

DRAFT

SUMMARY - PUBLIC HEARING  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
State of Hawaii  
November 6, 2014 – 9:05 a.m.

ATTENDANCE

Members Present: Rodney Funakoshi (DBEDT)  
Randy Grune (DOT)  
Miles Kamimura  
Brian Lee  
Lois Mitsunaga  
Dean Seki (DAGS)  
Brian Tamamoto

Absent: Kalbert Young (DBF)

HCDA Staff: Anthony Ching, Executive Director  
Sandra Ching (Deputy Attorney General)  
Lindsey Doi  
Shelby Hoota  
Ann Shimamura  
Jean McManus (Court Reporter)

For the Applicant Howard Hughes  
Douglas Ing  
Emi Kaimuloa

A public hearing of the Kakaako members of the Hawaii Community Development Authority (“Authority” or “HCDA”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority at 9:05 a.m. on Thursday, November 6, 2014, at the Authority’s principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

DEVELOPMENT PERMIT APPLICATION KAK 14-074: Victoria Ward, Limited

Chairperson Lee stated that the public hearing was being held under the provisions of Act 61, Session Laws of Hawaii 2014, Subchapter 3 of Hawaii Administrative Rules (“HAR”) Chapter 15-219, and vested HAR Chapter 15-22 at the HCDA office, 461 Cooke Street, Honolulu, Hawaii 96813, to allow the Applicant(s) to present its proposed Project and provide the general public with an opportunity to present oral and/or written testimony regarding.

Chairperson Lee stated that the Applicants is Victoria Ward, Limited, a wholly owned subsidiary of the Howard Hughes Corporation. The request is for a Planned Development

Permit for a mixed-use, residential and commercial, development project submitted by the Applicant Victoria Ward, Limited on a portion of the identified as TMK: (1)2-3-002: 001. The Project is located at 330 Kamakee Street and consists a high-rise residential tower with approximately 466 residential units. The tower will rest on a platform structure and have a combined total of approximately: 78,319 square feet of commercial space, 53,375 square feet of indoor and outdoor recreation space, and 1,301 parking stalls.

Chairperson Lee stated that the Applicant is requesting the following five modifications pursuant to the vested HAR Chapter 15-22 Mauka Area Rules:

- Modify §15-22-62 to increase the maximum platform height to 75 feet, with an allowance of an additional 12 feet in height for fifteen percent (15%) of the roof area that will be utilized for accessory uses.
- Modify §15-22-63(g) to increase the allowable pedestrian shade canopy projection into the front yard from 4 feet to 10 feet.
- Modify §15-22-63.1 to change the uniform front yard setback from 15 feet to an average front yard setback of 15 feet.
- Modify §15-22-66 to adjust the street front element 1:1 slope view corridor setback along Kamakee Street and Queen Street.
- Modify §15-22-66 to adjust the tower view corridor setback along Queen Street.

Application date was September 15, 2014. Legal notice of the public hearings was published on in the Honolulu Star-Advertiser on September 19, 2014.

#### PROCEDURES FOR TODAY'S HEARING

Chairman Lee stated that the deadline for interested individuals or organizations to file Motions to Intervene was October 9, 2014. He stated that no one filed a Motion to Intervene for this matter.

A public hearing for decision making on the Application is scheduled for January 7, 2015. After presentation by staff of its recommended findings of fact, conclusions of law and decision and order, the Authority will take additional Public testimony before engaging into decision making. If the Authority adopts the proposed Decision & Order which is adverse to the Applicant, the Applicant can file exceptions to the Authorities Findings of Fact, Conclusions of Law, and Decision & Order. The deadline for filing exceptions is January 21, 2014. If exceptions are filed, the Authority will meet on February 11, 2015 to take its Final Action and formally adopt the Decision & Order.

#### STAFF REPORT

Mr. Ching explained that the Project site is located at the Makai-Ewa corner of Queen Street and

Kamakee Street. It is situated behind the Ward 16 theatre complex. The site is currently comprised of a surface parking lot and a commercial structure that formerly housed Office Depot and Nordstrom Rack.

#### PRESENTATION BY THE APPLICANT

Mr. Ing introduced Exhibits M-1, M-2 & M-3 which were admitted into the record by Chairman Lee. Mr. Ing stated that the following would be their expert witnesses:

#### WITNESS TESTIMONY

Race Randall, Senior Director of Development for the Howard Hughes Corporation, Victoria Ward Ltd., was first to testify. He explained in detail the requested modifications. He stated that a large benefit of the modification is that ability for the project to bring to the neighborhood a full-sized, full-service grocery store. This project will be a pedestrian-friendly design in which the retail is along the wide sidewalk and encourages walking and biking in the area while providing sufficient parking for the neighborhood up above the retail and out of the way of pedestrians. He further explained the benefits of a Master Plan development versus a single lot development.

Mr. Ching asked detailed questions of some of the modifications.

Member Funakoshi commented that the platform height is a much requested modification and wondered if the rules needed to be amended. He asked specific questions regarding this project and the rail station.

Mr. Randall replied that the raised height modification will impact the rail alignment. The residential units will start above the podium and away from the noise produced by the light rail. He stated that the project will provide pedestrian facilities at ground level.

(9:38 a.m. Dean Seki arrived.)

Mr. Ching discussed the benefits of the Halekauwila extension being a mid-block connection.

Robert Miller, Architect and Vice President of Bohlin Cywinski Jackson, testified next. He prepared a direct written testimony and stood on this testimony.

Mr. Ching asked Mr. Miller to summarize his professional opinion of these modifications.

Mr. Miller stated that he believed the requested modifications will create a more vibrant and desirable neighborhood which will benefit the entire community.

PUBLIC TESTIMONY

1. Cindy McMillan – support
2. Cora Gibo – support
3. Kika Bukoski – support
4. Hina Wong-Kalu - support
5. Isaac Smyth – oppose
6. Dwayne Arelleano – support
7. Tyler Dos Santos-Tam – support
8. Kevin Miyamura – support
9. Jeff Masatsugu - support

Nick Vanderboom, Senior Vice President of Development for the Howard Hughes Corporation, was recalled as a witness. He explained in detail how Victoria Ward will fulfill their open space requirements.

ADJOURNMENT

The public hearing was adjourned at 10:11 a.m.  
(10:11 a.m. Brian Tamamoto arrived.)

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