

OliverMcMillan Pacific Rim LLC Petition for Waiver and Suspension of §15-217-55(k)(2)
of the Mauka Area Rules for the Symphony Honolulu Project
Prior to August 12, 2015

	Name	Date of Testimony	Date HCDA Received	Written Comments (Support)	Written Comments (Oppose)	Written Comments	Email Comments (Support)	Email Comments (Oppose)	Comments from HCDA Website (Support)	Comments from HCDA Website (Oppose)	Comments from HCDA Website
1	Sean Chu	8/5/2015	8/6/2015							1	
2	Doris Byun	8/6/2015	8/6/2015						1		
3	Jamie Takaki	8/6/2015	8/6/2015						1		
4	Jamie Higa	8/6/2015	8/6/2015						1		
5	Blake K.	8/6/2015	8/6/2015						1		
6	Takumi Abe	8/6/2015	8/6/2015						1		
7	Lyon Des Pres	8/6/2015	8/6/2015						1		
8	Kyle Shelly	8/6/2015	8/6/2015						1		
9											
10											
				0	0	0	0	0	7	1	0

Support 7
Opposition 1
Comments Only 0
8

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Public Testimony Website Submission Symphony Honolulu

SeanChu

to:

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08/05/2015 09:21 PM

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From: SeanChu <UMAX_2000@hotmail.com>

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Name

Sean Chu

Email

UMAX_2000@hotmail.com

Project Name

Symphony Honolulu

Do you support or oppose?

Oppose

Comment

Do not waive the glass rule for Symphony Honolulu. They have already managed to build with its broadside along a Ewa-Diamond Head axis. The glare off of the building is blinding.



Public Testimony Website Submission Symphony Honolulu

DorisByun

to:

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08/06/2015 11:10 AM

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HAWAII COMMUNITY
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Name

Doris Byun

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dbyun112@hotmail.com

Project Name

Symphony Honolulu

Do you support or oppose?

Support

Comment

I support the Symphony Honolulu project and ask that HCDA consider waiving the new glass requirement for this project.

It's unfortunate that no one caught the new glass requirement until the glass was already installed, until I believe the 40th floor? The photo I saw online of the glare the glass reflects does not represent the whole picture. My question is what does the glare look like with new glass requirement and the current glass that is installed? Sun glaring off of glass is/can be distracting unless you have polarized glasses. Also, there are older/previous buildings in the Kakaako neighborhood that have very mirrored glasses i.e. 909, Imperial Plaza, Koolani, etc.

The delay in project will cause what I believe will be a waterfall effect of mortgage rate locks that will expire, lost prepaid fees (I paid upfront 1% of closing cost to lock in the rate), higher interest rates at closing, additional rents paid, additional parking paid, etc. I hope that the HCDA will consider all these cost/consequences when making a decision.



Public Testimony Website Submission Symphony Honolulu

JamieTakaki

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08/06/2015 11:48 AM

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HAWAII COMMUNITY
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Name

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Project Name

Symphony Honolulu

Do you support or oppose?

Support



Public Testimony Website Submission Symphony Honolulu

JamieHiga

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08/06/2015 11:55 AM

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HAWAII COMMUNITY
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Name

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Project Name

Symphony Honolulu

Do you support or oppose?

Support



Public Testimony Website Submission Symphony Honolulu

BlakeK

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08/06/2015 12:13 PM

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HAWAII COMMUNITY
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Project Name

Symphony Honolulu

Do you support or oppose?

Support

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Public Testimony Website Submission Symphony Honolulu

TakumiAbe

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08/06/2015 01:03 PM

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HAWAII COMMUNITY
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Do you support or oppose?

Support



Public Testimony Website Submission Symphony Honolulu

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08/06/2015 01:37 PM

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2015 AUG 6 PM 2 53
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Project Name

Symphony Honolulu

Do you support or oppose?

Support

8



Public Testimony Website Submission Symphony Honolulu

KyleShelly

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08/06/2015 04:17 PM

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2015 AUG 6 PM 4 22

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Project Name

Symphony Honolulu

Do you support or oppose?

Support

Comment

I fully support the Symphony Honolulu project as it is one of the few buildings nearing completion in which the developer has reserved, through HCDA's affordable housing program, over 100 units in the building. The need for affordable housing is one of Hawaii's most significant issues.

Although the glazing situation is unfortunate, I do support a waiver with regard to the glass as a non-waiver or change would likely cause a delay in project completion which could have substantive consequences to individuals like myself, a reserved unit buyer. Consequences could include (i) continued additional rent expense versus building equity in home (we are all first time buyers), (ii) a loss of non-refundable mortgage fees paid to secure financing (could be applicable to all buyers), (iii) potentially higher cost of financing (rates expected to rise) and other. My point is that there are costs/consequences that would extend beyond the developer/project that I would like the HCDA to consider in its decision making.

In addition and according to the US Green Building Council's LEED requirements for New Construction under Indoor Environment Quality, glazing should have a high surface reflectance in order to provide interior glare control and increase insulation. Standard glazing, as compared to a highly reflective glass, results in higher energy use and increased maintenance. Since we live in a State with the highest electricity rates in the country, I fully support materials and designs that mitigate the cost of electricity.

I applaud the Symphony Honolulu project meeting LEED certification standards and it's sustainable designs, including solar panels on the garage roof deck to mitigate heat island effect and reduce electricity use throughout the building's common areas.