is designating 50 parking stalls for KS within projects
- Findings 42-47 describe Land Block A and the three projects located within that parcel
- Findings 48- 94 describe the Land Block A1 project, developed by Keauhou Lane, LP
 - o Open space requirement for entire Land Block A is exceeded by proposed open spaces for Projects A1 and A2
 - o Public facilities dedication: A1 Project requires 17,007 sq. ft. for public facility dedication, either in the form of land or equivalent cash value
- Findings 95-117 describe the proposed modifications for the A1 project

- Height modification would allow for a smaller parking structure footprint and would create more active public spaces at the ground level
- Height modification would have minimal impact on view corridors and allow for wider front yards along South Street and improved views from the surrounding sidewalk and streets
- Tower spacing modification is allowed by rules, which state spacing is to be provided “to the extent practicable.” Proposed tower spacing also allows for the current mauka-makai views to be maintained for surrounding towers, Keola Lai and One Waterfront Towers
- Findings 118-129 detail the impacts of the A1 project with regards to wind, sun, noise, and sustainability
- Findings 130-150 describe the Land Block A2 project, developed by Gerding Edlen, LLC
 - Open space requirement is fulfilled with about 20% of the Lot A-1-2 dedicated to public open, including a large pedestrian concourse and a pedestrian connection to HART’s rail station
 - Public facilities dedication requirement is fulfilled by KS credits to Lot A-1-2
- Findings 151-159 describe the proposed modifications for Project A2
 - Height modification would increase platform from 45’ to 65’ and would result in a practically and aesthetically superior design. It also decreases the building’s footprint and adds more ground floor commercial retail, which activates the street level.
- Findings 160-163 describe Project A2 impacts with regard to wind, sun, noise, and sustainability

Public Testimony

- Several people testified on the development of Kakaako and proposed modifications

Authority votes 8-0 to approve the staff proposed Findings of Fact, conclusions of law, and decision of order

- Applicants and interveners waived rights to file comments and complaints to authority order
- Keauhou Lane project approved by HCDA