

DEVELOPMENT PERMIT

for

803 Waimanu Street

Approved by the

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

**461 Cooke Street
Honolulu, Hawaii 96813**

on

January 8, 2014

Pursuant to Chapter 206E, Hawaii Revised Statutes

DEVELOPMENT PERMIT NO.: KAK 13-091

I. PROJECT SUMMARY AND ENTITLEMENTS

Refer to the attached Table 1, *Project Summary and Entitlements*, as Exhibit A.

II. RESERVED HOUSING

The Applicant shall comply with the provisions of Hawaii Administrative Rules, Title 15, Subtitle 4, Chapter 218, and Kakaako Reserved Housing Rules. The Applicant shall designate no less than twenty percent (20%) of the residential units in the Project as reserved housing units for purchase or rental according to income requirements and qualifying conditions established by Subchapter 3 of the Kakaako Reserved Housing Rules.

The Applicant may submit a reserved housing credit program for additional reserved housing credit for the Authority's consideration at a later time.

The Applicant shall execute an agreement with the HCDA as to how the Project conforms to the provisions of the Kakaako Reserved Housing Rules and such agreement shall be binding upon the Applicant and any successors in interest. No construction of the Project shall commence unless the Applicant has provided satisfactory documentation to the HCDA that the Project conforms to the provision of the Kakaako Reserved Housing Rules.

III. INFRASTRUCTURE IMPROVEMENTS

Infrastructure improvements can be divided into two categories: (1) infrastructure improvements or requirements which are immediately necessary to proceed with the Project; and (2) improvements which are necessary to improve and upgrade the vicinity in total through the HCDA District-Wide Improvement Program.

- A. Improvements Necessary to Proceed with the Project:** With regard to infrastructure improvements or requirements which are necessary to proceed with the Project, the Applicant shall be responsible for providing necessary developer improvements.
- B. Improvements Proposed for the HCDA District-Wide Infrastructure Improvement Program:** As part of the HCDA District-Wide Improvement Program, road and utility improvements are being undertaken in increments throughout the Kakaako District, financed in part through an Improvement District Program.

In this regard, the Project shall be subject to assessments for its pro rata share of the cost of improvements which may, in the future, be necessarily undertaken in the vicinity of the respective projects under the HCDA or other government agencies' improvement

programs. The Project will be assessed under the same methods and in the same manner as other properties in the area.

In order to ensure the participation of the Project, the Applicant, and its successors and assigns, shall agree to participate in the HCDA District-Wide Improvement Program at the time said program is implemented. The terms specified in the agreement shall be made a part of all condominium and conveyance documents for the Project and said documents shall be reviewed and approved by the HCDA prior to submission to the Real Estate Commission and execution.

IV. DECISION

The staff report for the Development Permit application dated January 8, 2014 is hereby incorporated into this Development Permit and made part of this Permit. The Development Permit for the Project is hereby approved, subject to the following conditions:

- A. Provide a Development Agreement with the HCDA that binds the Applicant, and its successors and assigns, individually and collectively, to develop and to maintain the Project site in conformity with the provisions of this Development Permit and with the Mauka Area Rules. This Agreement shall be recorded as a covenant running with the land with the Bureau of Conveyances or the Assistant Registrar of the Land Court. Proof of such recordation in the form of copies of the covenants certified by the appropriate agency shall be submitted to the HCDA.
- B. Comply with all applicable requirements of Subchapter 2 (Regulating Plan and Neighborhood Zone) of the Mauka Area Rules.
- C. Comply with all applicable requirements of Subchapter 3 (Thoroughfare Plan and Standards) of the Mauka Area Rules.
- D. Comply with all applicable requirements of Subchapter 4 (Area-Wide Standards) of the Mauka Area Rules.
- E. Comply with all applicable requirements of the Kakaako Reserved Housing Rules, Hawaii Administrative Rules, Title 15, Subtitle 4, Chapter 218.
- F. Comply with all requirements as specified under Parts I., II. and III. of this Permit.

- G. Conduct an Archaeological Inventory Survey that is acceptable to Department of Land and Natural Resources, State Historic Preservation Division prior to HCDA approval of the initial building permit for the Project. Comply with all Conditions imposed by the Authority with respect to any Historic Properties, Aviation Artifacts or a burial site that may be discovered at the Project site.
- H. Comply with any other terms and conditions as required by the HCDA Executive Director to implement the purpose and intent of the Rules.

All conditions shall be met prior to the issuance of the initial Building Permit for the Project.

Dated at Honolulu, Hawaii, this 8th day of January, 2014.

HAWAII COMMUNITY DEVELOPMENT
AUTHORITY, State of Hawaii

By 
Brian Lee, Chairperson

Attachment: Exhibit A - Table 1, *Project Summary and Entitlements*

I. PROJECT SUMMARY AND ENTITLEMENTS

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Neighborhood Zone and Land Use	HAR §15-217-23(a)(2) Neighborhood Zones, Figure 1.2 Regulating Plan, Figure 1.9 Land Use	Central Kakaako ("CK")	CK housing project	Project conforms to Rules; residential use is permitted in all zones.
Site Area	N.A.	N.A.	Oahu TMKs: 2-1-049: 50, 70 and 72 21,192 SF	See Project Plans Sheet A-1.1.
Density	Figures 1.3 & NZ.5 D Building Form, Maximum Density	21,192 SF (Site Area) x 3.5 FAR = 74,172 allowable SF; Reserved Housing ("RH") excluded from floor area calculation, per §15-218-18(1).	71,012 SF, excluding floor area for RH. RH floor area is 17,994 SF.	Project conforms to Rules; see Sheet A-1.2.
Reserved Housing	HAR §15-218-17(a)	At least 20% of the total residential floor area to be allocated for RH units (i.e., 17,896 SF in this project).	Excluded floor area for RH is 17,994 SF.	Project conforms to Rules; see Sheet A-1.2. Applicant may submit a separate proposal for additional reserved housing credit to the Authority at a later time for its consideration.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Maximum Height	Figures 1.3 & NZ.5.1	65 FT from "Ground Elevation", excluding rooftop mechanical room (Block 24 on map).	65 FT from "Ground Elevation", excluding rooftop mechanical room and stair(s).	Project conforms to Rules.
Building Type	Figures 1.3 & NZ.5 A Building Types, and BT-8 Urban Block	Urban Block	Urban Block	Project conforms to Rules.
Frontage Types	Figures 1.3 & NZ.5 B Frontage Types	Stoop; Dooryard; Terrace Front; Forecourt; Shopfront; Chinatown Shopfront; Kakaako Frontage	Stoop frontage on both frontages, as allowed in Figure FT-2.	Project conforms to Rules.
Frontage Occupancy	Figure 1.3 Building Placement Frontage Occupancy at Build-to-Line	No build-to-line specified at Kawaiahao and Waimanu frontages, but requirement is 75% occupancy if build-to-line were required.	Project places frontage at property line on both the Waimanu and Kawaiahao frontages; ground level contains about 75% occupancy by active uses.	Project conforms to Rules.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Building Placement	Figure NZ.5 CK and Figure NZ.5-1	Build-to-lines at Waimanu and Kawaiahao – Not Specified Side and Rear Setbacks – 0 FT	Building built to property line except for recessed “stoops” at levels R-1 and R-1.5 areas at Waimanu and Kawaiahao frontages (see Sheet A-1.2).	Project conforms to Rules.
Floor Plate	Table BT-8.1, Maximum Floor Plate Ratios for Urban Block buildings	100% lot coverage allowed on floors 1 through 4 (21,192 SF in this project); average of 60% coverage on floors 5 through 7.	20,229 SF on Levels R-2; 12,136 SF (average 60%) on Levels R5 through R7 (see Sheet A-1.2 and A-3.1).	Project conforms to Rules.
Open Space	Figure BT.8 Urban Block E. Open Space	15% of Site Area = 3,179 SF 40 FT minimum dimension.	8,477 SF, with 40 FT Dimension on R2 and R5 (i.e., 3,148 SF on R2 and 2,953 SF + 2376 SF on R5).	Project conforms to Rules.
Recreation Space	§15-217-56 Landscape and Recreation Space	55 SF of recreation space per dwelling; 55 SF x 153 dwellings = 8,415 SF in this project; if outdoors, may be used to satisfy open space requirements.	8,477 SF, with 40 FT Dimension on R2 and R5 (i.e., 3,148 SF on R2 and 2,953 SF + 2376 SF on R5).	Project conforms to Rules. See Sheet A-1.2 and L-1.1.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Off-Street Parking	§15-217-63(e)(2) §15-218-18(a)(3) §15-218-55(b)	No off-street parking required in CK zone, but RH requires 1 parking stall per unit; 24 RH units in this project.	91 parking stalls in multilevel unattended semi-automated mechanical parking including 24 parking stalls (12 standard and 12 compact) for the 24 RH units; see Sheets A-1.2 and A-2.1.	Project conforms to Rules.
Off-Street Loading	§15-217-63(l)(1) and (5) Loading Spaces	1 loading stall for 20,000-150,000 SF of floor area; one stall to have minimum dimensions of 12 FT x 35 FT and 14 FT vertical clearance.	1 handicap van loading space and 1 loading space with dimensions of 12 FT x 35 FT and 14 FT vertical clearance provided in garage; see Sheet A-2.1.	Project conforms to Rules.
Bicycle Parking	§15-217-63(m) Bicycle Parking	Short- and long-term bicycle parking to be provided within 400 FT of building entrance 400 FT of building entrance. Front facades to have at least one encroaching element (e.g., porch, balcony) for at least 10% of facade.	Short-term bicycle parking provided. Short-term and long-term bicycle parking provided in parking garage on ground level of parking garage.	Project conforms to Rules.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Building Massing	Figure BT.8 H	Front facades to have at least one encroaching element (e.g., porch, balcony) for at least 10% of facade.	Plane break provided.	Project conforms to Rules.
Public Facilities Dedication	§15-217-65(d)	4% of total residential floor area less RH (2,840 SF in this project).	866 SF provided in widened sidewalk along Kawaiahao frontage (see Sheet A-1.2 and A-2.1.	Request for remaining requirement to be satisfied by payment of in lieu fee, per §15-217-65(d)(3) approved by the Authority at its January 8, 2014 Public Hearing.
Landscaping	§15-217-56 Landscape and Recreation Space; Figure 1.7 Street Tree Plan	Provide automatic irrigation system with rain or moisture sensor; no street trees required on Waimanu Street, but Tulipwood tree required on Kawaiahao Street.	For landscaped open space, automatic irrigation system with rain sensor control; two Tulipwood trees provide on Kawaiahao Street.	Project conforms to Rules.
Green Building Standards	§15-217-59 Requirement for Green Building standards	Qualify for base LEED rating; document achievement of LEED points.	Project will meet base LEED rating.	Project conforms to Rules for basic certified standard; see LEED rating sheet.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Parking Placement	Figure 1.10B Parking Placement Figure BT.8 Urban Block	Place parking with allowed parking zone, per map; upper floors of parking to be screened from view of the public frontage by a liner building or by landscaping, green screens or cladding.	Parking placed within allowed parking zone; ground floor parking concealed by liner of habitable space on Levels R-1 and R- 1.5.	Project conforms to Rules.
Parking Access	§15-217-63(c)(3) Figures 1.14 and PZ.5	Curb cuts shall be set back a minimum of 22 FT from adjacent properties.	Driveways are more than 22 FT from side property lines on both frontages (see Sheet A-2.1).	Project conforms to Rules.
Pedestrian Zone Treatment	Figures 1.14 and PZ.5	Pedestrian Zone width standards: Waimanu Street (service street) sidewalk to have 6-foot wide Throughway; Kawaiahao Street (street) sidewalk to have 2-foot wide Frontage, 6-foot wide Throughway, and 5-foot wide Furnishing zones.	Pedestrian Zone on Waimanu frontage to retain existing improvements, except for relocation of driveway curb cut; Kawaiahao frontage improved to conform to prescribed Pedestrian Zone standards.	Project conforms to Rules; see Sheet L-1.1.

DEVELOPMENT PERMIT REQUEST
KAK 13-091: 803 WAIMANU STREET
Staff Report, Findings and Recommendations

January 8, 2014

I. REQUEST

MJF Development Corporation (“Applicant”) is requesting a Development Permit to demolish existing single-story industrial buildings and construct a new residential project (“Project”). The Project site is located at 803 Waimanu Street and 764 Kawaiahao Street in the Mauka Area of the Kakaako Community Development District (“KCDD”) (Tax Map Key Nos. (“TMKs”): 2-1-049: 050, 070, and 072). The Applicant’s Development Permit application was provided to the Authority at its public hearing on November 6, 2013.

II. PUBLIC HEARING NOTICE AND COMMUNITY OUTREACH

A public hearing notice for the Project was published in the Honolulu Star-Advertiser on October 6, 2013. In accordance with the provisions of Hawaii Revised Statutes (“HRS”) §206E-5.6, the President of the Senate and the Speaker of the House of Representatives were notified upon posting of the public hearing notice. Association of apartment owners of residential buildings adjacent to the Project, surrounding landowners and businesses, the Ala Moana/Kakaako Neighborhood Board, and the Kakaako Improvement Association were specially notified of the public hearings. Various elected officials and State and County agencies were also notified of the public hearings. Public hearing notice was also provided to approximately 321 individuals and organizations that have shown interest in development in Kakaako in the past and who have requested that they be kept informed of development activities in the district.

HCDA staff encouraged the Applicant to present the Project to the Ala Moana/Kakaako Neighborhood Board, and the Project was presented at the October 22, 2013 Neighborhood Board meeting.

III. STATE AND COUNTY AGENCIES CONSULTATION

Section 15-217-57 requires that adequate infrastructure be determined for development in the Central Kakaako (“CK”) neighborhood zone. Project application materials were provided to the following State and County agencies for review and comment on September 24, 2013:

State of Hawaii

- Department of Transportation – Airports Divisions (“DOT”),
- Department of Land and Natural Resources - State Historic Preservation Division (“SHPD”), and
- Department of Education (“DOE”).

City and County of Honolulu (“City”)

- Department of Transportation Services (“DTS”),
- Department of Planning and Permitting (“DPP”),
- Board of Water Supply (“BWS”), and
- Department of Environmental Services (“DES”).

The HCDA received comments from the BWS, the DOT, and the DPP which were provided to the Authority at its public hearing on November 6, 2013. The BWS provided comments stating that the existing water system was adequate to accommodate the proposed Project. The DOT provided comments that the proposed structure would be below the approach for the Honolulu International Airport. The DPP provided comments which highlighted the benefits and opportunities for the Project’s location and proposed density for accessible housing in the urban core, and in close proximity of the rail corridor.

The Applicant has submitted a sewer connection application for the Project that has been approved by the DPP, Wastewater Branch, which was provided to the Authority at its public hearing on November 6, 2013.

A meeting among HCDA staff, the Applicant, and City and State agencies was scheduled on October 24, 2013.

The Applicant has submitted a traffic impact assessment report (TIAR) for the Project and is provided hereto as Exhibit A, which recommends one-way driveway access, restricted on-street parking, and continuation of sidewalks fronting the Project site. The TIAR does not recommend any refiguring of traffic patterns or signalization. The proposed Project already provides for the recommendations made in the TIAR.

IV. DESIGN REVIEW

As provided by §15-217-80(f) of the Mauka Area Rules a Design Advisory Board (“DAB”) was convened to review the Development Permit application and provide comments. The DAB included the following members:

- Mr. Deepak Neupane, P.E., AIA (HCDA Director of Planning and Development),
- Ms. Lois Mitsunaga, (HCDA Board Member), and
- Mr. Tom Schnell, AICP (professional expert and Kakaako resident).

Comments provided by the DAB were shared with the Applicant and was provided to the Authority at its public hearing on November 6, 2013. The Applicant responded positively to these comments and subsequently revised the proposed design, including “flipping” the building layout to step back away from the adjacent lower Imperial Plaza tower (Plaza Tower) to have the proposed development “face” the Plaza Tower and avoid a situation where a windowless exterior wall would be only ten (10) feet from the lanai of adjacent housing units.

V. COMPLETENESS REVIEW, AUTOMATIC APPROVAL, AND FILING FEES

In accordance with the provisions of §15-217-85(g) of the Mauka Area Rules, the Development Permit application was determined to be complete and a certificate of completeness was issued on September 23, 2013, and was provided to the Authority at its public hearing on November 6, 2013.

The purpose of the completeness review is to determine whether all required information is provided in a Development Permit application. A completeness review does not constitute a determination as to whether an application complies with the provisions of the Mauka Area Rules.

In accordance with the provisions of §15-217-86 of the Mauka Area Rules, the Development Permit application will be deemed approved if the Authority has not rendered a decision on the Development Permit application within 180 days from when it is determined to be complete and public hearing notice is published. The public hearing notice was published on October 6, 2013 thus establishing an automatic approval date of April 4, 2014.

Records indicate that all filing fees have been paid in accordance with the provisions of §15-217-93 of the Mauka Area Rules.

VI. DEVELOPMENT PERMIT PROCEDURES

Pursuant to §15-217-80(c) and Figure 1.1 of the Mauka Area Rules, developments within the KCDD require a Development Permit that is subject to Authority review and approval. The HRS §206E-5.6 requires that when rendering a decision regarding the acceptance of a developer’s proposal to develop lands under the Authority’s

control, the Authority shall render its decision at a public hearing separate from the hearing at which the proposal was presented. This essentially requires that the Authority conduct two separate public hearings in rendering a decision regarding a Development Permit.

Section 15-217-80(d) of the Mauka Area Rules requires the following Findings of Fact in approving a Development Permit application:

- A. **Consistency with the Mauka Area Plan:** That the Project complies with and advances the goals, policies and objectives of the Mauka Area Plan;
- B. **Consistency with the Mauka Area Rules:** That the Project proposal will protect, preserve, or enhance desirable neighborhood characteristics through compliance with the standards and guidelines of the Mauka Area Rules; and
- C. **Compatibility of the Mauka District:** That the Project proposal will not have a substantial adverse effect on the surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.

VII. ANALYSIS

Project Description

The Project is proposed to be located on a 21,192 square foot (0.49 acres) development lot at 803 Waimanu Street and 764 Kawaiahao Street. The site is within the CK neighborhood zone and multi-family residential development is an allowable use within the neighborhood. The site currently includes single-story industrial buildings on the property occupied by tenants that are all associated with some form of automotive repair. The current tenants either have leases that expire no later than October 2013 or are on a month-to-month basis, and will vacate prior to construction. The Applicant plans to demolish the existing industrial buildings to construct the Project.

The Project consists of a 65-foot high 7-story structure containing 153 residential units, and will include a mix of studios, one- and two-bedroom units. The first floor of the structure includes residential units, lobby, utility and trash rooms. The second through seventh floors include residential units, and 8,477 square feet of recreation space provided on the second and fifth floors. A mechanized ground-floor parking system provides ninety-two (92) parking stalls, including fifty-one (51) standard size, forty (40) compact, and one (1) handicap van accessible stall.

Table 1: Project Summary

Development Lot Area	21,192 sq ft
Proposed Floor Area	71,012 sq ft
Reserved Housing Floor Area	17,994 sq ft
Residential Units	153 units
Open Space	8,477 sq ft
Recreation Space	8,477 sq ft
Building Footprint	20,229 sq ft
Floorplate Ratio (5th Floor and Above)	60% (12,136 sq ft)
Parking	91 stalls (on-site)
Loading	1 loading stall

Land Use, Density and Adequacy of Infrastructure

The Project is located within the CK neighborhood zone and proposes residential use, which is consistent with Figure 1.9 and §15-217-26 of the Mauka Area Rules.

The Project site is identified as TMKs: 2-1-049: 050, 070, and 072 and is 21,192 square feet in area. The Applicant is proposing a total residential floor area of 89,006 square feet. In accordance with §15-218-17(a) of the Kakaako Reserved Housing Rules, any multi-family residential development on lots greater than 20,000 gross square feet is required to provide at least twenty percent (20%) of the total residential floor area as reserved housing. For rental reserved housing, the requirement is fifteen percent (15%) of the floor area. In accordance with §15-218-18 of the Kakaako Reserved Housing Rules, the Applicant proposes to adjust density for reserved housing requirements and exclude residential floor area for reserved housing from calculations of floor area ratio (“FAR”). The Applicant proposes to construct 17,994 square feet of residential floor area to be designated as reserved housing.

Figure 1.3 of the Mauka Area Rules provides for a maximum density from 1.5 up to 3.5 for the CK neighborhood zone. Section 15-217-57(c) of the Mauka Area Rules provides that a maximum FAR of 1.5 shall be applicable in the CK neighborhood zone until the HCDA Executive Director determines the infrastructure is sufficiently adequate and then the FAR shall be increased to 3.5, consistent with the Mauka Area Rules.

Section 15-217-57(d) of the Mauka Area Rules provides that where the HCDA Executive Director finds that the public infrastructure is adequate to support a project within the CK neighborhood zone, or where a project would construct improvements to infrastructure to be sufficient to accommodate the subject project and future developments, the HCDA Executive Director may elect to waive the FAR limitations.

Comments received from the BWS indicate that the existing water system in the area is adequate to support the proposed development. However, the final decision on the availability of water will be confirmed when the building permit application for the development is submitted for approval.

City DES provided comments indicating that the DPP Wastewater Branch has lead role in issuing sewer connection permits for the Project. The Applicant has submitted a sewer connection permit for the project that has been approved by the DPP, Wastewater Branch.

Based on the information provided by various State and County agencies and submitted by the Applicant, staff finds that the public infrastructure in the area is adequate to support the development of the Project. Staff also finds that pursuant to §15-217-57(d), there is adequate information regarding public infrastructure in the area to support that the HCDA Executive Director waive the FAR limitation. Therefore, the HCDA Executive Director finds that there is adequate infrastructure in the area to support a density of 3.5 requested by the Applicant. The Applicant's use of base FAR of 3.5 for the Project is consistent with the provision of §15-217-57 of the Mauka Area Rules.

Staff notes the creative solutions for proposed on-site parking with mechanical systems and sustainable design strategies that have a positive effect of maximizing efficiency and minimizing impact.

The Mauka Area Plan recognizes the predominant character of existing buildings in the CK area as light industrial and service businesses on primarily small lots. The residential use and mid-rise size of the proposed Project is appropriate within the surrounding context as the site uniquely borders the Kapiolani corridor and other adjacent residential projects that have a much higher use and density. In this regard, the proposed Project achieves the outcome of transitioning between neighborhood borders of varying development intensities.

Staff recognizes the Project's inherent locational advantage of being within walking distance from both future Civic Center and Kakaako rail transit stations as well as the City and County's bus transit hub at Alapai Street. The Project supports the Mauka Area Plan goals that aim to direct housing development along transportation corridors in order to achieve urban infill instead of urban sprawl and to reduce regional transportation impacts and costs.

Staff finds that the proposed land use and density is consistent with the requirements for land use, density, and adequacy of infrastructure as established in the Mauka Area Plan and Rules.

Building Type

The Project proposes an “Urban Block” as a building type that is permitted for the CK neighborhood zone according to Figure 1.3 of the Mauka Area Rules. The Project is consistent with all the requirements of Figure BT.8 of the Mauka Area Rules which specifies pedestrian access, parking design and location, open space, landscaping, frontage, and building massing.

Pedestrian access is provided directly to ground floor spaces from stoop frontage, and to upper floor spaces through an interior street level lobby along Waimanu Street and stairs along Kawaiahao Street.

Parking is proposed to be located on the street level only, and in the allowed parking zone in accordance with Figure 1.10-B of the Mauka Area Rules. Parking is proposed to be accessible by driveway entrances on both Waimanu Street and Kawaiahao Street with curb cuts located to the maximum extent possible away from adjacent property lines, in accordance with §15-217-63 of the Mauka Area Rules.

Open space is proposed to be at least fifteen percent (15%) of the lot area and to be provided on the second and fifth floors. Landscaping is not required for front or side yards. The proposed frontage type is *Stoop*, which is consistent with both the proposed building type and CK neighborhood zone.

Staff notes that the Project’s proposed building typology of *urban block* supports the vision for variation in building skyline and profile and is appropriate for the development site. Staff notes that the proposed Project balances a maximum use of floor plates that also offer architectural relief of setbacks, openings, and open spaces. The proposed Project prioritizes active street-fronts by designing residential stoops directly facing the street right-of-way, which also serves to conceal parking and loading. Staff notes that the Project proposes a site layout that offers both pedestrian accessibility and security.

Staff finds that the Project is consistent with the requirements for building typology established in the Mauka Area Rules.

Building Form and Height

The Project proposes a building form for an *Urban Block* that is consistent with the requirements of §15-217-54, Figure BT.8, and Figure 1.3-D of the Mauka Area Rules. The proposed 65-foot high structure is consistent with the maximum allowable 65-foot height for Block 24 of the CK neighborhood zone in accordance with Figures 1.8 and NZ.5 of the Mauka Area Rules. The Project site lies outside of view corridors and view preservation zones as provided in Figure 1.6B of the Mauka Area Rules. The Project proposes to provide a structure with a streetfront element as

required by §15-217-54(f) and Figure 1.12-A to be between twenty (20) to sixty-five (65) feet high.

The Project proposes a 20,229 square foot second floor and is consistent with the maximum floor plate ratios where the ratio of the fifth through seventh floors average sixty percent (60%) of the second floor, in accordance with Table BT.8-1 of the Mauka Area Rules.

The Project proposes a setback of floorplates starting on the fifth floor to create building voids along the street facing facades which is consistent with §15-217-54(c) of the Mauka Area Rules.

The Project proposes a ground floor height of sixteen (16) feet, which is higher than the minimum requirement of twelve (12) feet in accordance with §15-217-54(e) of the Mauka Area Rules.

Staff notes that the proposed building height of sixty-five (65) feet promotes the goal outlined in the Mauka Area Plan for Streetfront Elements to define the street as a public space and for development projects to transition to pedestrian-scaled activities on the street level. The stepped, upper-level floors provide relief from an imposing, uninterrupted street frontage.

Staff finds that the Project is consistent with the building form and height provisions of the Mauka Area Rules.

Building Placement

The Project is consistent with the requirements for build-to-line in accordance with §15-217-53, Figures NZ.5 and NZ.5-1 of the Mauka Area Rules, which in the CK neighborhood zone does not specify build-to-lines at Waimanu and Kawaiahao Streets and rear setbacks. The Project proposes that the residential block be built to the property line at Waimanu frontage and along the side boundaries on the west and the east, and setback from Kawaiahao Street by nine (9) feet.

Staff notes that the Project proposes an optimal building placement and attempts to mitigate issues related to close proximity to adjacent development. The Project proposes minimal openings from residential units to face the adjacent development. The upper floors increasingly step back away from the adjacent development to provide greater exposure to natural ventilation and daylight.

Staff finds that the Project is consistent with the building placement provisions of the Mauka Area Rules.

Frontage Type and Thoroughfare Plan

The Project is consistent with frontage and thoroughfare requirements of §15-217-25, 15-217-39, Figure 1.3 and Figure NZ.5B of the Mauka Area Rules. The Project is also consistent with the provisions of Figure PZ.5 of the Mauka Area Rules.

The Project proposes to utilize a “Stoop Frontage” on Kawaiahao Street and Waimanu Street which is consistent with Figure FT.2 of the Mauka Area Rules. The Project proposes a finished floor of the stoop which is consistent with the requirements for a maximum of three (3) feet from the final grade surface.

The Project is consistent with the provisions of §15-217-39 of the Mauka Area Rules and provides for the pedestrian zone, street trees and landscaping, street lighting and planting strips. Every thoroughfare shall have street trees planted within the public frontage area, with the exception of service streets, alleys and street right-of-way measuring forty (40) feet or less. Provisions for building placement and frontage is outlined in Figures 1.3 and NZ.5 of the Mauka Area Rules and does not specify a build-to-line at Kawaiahao and Waimanu frontages. The Project frontages on Kawaiahao and Waimanu Streets conforms with a minimum of seventy-five percent (75%) frontage occupancy.

Staff notes the proposed Project directly engages with two streetfronts and uniquely makes a connection with the street through designed stoop fronts for ground floor facing units.

Staff finds that the Project is consistent with the frontage type and thoroughfare plan provisions of the Mauka Area Rules.

Pedestrian Zone Treatment

The pedestrian zone is distinguished and organized according to three functional categories: pedestrian thoroughway area, furnishing area and private frontage area pursuant to §15-217-39(d) of the Mauka Area Rules. Figures 1.14 and PZ.5 of the Mauka Area Rules provide detailed requirements for pedestrian zone width standards.

The Project proposes to retain existing improvements, except for relocation of driveway curb cuts, and frontage improvements to match those fronting the adjoining property to the west.

Staff notes that the Project proposes to comply with the requirements for Pedestrian Zone Treatments, and that any furnishings located in the pedestrian zone, but still within the public right-of-way, will require confirmation by the appropriate City agency.

Architectural Design

Staff finds the Project to be consistent with §15-217-55 of the Mauka Area Rules, where applicable.

Open Space

The Project is consistent with the open space requirements for an Urban Block building as provided in Figure BT.8 of the Mauka Area Rules. The open space requirement for the Project is fifteen percent (15%) of the lot area and shall be a minimum dimension of forty (40) feet on any one side. The lot area of the proposed Project is 21,192 square feet; therefore, the required open space is 3,179 square feet ($21,192 \times 15\% = 3,179$). The Project is providing approximately 8,477 square feet of open space on the second and fifth floors, exceeding the open space requirement. The open space provided has a minimum dimension of forty (40) feet.

Staff finds that the Project is consistent with the open space provisions of the Mauka Area Rules.

Landscape and Recreation Space

The Project is consistent with the landscape and recreation space requirements of §15-217-56 and Figure 1.7 of the Mauka Area Rules. Section 15-217-56(d) of the Mauka Area Rules provides that, *“Residential projects requiring a development permit shall provide fifty-five square feet of recreation space per dwelling unit. The required on-site recreation space, if provided outdoors, may be used to satisfy the open space requirement.”* The Project proposes a total of 153 residential units, therefore, requiring 8,415 square feet of on-site recreation space. The Project will provide 8,477 square feet of recreation space on the second and fifth floors, which exceeds requirements for open space and recreation space. The Project proposes exterior landscaped recreation space that also serves as open space on the second and fifth floors as provided by §15-217-56(d) of the Mauka Area Rules. The Project proposes to plant two tulipwood trees on Kawaiahao Street within the designated furnishing zone according to §15-217-56, Figures PZ.5 and 1.7 of the Mauka Area Rules. The Project is consistent with §15-217-56(c) of the Mauka Area Rules, which requires an automatic irrigation system with rain sensor controls.

Staff finds that the Project is consistent with the landscape and recreation space provisions of the Mauka Area Rules.

Green Building

The Project proposes to be consistent with green building requirements of §15-217-59 of the Mauka Area Rules and meet standards which result in a responsible

development pattern that conserves natural resources and provides a healthy environment for inhabitants of the Mauka Area. The Applicant has submitted documentation demonstrating intent to meet base Leadership in Energy and Environmental Design (“LEED”) certified rating and conform to the Green Building standards requirement which was provided to the Authority at its public hearing on November 6, 2013. The Project proposes to achieve and document 40 credits according to the LEED 2009 New Construction checklist. The Project proposes to qualify for the Certified LEED rating. The Project is not required to certify or submit the Project to the U.S. Green Building Council (“USGBC”) for Project recognition or approval. The Project proposes to achieve and document at least one (1) point in Sustainable Sites - Stormwater Design (Quality Control or Quantity Control), at least one (1) point in Sustainable Sites - Heat Island Effect (Non-roof or Roof) and at least one (1) point in Water Efficiency - Water Efficient Landscaping. The Project proposes photovoltaic panels on the roof of the top (seventh) floor.

Staff notes the Applicant’s commitment for a Project that is of a measurably high-standard for sustainable, and high-performance design. Staff notes that some of the unique “green” features proposed include a rooftop photovoltaic array, a rainwater catchment system for on-site storm water management, and a recycling program for the Project.

Staff finds that the Project is consistent with the green building provisions of the Mauka Area Rules.

Flood Zone

Section 15-217-61 of the Mauka Area Rules provides standards that apply to all new buildings within an identified Honolulu or Federal Emergency Management Agency (“FEMA”) flood zone and that are required by code to have raised ground floors. The Project is within the Zone X of FEMA’s National Flood Insurance Program Flood Insurance Rate Map (FIRM) which is an area determined to be outside the 0.2 percent annual chance of a 500-year flood. Based on this information, the provisions of §15-217-61 of the Mauka Area Rules are not applicable.

Parking and Loading

Section 15-217-63 of the Mauka Area Rules prioritizes parking access for a new building on a property that exceeds twenty-five percent (25%) of the existing floor area on a property. Access to parking shall be from an alley, and where there is no alley present then parking shall be accessed from a parking access street as indicated in Figure 1.10-B of the Mauka Area Rules. Driveway access for parking shall be a minimum of fifty-five (55) feet from an intersection measured from the right-of-way, and curb cuts shall be setback a minimum of twenty-two (22) feet from adjacent properties.

The Project proposes to locate vehicular access on Waimanu Street and Kawaiahao Street in conformance with the required dimensions from adjacent property lines. The Project proposes that the Mauka entry from Waimanu Street and the Makai entry from Kawaiahao Street would be one-way vehicle entry. The width and placement of the proposed curb cuts is consistent with the required maximum twelve (12) feet width and setback a minimum of twenty-two (22) feet from adjacent property lines as provided in §15-217-63(c) of the Mauka Area Rules.

Placement of parking is required to be screened from view of the public frontage by a liner building or by landscaping, green screens or cladding, and to be placed within the “Allowed Parking Zone” according Figure BT.8 and Figure 1.10-B of the Mauka Area Rules.

The Project proposes ground floor parking that will be concealed on the two public frontages (Waimanu and Kawaiahao Streets) by liner building of habitable space in conformance with Mauka Area Rules requirements.

In accordance with the provisions of §15-217-63(e)(2) of the Mauka Area Rules, there is no off-street parking requirements for the CK neighborhood zone. However, in accordance with the provisions of §15-218-18(a)(3) of the Kakaako Reserved Housing Rules, off-street parking requirement for reserved housing unit is one (1) parking stall per unit. Consequently, parking is required only for reserved housing units in CK. The Project proposes 153 residential units, of which twenty-four (24) are for required reserved housing units. A total of ninety-two (92) off-street parking stalls are provided in the Project out of which twenty-four (24) stalls are assigned for reserved housing units.

Section 15-217-63(m) of the Mauka Area Rules requires both short-term and long-term bicycle parking be provided, and that bicycle parking shall be provided within forty (40) feet of principle entry. The Project proposes bicycle parking on the ground floor immediately adjacent to the lobby entrance.

The Mauka Area Rules require that loading spaces shall be provided for residential uses. Loading requirements are associated with uses and floor area. The Project proposes 89,006 square feet of residential floor area. Pursuant to §15-217-63(l), *Loading* of the Mauka Area Rules one (1) loading stall shall be provided for floor areas of 20,000 to 150,000 multiple-family dwellings. The Project proposes the required one (1) loading stall, with minimum horizontal dimensions of 12 feet x 35 feet and a vertical clearance of at least fourteen (14) feet.

The Project proposes to conform with minimum aisle dimensions of twenty-two (22) feet for parking at ninety (90) degrees in accordance with §15-217-63(h)(3) of the Mauka Area Rules.

The Project proposes a mechanical parking system which is consistent with §15-217-63(4) of the Mauka Area Rules and is visually screened from view by a residential liner on the ground floor streetfronts, in accordance with provisions of §15-217-63(5) of the Mauka Area Rules.

Staff finds that the Project is consistent with the off-street parking and loading provisions of the Mauka Area Rules.

Public Facilities Dedication

The Project proposes 89,006 square feet of residential space. As provided by §15-217-65 of the Mauka Area Rules, 17,994 square feet of floor area for reserved housing is exempt from public facilities dedication requirement. Therefore, 71,012 square feet of residential floor area is subject to public facilities dedication fee. Section 15-217-65(d)(2) of the Mauka Area Rules provides for a public facilities dedication of four percent (4%) of the total residential floor area. The total public facilities dedication requirement for the Project is 2,840 square feet of land. The Applicant is proposing to dedicate 866 square feet of land along Kawaiahao Street as public facilities dedication. The Applicant is requesting payment of a cash-in-lieu fee for the remaining 1,974 square feet of remaining public facilities dedication fee. Section 15-217-65(c)(2) of the Mauka Area Rules provides that the Authority may authorize a developer to pay a fee equal to the value of land which would otherwise have had to be dedicated.

Section 15-217-65(f) of the Mauka Area Rules provides for the process of valuation of land when a public facilities dedication cash-in-lieu fee is to be paid. A recent (May 29, 2013) appraisal conducted for a land parcel located in the KCDD identified as 690 Pohukaina Street indicates a land value of \$189 per square feet. Staff believes that the appraised land value for 690 Pohukaina Street parcel is indicative of prevailing land value in the KCDD and recommends the same land value for the proposed Project. Based on a recent land value of \$189 per square feet, the proposed cash-in-lieu public facilities dedication fee for the Project will be \$373,086.00.

Staff recommends that the Authority approve the Applicant's proposal for meeting the public facilities dedication requirement by a combination of dedicating approximately 866 square feet of land along Kawaiahao Street and paying a cash-in-lieu fee of \$373,086.00. The Applicant shall prepare all necessary land dedication documents and dedicated the land to the HCDA prior to HCDA approval of the initial certificate of occupancy for the Project.

Reserved Housing

Section 15-218-17 of the Kakaako Reserved Housing Rules provides that any development containing multi-family dwelling units on a development lot of at least

20,000 square feet shall provide at least twenty percent (20%) of the total residential floor area in the development for sale to qualified persons as determined by the Authority.

The Project consists of 89,006 square feet of residential floor area. The Applicant is proposing to designate 17,994 square feet of residential floor area as reserved housing in the Project, which amounts to 20.1% of the floor area and translates to twenty-four (24) units. Of the units designated as reserved housing six (6) units are studios, seventeen (17) units are one-bedroom, and one (1) unit is two-bedroom.

The Applicant is requesting the option for providing reserved housing as for sale or rental housing. Though the Kakaako Reserved Housing Rules require only fifteen percent (15%) of floor area for rental reserved housing, the Applicant is proposing to provide twenty percent (20%) of the floor area as reserved housing in the event that the Applicant selects to provide reserved housing units as rental reserved housing units.

The Applicant is also requesting the option to designate additional reserved housing units in the Project than what is required for the Project and obtain credits for these additional reserved housing units that can be utilized to satisfy reserved housing requirement for other residential projects within the KCDD.

Due to the off-street parking requirement for reserved housing units, only sixty-seven (67) units in the Project will be eligible for consideration as additional reserved housing units. Since the residential units in the Project are predominantly studio units, staff believes that any credit for the units needs to reflect the fact that actual units that are associated with the credits are studio units. Therefore, a multiplier of less than one (1) will have to be utilized to convert reserved housing units into reserved housing credits. Typically, reserved housing units reflect the mix of unit types in a particular project with some combination of studio, one-bedroom, two-bedroom, and three-bedroom units. In considering credits for additional reserved housing for this Project, it is not possible at this time to predict the unit mix of a future project for which these reserved housing credits will be utilized. Therefore, it is reasonable to assign a scaled value for a studio unit such that if the studio unit credit is utilized to meet a studio reserved housing unit in a future project the credit value will be one hundred percent (one studio unit per one studio unit). If a studio credit is utilized to meet a one-bedroom reserved housing unit in a future project, the credit value will be seventy-five percent (0.75 one bedroom unit/studio unit), if a studio credit is utilized to meet a two-bedroom reserved housing in a future project, the credit value will be sixty-six percent (0.66 two-bedroom unit/studio unit), if a studio credit is utilized to meet a three-bedroom reserved housing unit in a future project, the credit value will be fifty percent (0.50 three-bedroom unit/studio unit).

The weighted average of the scaled credit value that may be applied towards future one-bedroom, two-bedroom, and three-bedroom units is sixty-three percent (63%). Based on this analysis, staff believes that providing sixty-three percent (63%) credit for any additional reserved housing would be considered reasonable. For example, using this formula, the Applicant could receive sixty-three (63) units reserved housing credit for providing 100 studio units in the Project as additional reserved housing units, and the credit could be used on a one-to-one basis towards a future residential development regardless of the unit mix.

For the remaining sixty-two (62) residential units that do not have an assigned off-street parking stall, the Applicant is exploring the possibility of providing parking outside of the Project. Section 15-217-63(f)(3) of the Mauka Area Rules provides for locating the required parking for a project within 1,200 feet of the Project location. The Applicant is requesting the option of designating the sixty-two (62) units as reserved housing units if the Applicant is successful in securing parking for the units consistent with §15-217-63(f)(3) of the Mauka Area Rules. Such additional parking secured by the Applicant will be subject to the provisions of §15-217-63(f)(3) of the Mauka Area Rules during the regulated term of the reserved housing.

Staff finds that the Applicant's request to provide surplus residential units that would meet and qualify as additional reserved housing for reserved housing credits is not ripe for review by the Authority and should be considered at a later time upon submittal of a reserved housing credit program by the Applicant for consideration by the Authority.

Displacement of Existing Uses

The present single-story industrial buildings on the property are occupied by six (6) tenants, all associated with some form of automotive repair. Four of the tenants are on a month-to-month basis; the other two (2) have leases that expired in September and October of 2013. All businesses will vacate the property well before Project construction begins.

VIII. PUBLIC TESTIMONY

There was five (5) public testimonies in support of the Project, 108 testimonies in opposition, and two (2) comments of the Project received at the time of the first public hearing on November 6, 2013. At the time of submitting this report, HCDA staff has received an additional eight (8) public testimonies in support of the Project, 118 public testimonies in opposition of the Project, and one (1) comment of the Project. The Court Reporter's transcripts from November 6, 2013 public hearing and October 12, October 15, November 16, November 19, December 14, and December 17, 2013 Supplemental Comment Sessions, a staff summary of the hearing

as well as all public testimony received since the first hearing is provided hereto as Exhibit B.

IX. FINDINGS OF FACT RELATING TO DEVELOPMENT PERMIT APPLICATION

Section 15-217-80(d) of the Mauka Area Rules requires the following Findings of Fact in approving a Development Permit application:

- A. **Consistency with the Mauka Area Plan:** That the Project complies with and advances the goals, policies and objectives of the Mauka Area Plan;
- B. **Consistency with the Mauka Area Rules:** That the Project proposal will protect, preserve, or enhance desirable neighborhood characteristics through compliance with the standards and guidelines of the Mauka Area Rules; and
- C. **Compatibility of the Mauka district:** That the Project proposal will not have a substantial adverse effect on the surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.

Regarding the Development Permit application, staff presents the following Findings of Fact:

Based on the analysis above on matters relating to land use, neighborhood zone and building type, Project density and joint development, FAR transfer, floor area purchase from the HCDA, building placement, building form, frontage type, thoroughfare plan, architectural design, landscape and recreation space, green building, flood zone, parking and loading, public facilities dedication fee, and reserved housing, staff finds that the Project as proposed is consistent with the objectives of the Mauka Area Plan and Rules. The Project complies with and advances the goals, policies and objectives of the Mauka Area Plan. The Project protects, preserves, and enhances desirable neighborhood characteristics through compliance with standards and guidelines of the Mauka Area Rules. The Project does not have adverse effect on the surrounding land uses and is compatible with the existing and planned land use character of the surrounding area.

Regarding provisions of §15-217-57 of the Mauka Area Rules, based on the sewer connection application approved by DPP, Wastewater Branch, the comments provided by the BWS, and the fact that the Applicant is preparing a TIAR to address

any traffic concern, the HCDA Executive Director finds that the existing infrastructure in the area can support the proposed Project.

X. RECOMMENDATION

Staff recommends that:

- A. The Authority adopts the following Findings of Fact relating to the Development Permit application:
 - 1. The Project as proposed is consistent with the objectives of the Mauka Area Plan and Rules.
 - 2. The Project complies with and advances the goals, policies and objectives of the Mauka Area Plan.
 - 3. The Project protects, preserves, and enhances desirable neighborhood characteristics through compliance with standards and guidelines of the Mauka Area Rules.
 - 4. The Project does not have adverse effect on the surrounding land uses and is compatible with the existing and planned land use character of the surrounding area.
 - 5. As determined by the Executive Director, there is adequate infrastructure capacity in the area to support the Project.
- B. The Authority approves the 803 Waimanu Street Development Permit No. KAK 13-091 as presented by HCDA staff.

Attachments: Exhibit A – Traffic Impact Assessment Report
Exhibit B – Additional Public Testimonies, Staff’s Summary of the November 6, 2013 Public Hearing, and Court Reporter’s Transcripts from November 6, 2013 Public Hearing and Supplemental Comment Sessions November 16, November 19, December 14, and December 17, 2013
Exhibit C – Proposed Development Permit for KAK 13-091

TRAFFIC IMPACT ANALYSIS REPORT

803 Waimanu

Honolulu, Oahu, HAWAII

December 2013

Prepared for:
MJF Development Corporation
16601 Gothard Street, Suite F
Huntington Beach, CA 92647

**PARSONS
BRINCKERHOFF**

Over a Century of Engineering Excellence

Introduction

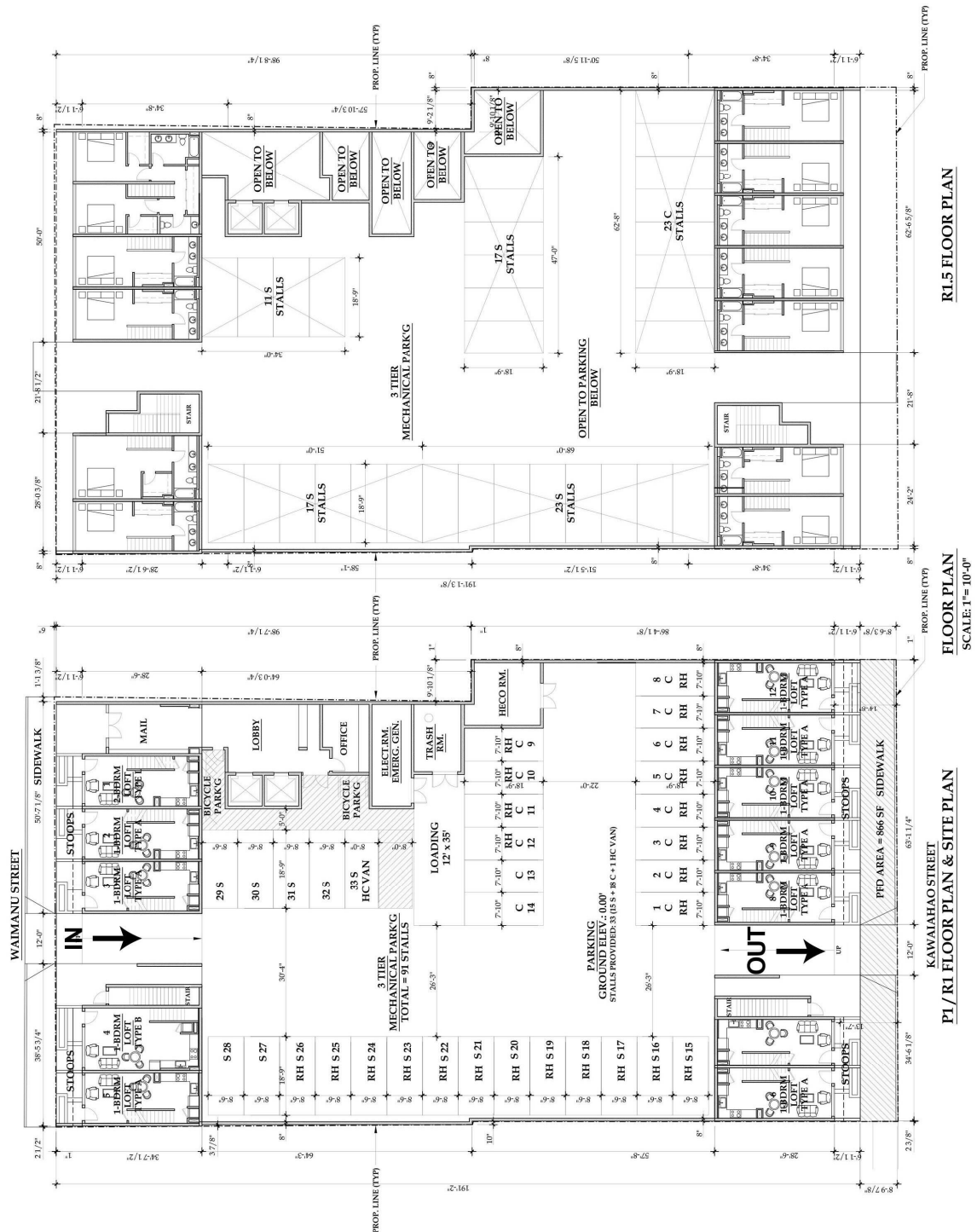
MJF Development Corporation has proposed to develop a 7-story mid-rise condominium called 803 Waimanu within the mauka portion of Kakaako. The project is located makai of Waimanu Street at its intersection with Dreier Street near Kapiolani Boulevard. Imperial Plaza is located at the Ewa end of Waimanu, just past Dreier Street and adjacent to the project. 803 Waimanu will replace the existing roughly 20k square foot (SF) auto body shop currently operating out of the lot. The vicinity map is shown in Figure 1.

803 Waimanu will be constructed in a single phase which will consist of 153 residential dwelling units and 91 parking stalls. The project site plan in Figure 2 shows that 803 Waimanu will be accessed from Waimanu Street via a one-way in driveway. Exiting traffic will use a one-way out driveway to Kawaiahao Street.

Figure 1 Vicinity Map



Figure 2 Site Plan



Existing Conditions

The proposed development is located between Waimanu Street and Kawaiahao Street near Dreier Street. The site is currently occupied by an auto body shop. Waimanu Street and Kawaiahao Street are both two lane roadways characterized by similar light industrial land uses.

Imperial Plaza is located directly Ewa on the adjacent lot. Imperial Plaza is a mixed-use development consisting of 261 residential dwelling units with 4 floors of retail commercial and office space.

Data Collection

Existing traffic conditions were observed and documented. Field observations of intersection operations and general intersection characteristics were noted at study area intersections. Geometric lane configurations and intersection traffic control data were collected. Intersection geometry inventory included the following:

- Number of lanes and lane widths,
- Crosswalk locations,
- Unsignalized intersection control,
- Posted speed limits.

All study area intersections are unsignalized, stop-controlled intersections. At the intersection of Kapiolani Boulevard and Dreier Street, mauka-bound Dreier left turns are prohibited. The intersection of Waimanu Street and Dreier Street is all-way stop-controlled.

Intersection turning movement counts were conducted at the following intersections from Wednesday, November 6 to Thursday, November 7, 2013 during the AM and PM peak periods at the following intersections:

- Kapiolani Boulevard/Dreier Street
- Waimanu Street/Dreier Street
- Kawaiahao Street/Cooke Street
- Kawaiahao Street/Imperial Plaza Driveway

The AM and PM peak hours were found to occur from 7:30 to 8:30 AM and from 4:15 to 5:15 PM, respectively. Figure 3 shows the existing peak hour traffic volumes for each turning movement at these intersections. These data were used as inputs into the intersection analyses. Appendix A contains the traffic count data.

The existing lane configurations within the study area are shown in Figure 4. During the AM peak period, a contra-flow lane is provided in the town-bound direction on Kapiolani Boulevard for a total of 4 downtown-bound lanes. No contra-flow is provided during the PM peak period. On Cooke Street, parking restrictions during the PM peak period enable both mauka-bound through lanes to be used. During the AM peak, on-street parking reduces the mauka-bound travel way to a single lane.

Parking

Metered on-street parking is provided along Cooke Street on the Diamond Head side. This parking is restricted between 3:30 PM and 5:30 PM, which effectively opens up an additional mauka-bound lane on Cooke Street. Metered parking is provided on Kawaiahao Street Ewa of Cooke Street. On the Diamond Head side of Cooke Street, no sidewalks are provided beyond the park across from Imperial Plaza and vehicles park on both sides of Kawaiahao Street. Unmarked and unsigned parking is also provided on Dreier Street and Waimanu Street within the project area.

Existing Operations

The study area intersections were analyzed using the methodologies for unsignalized intersections outlined in the 2010 Highway Capacity Manual (HCM). Operating conditions at an intersection by approach are expressed as a qualitative measure known as Level of Service (LOS) ranging from A to F. LOS A represents free-flow operations with low delay, while LOS F represents congested conditions with relatively high delay. Appendix B has more detailed definitions of intersection LOS. Appendix C contains the Synchro worksheets.

Field observations were performed at selected intersections to verify the results of the intersection analyses. Table 1 displays the existing condition LOS for each intersection.

Figure 3 Existing Traffic Volumes

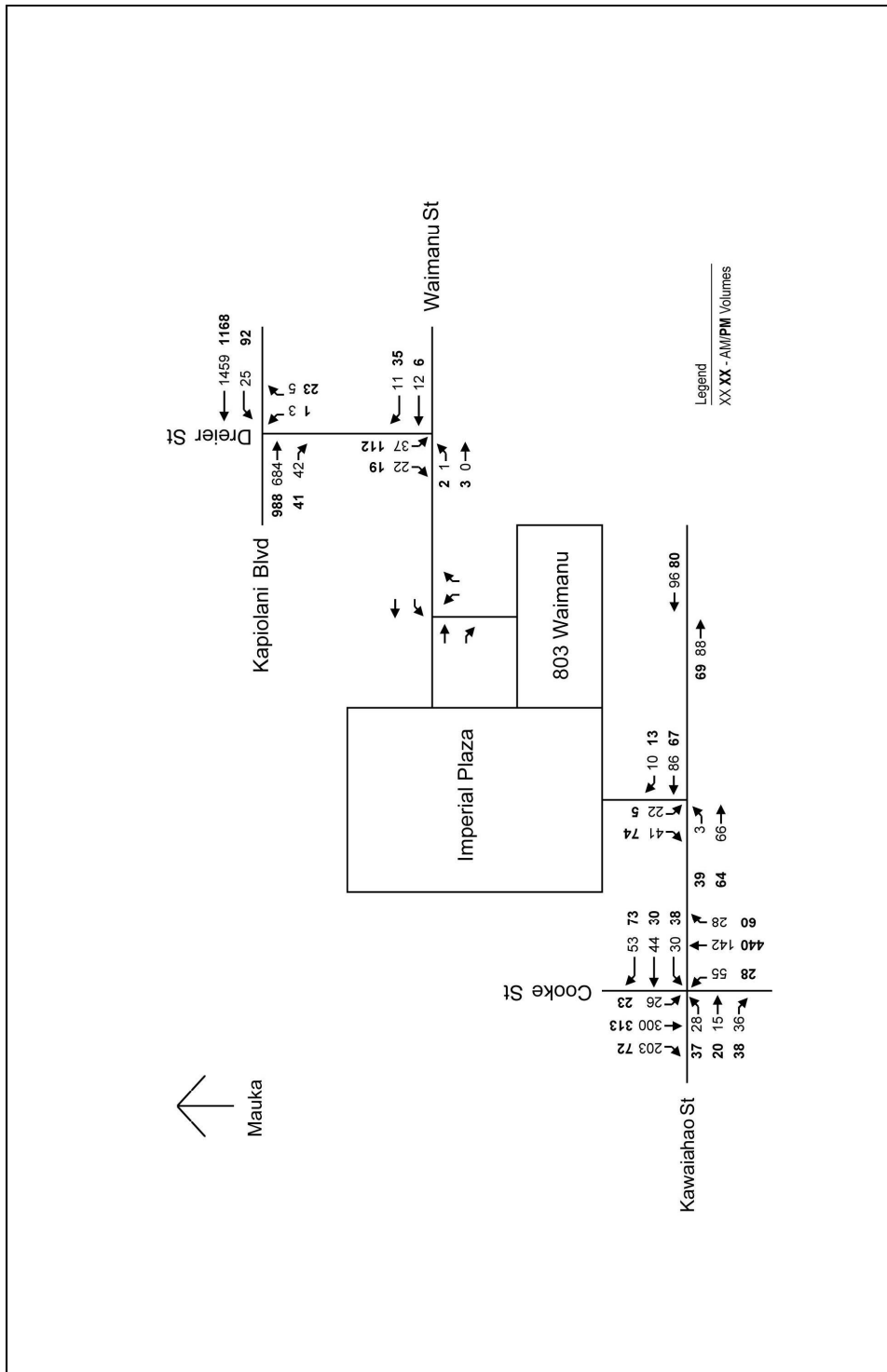


Figure 4 Existing Lane Configurations

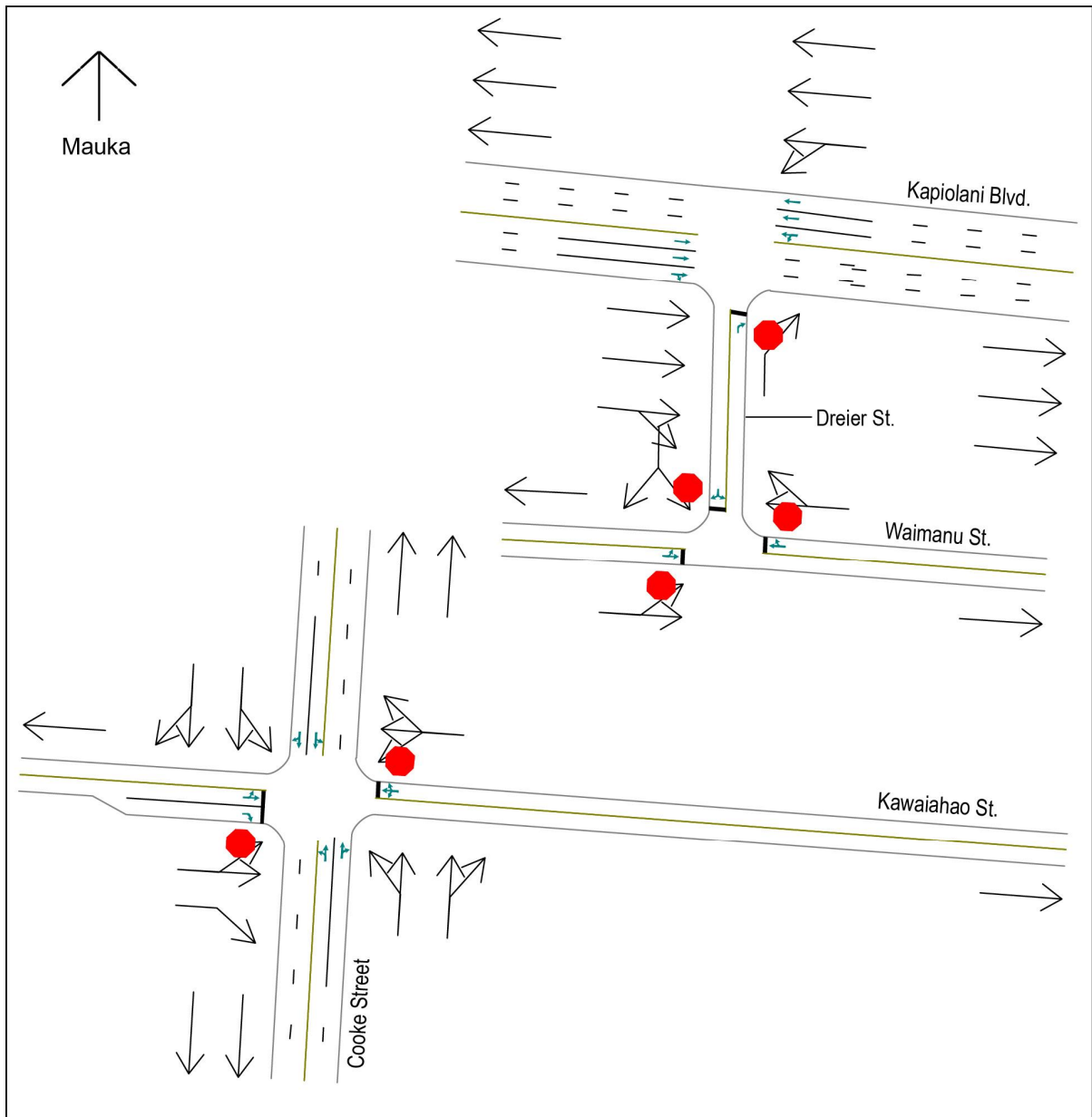


Table 1 Existing Level of Service

	AM		PM	
	LOS	Delay	LOS	Delay
Kapiolani Blvd/Dreier St	Unsignalized			
Dreier St mauka-bound right	B	11	B	15
Kapiolani Blvd Ewa-bound left	A	10	C	20
Cooke St/Kawaiahao St	Unsignalized			
Cooke St mauka-bound left	A	9	A	8
Cooke St makai-bound left	A	8	A	9
Kawaiahao St KKHD-bound left/through	C	22	D	25
Kawaiahao St KKHD-bound right	B	10	A	10
Kawaiahao St Ewa-bound left/through/right	C	18	C	23
Dreier St/Waimanu St	Unsignalized			
Dreier St makai-bound left/right	A	7	A	8
Waimanu St KKHD-bound left/through	A	7	A	7
Waimanu St Ewa-bound through/right	A	7	A	7

Delay expressed in seconds per vehicle.

Signal Warrant Analysis

Peak hour traffic signal warrant analysis was performed for the existing AM and PM peak hours at the intersection of Cooke Street and Kawaiahao Street. Using the Manual on Uniform Traffic Control Devices (MUTCD) 2009 Edition traffic signal warrant methodology, it was determined that the intersection does not satisfy the peak hour signal warrant during either peak hour. Warrant analysis is included in Appendix D.

Summary of Results

Overall the study area intersections operate acceptably in the existing condition. Two issues were identified under the existing conditions:

- Kapiolani Boulevard/Dreier Street – During the AM peak hour, the left-most Ewa-bound Kapiolani Boulevard lane would queue back from Cooke Street. As this lane serves as a de facto left turn lane at Cooke Street, the queuing was likely due to the downstream intersection. During the PM peak hour, town-bound congestion on Kapiolani Boulevard would prevent vehicles attempting to make the left turn to

Dreier Street from reaching the intersection to make the turn. During both peak hours, left turning vehicles were observed to have adequate gaps to complete the left turn despite the queuing.

- Cooke Street/Kawaiahao Street – During the PM peak period, queues originating from the mauka-bound Cooke Street approach at Kapiolani Boulevard were observed. These queues would go as far back as Kawaiahao Street and persisted beyond 5:30 PM, when on-street parking on Cooke Street was permitted. This in turn prevented vehicles from accessing Cooke Street from Kawaiahao Street. Vehicles at the Ewa-bound Kawaiahao Street approach were also hindered by on-street parking, which reduces the approach to a single approach lane.

Projected 2015 Conditions

803 Waimanu is projected to be completed in the Year 2015, which was used as the horizon year for future traffic analysis.

2015 Without Project

Historical data along Kapiolani Boulevard and Cooke Street shows negligible or negative growth. Therefore, the Kakaako Mauka Area Plan Supplemental Environmental Impact Statement Transportation Analysis report dated April 14, 2009 was consulted and a 1.15% annual growth rate was obtained. Projected 2015 background volumes were calculated by applying this growth rate to existing 2013 traffic volumes.

Figure 5 shows the projected 2015 peak hour turning movement volumes without project for each turning movement at the study area intersections.

2015 With Project

The With-Project scenario adds projected trips generated by the project to the Without-Project scenario. The assumed roadway networks are the same. 803 Waimanu consists of 153 dwelling units (DU) of residential condo/townhouse. The Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition was used to estimate the number of trips generated by the project.

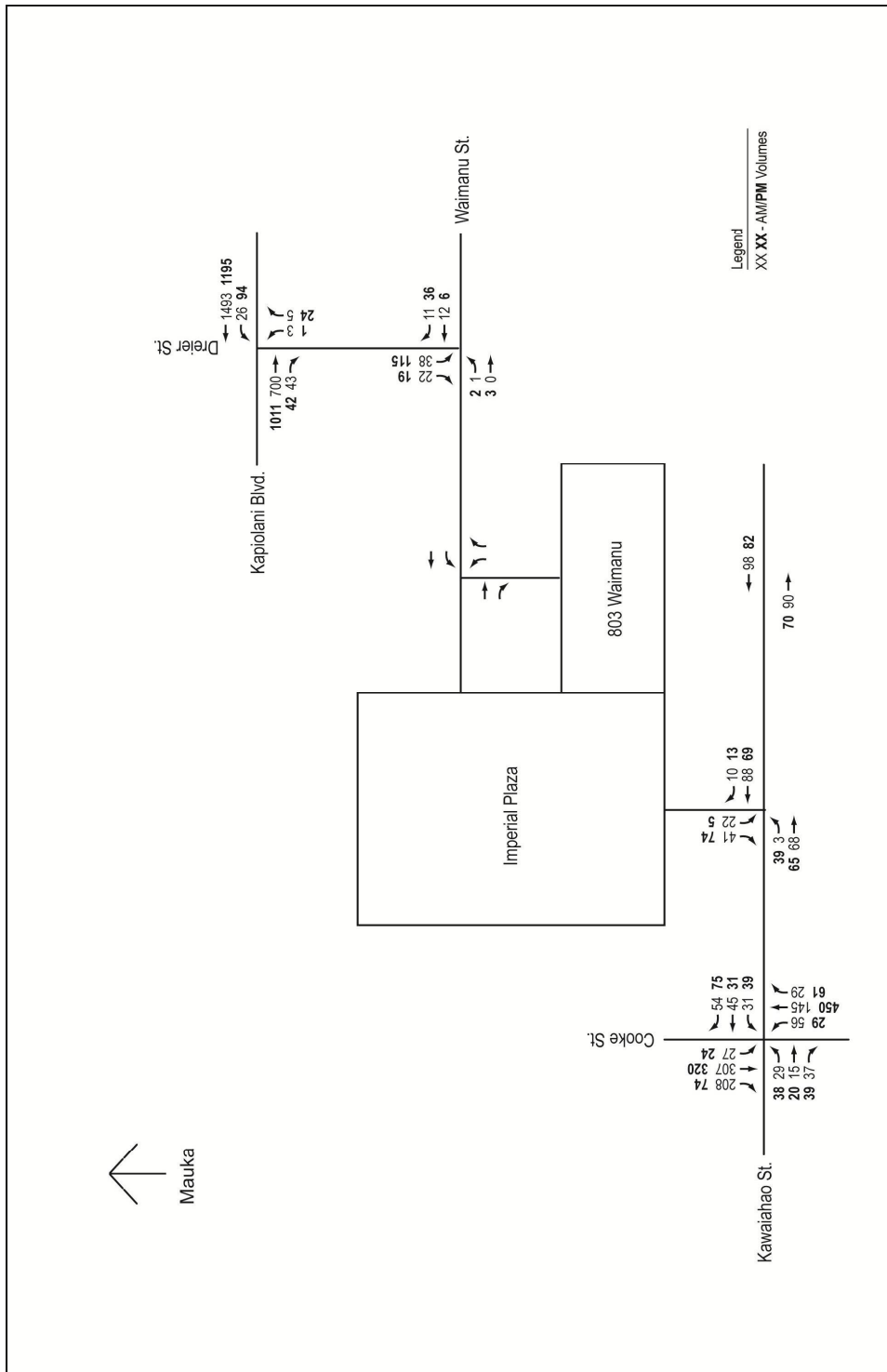
Table 2 summarizes the trips generated by the proposed 803 Waimanu development.

Table 2 Trip Generation

			AM Peak		PM Peak	
	ITE Code	Density	In	Out	In	Out
Residential Condo/Townhouse	230	153 DU	12	61	57	28

Trip Generation expressed in vehicles per hour

Figure 5 Projected 2015 Turning Movement Volumes Without Project



The traffic generated by the project was directionally distributed and assigned to the future roadway network using existing traffic patterns. The project-generated trip assignment was then added to the projected background traffic to obtain the total peak hour turning movement volumes shown in Figure 6.

Projected 2015 Operations

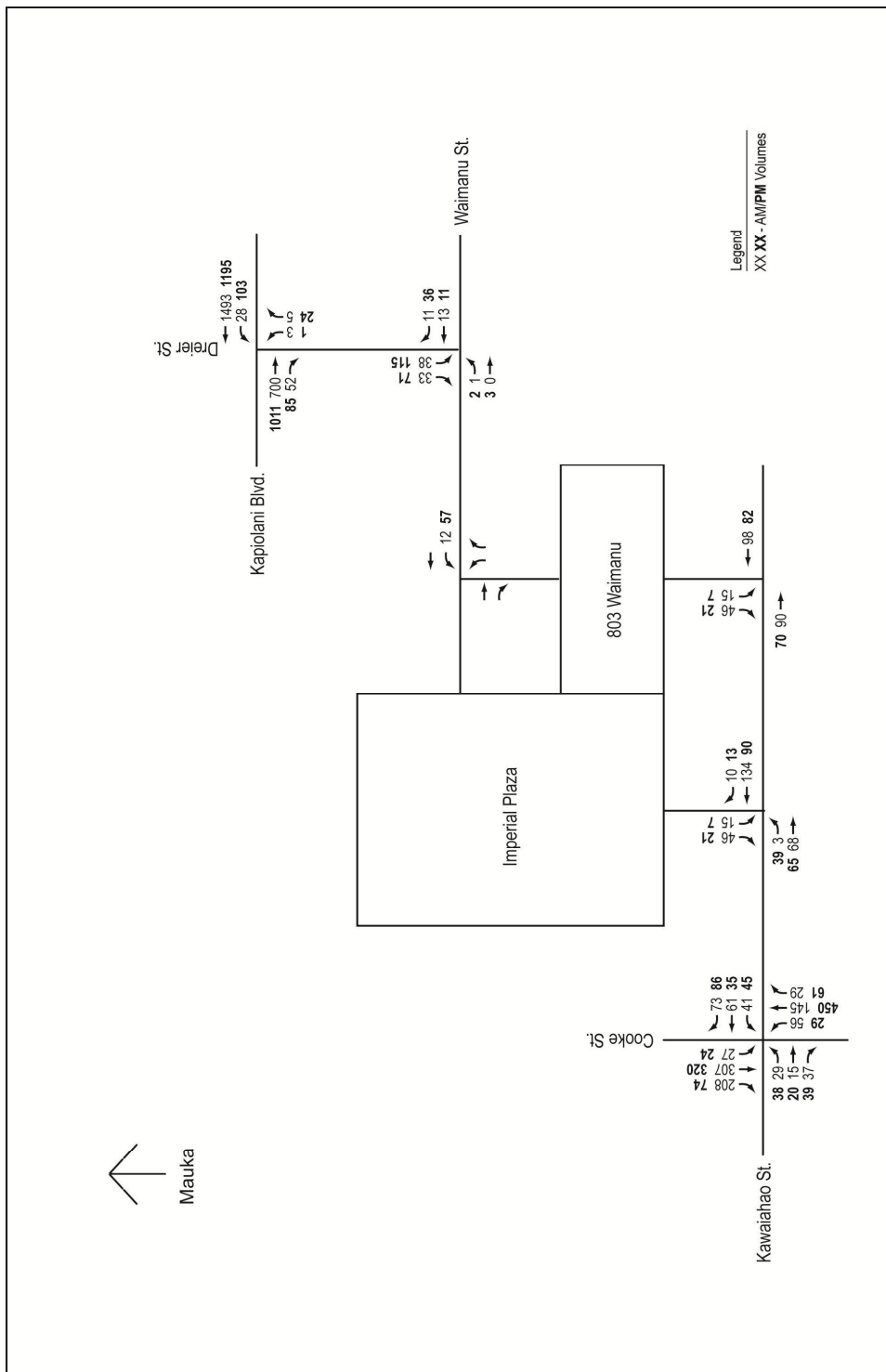
LOS analysis was performed for the study area intersections for the With and Without Project scenarios. The results of the analysis are shown in Table 3. As shown, the project has a minimal impact on the study area intersection operations.

Table 3 Projected 2015 Level of Service

	Without Project				With Project			
	AM		PM		AM		PM	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Kapiolani Blvd/Dreier St	Unsignalized				Unsignalized			
Dreier St mauka-bound right	B	11	B	15	B	11	C	15
Kapiolani Blvd Ewa-bound left	A	10	C	21	A	10	C	22
Cooke St/Kawaiahao St	Unsignalized				Unsignalized			
Cooke St mauka-bound left	A	9	A	8	A	9	A	8
Cooke St makai-bound left	A	8	A	9	A	8	A	9
Kawaiahao St KKHD-bound left/through	C	23	D	26	D	26	D	27
Kawaiahao St KKHD-bound right	B	10	A	10	B	10	A	10
Kawaiahao St Ewa-bound left/through/right	C	19	D	25	C	22	D	27
Dreier St/Waimanu St	Unsignalized				Unsignalized			
Dreier St makai-bound left/right	A	7	A	8	A	7	A	8
Waimanu St KKHD-bound left/through	A	7	A	7	A	7	A	8
Waimanu St Ewa-bound through/right	A	7	A	7	A	7	A	7

Delay expressed in seconds per vehicle.

Figure 6 Projected 2015 Turning Movement Volumes With Project



Signal Warrant Analysis

Peak Hour traffic signal warrant analysis was performed using projected 2015 AM and PM peak hour traffic volumes with and without project at the intersection of Cooke Street and Kawaiahao Street. Using the MUTCD traffic signal warrant methodology, it was determined that the intersection does not satisfy the peak hour signal warrant with or without the project. Warrant analysis is included in Appendix D.

Summary of Results

As shown in Table 3, the project does not significantly impact the operations at the study area intersections. Based on the analysis results and field observations, the following are recommended:

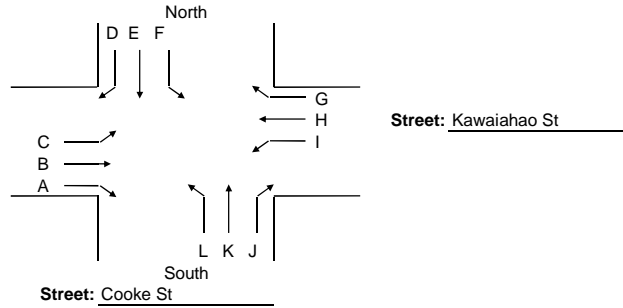
- Construct project access driveways on Waimanu Street and Kawaiahao Street:
 - One-way in driveway on Waimanu Street.
 - One-way out driveway on Kawaiahao Street. This driveway should be configured as a share left/right turn lane with stop control.
- Based on American Association of State Highway and Transportation Officials (AASHTO) sight distance guidelines, restrict parking on the mauka side of Kawaiahao Street fronting the property for 115' in each direction of the project driveway. This restriction would cover the area between the Imperial Plaza driveway and the Diamond Head property line of 803 Waimanu. Approximately 4 parking stalls would be displaced.
- Provide sidewalks on Waimanu Street and Kawaiahao Street for the areas fronting the project.
- It is not recommended to install a traffic signal at the intersection of Cooke Street and Kawaiahao Street. The existing two-way stop control should be preserved.

APPENDICES

APPENDIX A TRAFFIC COUNT DATA

AM COUNT SHEET

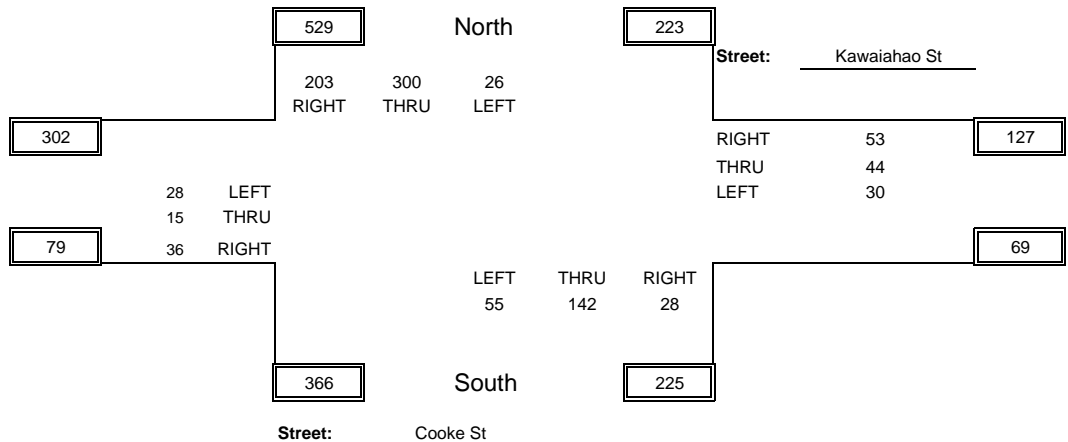
Intersection: Cooke St and Kawaiahao St
 Date: 11/6/2013
 By: Phil Matsunaga
 Weather: Clear



TIME	A	B	C	D	E	F	G	H	I	J	K	L	Total Mvmt	Total Hour
6:30 AM - 6:45 AM	7	1	4	23	45	3	4	3	2	4	29	11	136	736
6:45 AM - 7:00 AM	8	0	3	37	61	2	8	5	1	8	30	7	170	854
7:00 AM - 7:15 AM	8	0	2	58	61	5	10	8	6	7	40	10	215	926
7:15 AM - 7:30 AM	10	3	9	39	70	3	15	13	2	4	36	11	215	948
7:30 AM - 7:45 AM	7	4	12	50	83	8	7	10	11	4	43	15	254	960
7:45 AM - 8:00 AM	9	3	3	53	81	3	16	12	4	6	38	14	242	
8:00 AM - 8:15 AM	10	4	7	49	74	4	17	12	10	11	28	11	237	
8:15 AM - 8:30 AM	10	4	6	51	62	11	13	10	5	7	33	15	227	
Phf	0.900	0.938	0.583	0.958	0.904	0.591	0.779	0.917	0.682	0.636	0.826	0.917	Peak	Phf
7:30 AM - 8:30 AM	36	15	28	203	300	26	53	44	30	28	142	55	960	0.945

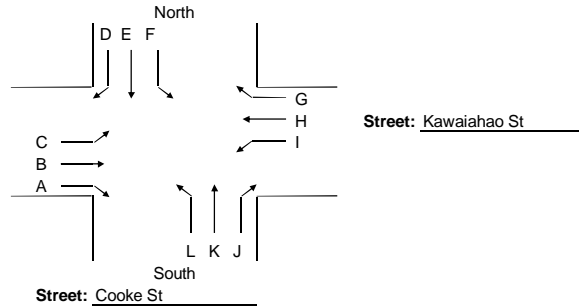
Peak Hour

7:30 AM - 8:30 AM



PM COUNT SHEET

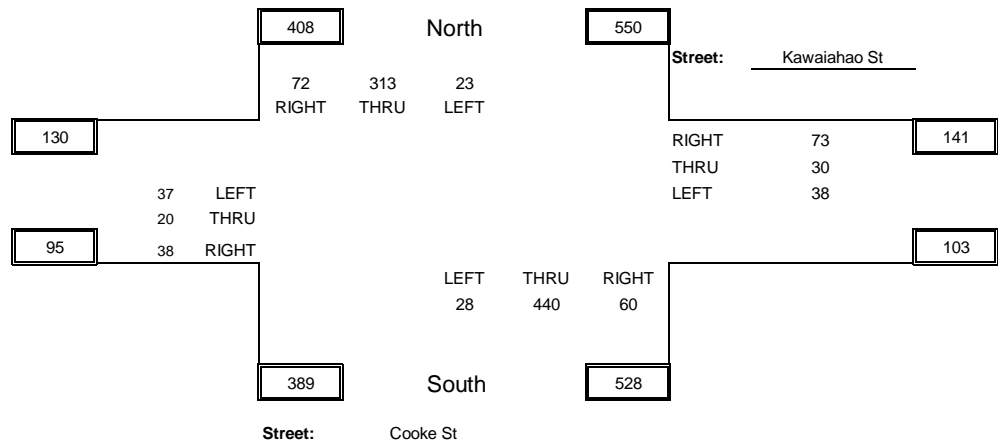
Intersection: Cooke St and Kawaiahao St
 Date: 11/6/2013
 By: Phil Matsunaga
 Weather: Clear



TIME	A	B	C	D	E	F	G	H	I	J	K	L	Total Mvmt	Total Hour
4:00 PM - 4:15 PM	14	4	9	19	66	5	18	9	8	18	76	7	253	1133
4:15 PM - 4:30 PM	6	3	2	19	74	4	21	9	9	15	95	6	263	1172
4:30 PM - 4:45 PM	10	5	8	22	80	4	14	9	8	16	124	8	308	1198
4:45 PM - 5:00 PM	9	6	18	12	89	7	18	6	14	14	110	6	309	1162
5:00 PM - 5:15 PM	13	6	9	19	70	8	20	6	7	15	111	8	292	1085
5:15 PM - 5:30 PM	11	4	13	15	76	7	23	9	7	11	106	7	289	
5:30 PM - 5:45 PM	15	5	7	17	60	7	17	11	7	22	99	5	272	
5:45 PM - 6:00 PM	11	8	9	16	38	5	25	10	6	13	89	2	232	
Phf	0.731	0.833	0.514	0.818	0.879	0.719	0.869	0.833	0.679	0.938	0.887	0.875	Peak	Phf
4:15 PM - 5:15 PM	38	20	37	72	313	23	73	30	38	60	440	28	1172	0.948

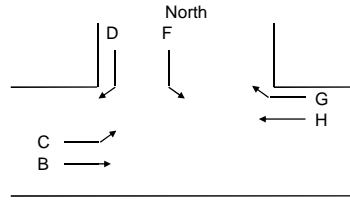
Peak Hour

4:15 PM - 5:15 PM



AM COUNT SHEET

Intersection: Kawaiahao St and Driveway
 Date: 11/6/2013
 By: Phil Matsunaga
 Weather: Clear



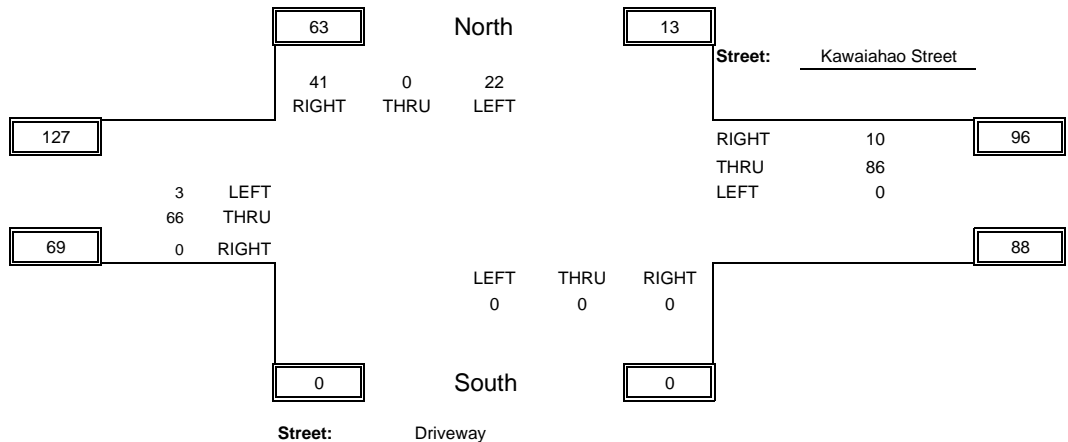
Street: Kawaiahao Street

Street: Driveway

TIME	A	B	C	D	E	F	G	H	I	J	K	L	Total Mvmt	Total Hour
6:30 AM - 6:45 AM	0	8	0	0	0	0	0	9	0	0	0	0	17	123
6:45 AM - 7:00 AM	0	10	0	4	0	1	0	10	0	0	0	0	25	156
7:00 AM - 7:15 AM	0	11	1	8	0	1	1	16	0	0	0	0	38	183
7:15 AM - 7:30 AM	0	8	2	10	0	3	0	20	0	0	0	0	43	208
7:30 AM - 7:45 AM	0	15	1	11	0	3	3	17	0	0	0	0	50	228
7:45 AM - 8:00 AM	0	12	0	13	0	5	3	19	0	0	0	0	52	
8:00 AM - 8:15 AM	0	18	1	11	0	4	1	28	0	0	0	0	63	
8:15 AM - 8:30 AM	0	21	1	6	0	10	3	22	0	0	0	0	63	
Phf	#DIV/0!	0.786	0.750	0.788	#DIV/0!	0.550	0.833	0.768	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	Peak	Phf
7:30 AM - 8:30 AM	0	66	3	41	0	22	10	86	0	0	0	0	228	0.905

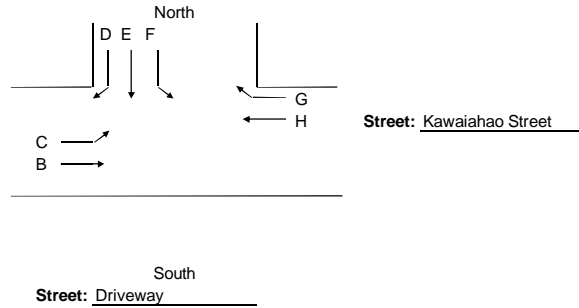
Peak Hour

7:30 AM - 8:30 AM



PM COUNT SHEET

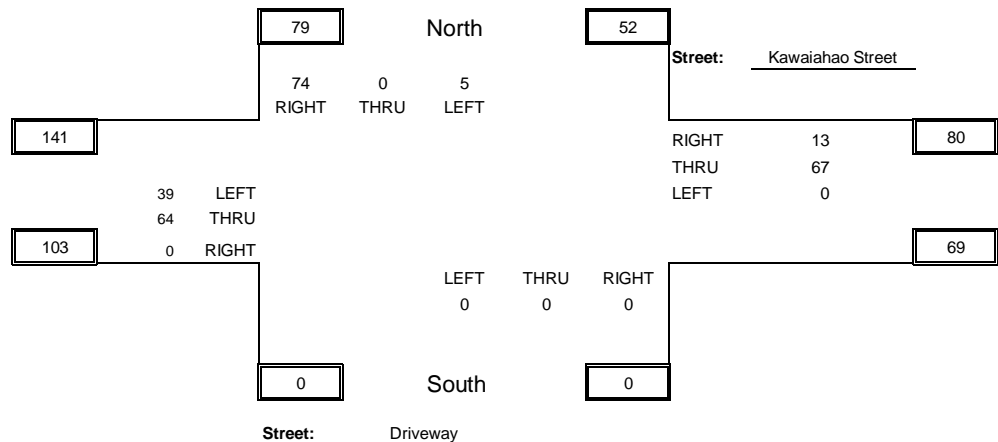
Intersection: Kawaiahao St and Driveway
 Date: 11/6/2013
 By: Phil Matsunaga
 Weather: Rainy



TIME	A	B	C	D	E	F	G	H	I	J	K	L	Total Mvmt	Total Hour
4:00 PM - 4:15 PM	0	16	11	14	0	6	1	21	0	0	0	0	69	263
4:15 PM - 4:30 PM	0	11	11	16	0	3	1	23	0	0	0	0	65	262
4:30 PM - 4:45 PM	0	16	9	17	0	1	3	14	0	0	0	0	60	264
4:45 PM - 5:00 PM	0	18	9	22	0	1	3	16	0	0	0	0	69	277
5:00 PM - 5:15 PM	0	19	10	19	0	0	6	14	0	0	0	0	68	280
5:15 PM - 5:30 PM	0	7	15	18	0	5	1	21	0	0	0	0	67	
5:30 PM - 5:45 PM	0	27	7	12	0	4	0	23	0	0	0	0	73	
5:45 PM - 6:00 PM	0	22	4	15	0	4	1	26	0	0	0	0	72	
Phf	#DIV/0!	0.842	0.886	0.841	#DIV/0!	0.417	0.542	0.728	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	Peak	Phf
4:15 PM - 5:15 PM	0	64	39	74	0	5	13	67	0	0	0	0	262	0.949

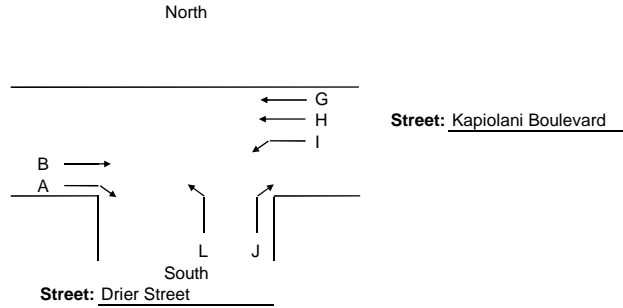
Peak Hour

4:15 PM - 5:15 PM



AM COUNT SHEET

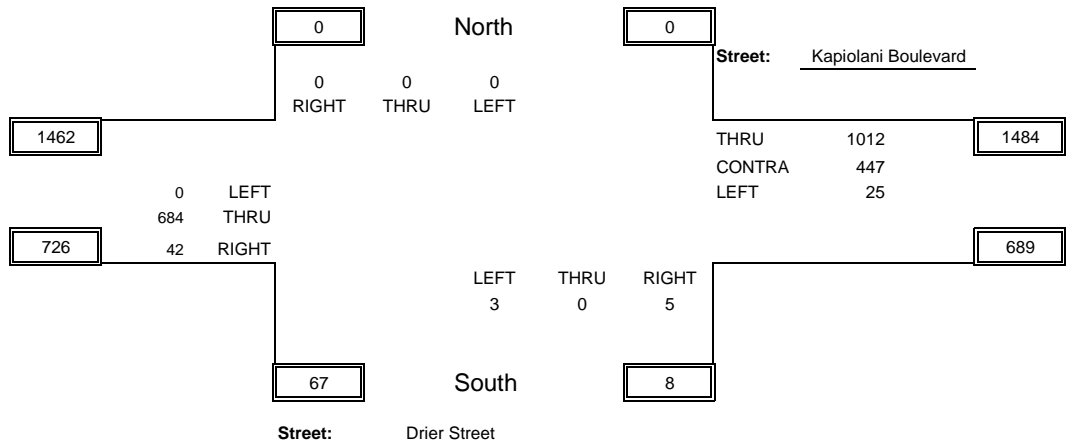
Intersection: Kapiolani Blvd and Drier St
 Date: 11/7/2013
 By: David Miyasaki
 Weather: Cloudy



TIME	A	B	C	D	E	F	G	H	I	J	K	L	Total Mvmt	Total Hour
6:30 AM - 6:45 AM	8	86	0	0	0	0	135	48	5	1	0	0	283	1596
6:45 AM - 7:00 AM	3	114	0	0	0	0	143	74	8	1	0	1	344	1886
7:00 AM - 7:15 AM	6	99	0	0	0	0	217	131	5	0	0	1	459	2112
7:15 AM - 7:30 AM	11	160	0	0	0	0	230	104	4	1	0	0	510	2222
7:30 AM - 7:45 AM	3	139	0	0	0	0	295	132	4	0	0	0	573	2218
7:45 AM - 8:00 AM	11	183	0	0	0	0	257	113	4	2	0	0	570	
8:00 AM - 8:15 AM	11	188	0	0	0	0	246	115	8	1	0	0	569	
8:15 AM - 8:30 AM	17	174	0	0	0	0	214	87	9	2	0	3	506	
Phf	0.618	0.910	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.858	0.847	0.694	0.625	#DIV/0!	0.250	Peak	Phf
7:30 AM - 8:30 AM	42	684	0	0	0	0	1012	447	25	5	0	3	2218	0.968

Peak Hour

7:30 AM - 8:30 AM



PM COUNT SHEET

Intersection: Kapiolani Blvd and Drier St

Date: 11/7/2013

By: David Miyasaki

Weather: Cloudy

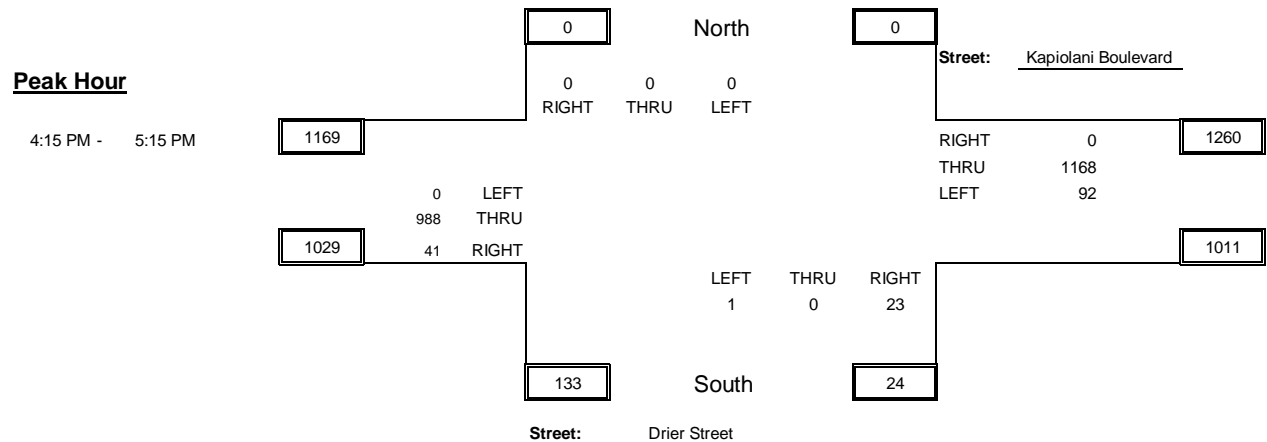
North

Street: Kapiolani Boulevard

Street: Drier Street

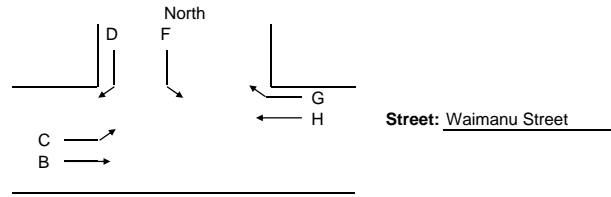
South

TIME	A	B	C	D	E	F	G	H	I	J	K	L	Total Mvmt	Total Hour
4:00 PM - 4:15 PM	8	228	0	0	0	0	0	253	29	4	0	0	522	2256
4:15 PM - 4:30 PM	12	248	0	0	0	0	0	302	27	5	0	1	595	2313
4:30 PM - 4:45 PM	13	253	0	0	0	0	0	309	25	4	0	0	604	2289
4:45 PM - 5:00 PM	12	236	0	0	0	0	0	269	11	7	0	0	535	2221
5:00 PM - 5:15 PM	4	251	0	0	0	0	0	288	29	7	0	0	579	2216
5:15 PM - 5:30 PM	10	267	0	0	0	0	0	259	30	5	0	0	571	
5:30 PM - 5:45 PM	8	269	0	0	0	0	0	247	8	4	0	0	536	
5:45 PM - 6:00 PM	10	272	0	0	0	0	0	238	4	6	0	0	530	
Phf	0.788	0.976	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.945	0.793	0.821	#DIV/0!	0.250	Peak	Phf
4:15 PM - 5:15 PM	41	988	0	0	0	0	0	1168	92	23	0	1	2313	0.957



AM COUNT SHEET

Intersection: Waimanu St and Drier St
 Date: 11/7/2013
 By: Phil Matsunaga
 Weather: Cloudy

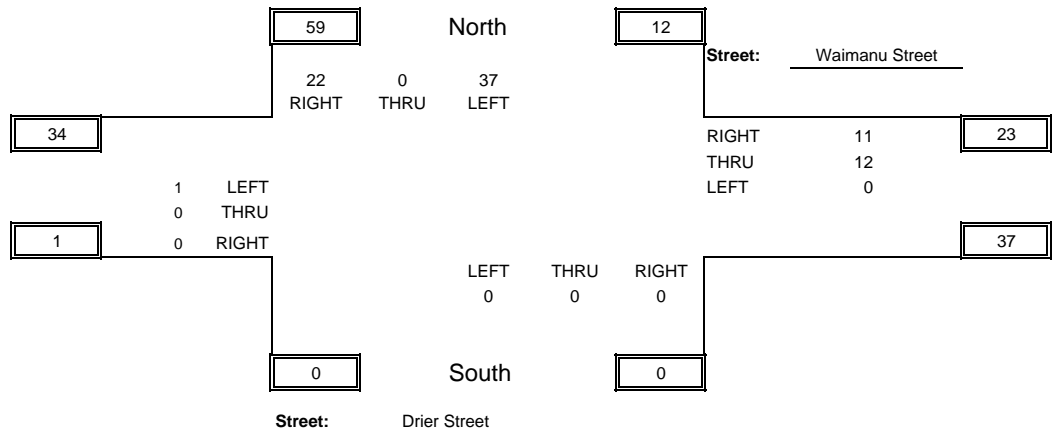


South
 Street: Drier Street

TIME	A	B	C	D	E	F	G	H	I	J	K	L	Total Mvmt	Total Hour
6:30 AM - 6:45 AM	0	0	0	2	0	8	3	1	0	0	0	0	14	59
6:45 AM - 7:00 AM	0	0	0	4	0	6	3	0	0	0	0	0	13	57
7:00 AM - 7:15 AM	0	0	0	7	0	5	3	1	0	0	0	0	16	63
7:15 AM - 7:30 AM	0	1	0	4	0	7	2	2	0	0	0	0	16	67
7:30 AM - 7:45 AM	0	0	0	2	0	6	2	2	0	0	0	0	12	83
7:45 AM - 8:00 AM	0	0	1	6	0	9	1	2	0	0	0	0	19	
8:00 AM - 8:15 AM	0	0	0	4	0	6	3	7	0	0	0	0	20	
8:15 AM - 8:30 AM	0	0	0	10	0	16	5	1	0	0	0	0	32	
Phf	#DIV/0!	#DIV/0!	0.250	0.550	#DIV/0!	0.578	0.550	0.429	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	Peak	Phf
7:30 AM - 8:30 AM	0	0	1	22	0	37	11	12	0	0	0	0	83	1.038

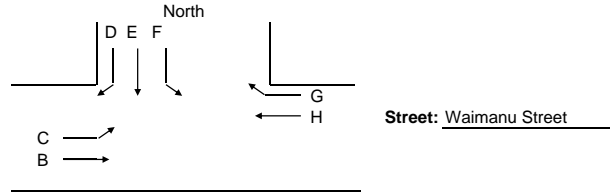
Peak Hour

7:30 AM - 8:30 AM



PM COUNT SHEET

Intersection: Waimanu St and Drier St
 Date: 11/7/2013
 By: Phil Matsunaga
 Weather: Rainy

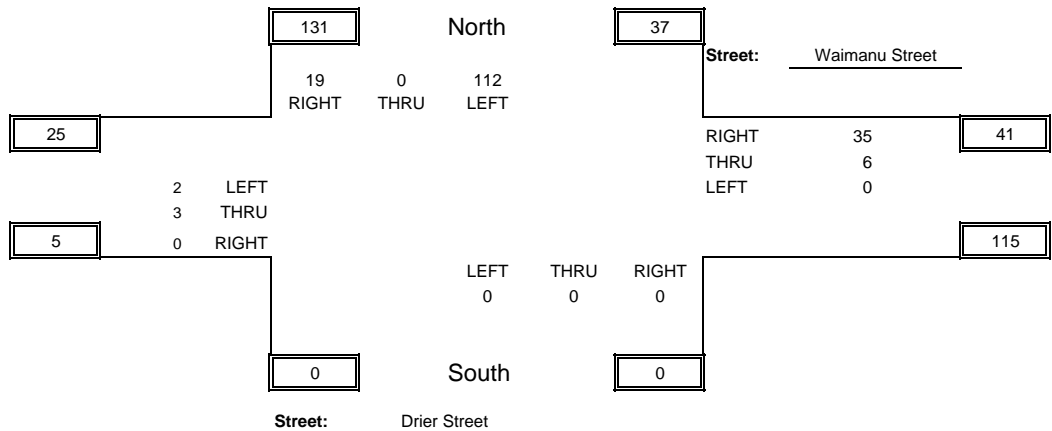


South
 Street: Drier Street

TIME	A	B	C	D	E	F	G	H	I	J	K	L	Total Mvmt	Total Hour
4:00 PM - 4:15 PM	0	0	0	10	0	22	9	2	0	0	0	0	43	172
4:15 PM - 4:30 PM	0	0	0	7	0	27	11	2	0	0	0	0	47	177
4:30 PM - 4:45 PM	0	1	0	5	0	29	7	0	0	0	0	0	42	186
4:45 PM - 5:00 PM	0	0	2	5	0	24	6	3	0	0	0	0	40	179
5:00 PM - 5:15 PM	0	2	0	2	0	32	11	1	0	0	0	0	48	170
5:15 PM - 5:30 PM	0	1	0	5	0	35	13	2	0	0	0	0	56	
5:30 PM - 5:45 PM	0	0	0	2	0	21	9	3	0	0	0	0	35	
5:45 PM - 6:00 PM	0	0	0	2	0	14	12	3	0	0	0	0	31	
Phf	#DIV/0!	0.375	0.250	0.679	#DIV/0!	0.875	0.795	0.500	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	Peak	Phf
4:15 PM - 5:15 PM	0	3	2	19	0	112	35	6	0	0	0	0	177	0.941

Peak Hour

4:15 PM - 5:15 PM



APPENDIX B LEVEL OF SERVICE DEFINITIONS

The Highway Capacity Manual defines six Intersection Levels of Service (LOS), labeled A through F, from free flow to congested conditions.

For unsignalized intersections, the Highway Capacity Manual evaluates gaps in the major street traffic flow and calculates available gaps for left-turns across oncoming traffic and for the left and right-turns onto the major roadway from the minor street. Average control delay, based on these factors, is still used to define the levels of service.

LEVEL-OF-SERVICE A: Low control delay, up to 10 s/veh.

LEVEL-OF-SERVICE B: Control delay greater than 10 and up to 15 s/veh.

LEVEL-OF-SERVICE C: Control delay greater than 15 and up to 25 s/veh.

LEVEL-OF-SERVICE D: Control delay greater than 25 and up to 35 s/veh.

LEVEL-OF-SERVICE E: Control delay greater than 35 and up to 50 s/veh.

LEVEL-OF-SERVICE F: Control delay in excess of 50 s/veh.

APPENDIX C INTERSECTION CAPACITY ANALYSIS WORKSHEETS

Intersection

Intersection Delay, s/veh 4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	28	15	36	30	44	53	55	142	28	26	300	203
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	30	16	39	33	48	58	60	154	30	28	326	221

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	835	797	273	517	892	170	547	0	0	185	0	0
Stage 1	493	493	-	289	289	-	-	-	-	-	-	-
Stage 2	342	304	-	228	603	-	-	-	-	-	-	-
Follow-up Headway	3.519	4.019	3.319	3.519	4.019	3.319	2.22	-	-	2.218	-	-
Pot Capacity-1 Maneuver	273	319	725	455	281	873	1018	-	-	1390	-	-
Stage 1	527	546	-	718	672	-	-	-	-	-	-	-
Stage 2	672	662	-	755	487	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	203	289	725	383	255	873	1018	-	-	1390	-	-
Mov Capacity-2 Maneuver	203	289	-	383	255	-	-	-	-	-	-	-
Stage 1	492	530	-	671	628	-	-	-	-	-	-	-
Stage 2	542	618	-	672	472	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.7	18.3	2.1	0.4
HCM LOS	C	C		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1018	-	-	266	725	408	1390	-	-
HCM Lane V/C Ratio	0.059	-	-	0.225	0.036	0.338	0.02	-	-
HCM Control Delay (s)	8.757	0	-	22.4	10.2	18.3	7.644	0.1	-
HCM Lane LOS	A	A		C	B	C	A	A	
HCM 95th %tile Q(veh)	0.187	-	-	0.842	0.112	1.47	0.062	-	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	684	42	25	1459	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	743	46	27	1586	0	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	789	0	1455	395
Stage 1	-	-	-	-	766	-
Stage 2	-	-	-	-	689	-
Follow-up Headway	-	-	2.22	-	3.67	3.32
Pot Capacity-1 Maneuver	-	-	827	-	148	604
Stage 1	-	-	-	-	408	-
Stage 2	-	-	-	-	430	-
Time blocked-Platoon, %	-	-		-		
Mov Capacity-1 Maneuver	-	-	827	-	107	604
Mov Capacity-2 Maneuver	-	-	-	-	107	-
Stage 1	-	-	-	-	408	-
Stage 2	-	-	-	-	312	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	11
HCM LOS			B

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	604	-	-	827	-
HCM Lane V/C Ratio	0.009	-	-	0.033	-
HCM Control Delay (s)	11	-	-	9.501	0.8
HCM Lane LOS	B			A	A
HCM 95th %tile Q(veh)	0.027	-	-	0.102	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	1	0	12	11	37	22
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	13	12	40	24
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	7.3	6.9	7.2
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	63%
Vol Thru, %	0%	52%	0%
Vol Right, %	0%	48%	37%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	1	23	59
LT Vol	0	12	0
Through Vol	0	11	22
RT Vol	1	0	37
Lane Flow Rate	1	25	64
Geometry Grp	1	1	1
Degree of Util (X)	0.001	0.026	0.069
Departure Headway (Hd)	4.266	3.76	3.881
Convergence, Y/N	Yes	Yes	Yes
Cap	839	952	927
Service Time	2.293	1.784	1.888
HCM Lane V/C Ratio	0.001	0.026	0.069
HCM Control Delay	7.3	6.9	7.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0	0.1	0.2

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	28	15	36	30	44	53	55	142	28	26	300	203
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	30	16	39	33	48	58	60	154	30	28	326	221

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	835	797	273	517	892	170	547	0	0	185	0	0
Stage 1	493	493	-	289	289	-	-	-	-	-	-	-
Stage 2	342	304	-	228	603	-	-	-	-	-	-	-
Follow-up Headway	3.519	4.019	3.319	3.519	4.019	3.319	2.22	-	-	2.218	-	-
Pot Capacity-1 Maneuver	273	319	725	455	281	873	1018	-	-	1390	-	-
Stage 1	527	546	-	718	672	-	-	-	-	-	-	-
Stage 2	672	662	-	755	487	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	203	289	725	383	255	873	1018	-	-	1390	-	-
Mov Capacity-2 Maneuver	203	289	-	383	255	-	-	-	-	-	-	-
Stage 1	492	530	-	671	628	-	-	-	-	-	-	-
Stage 2	542	618	-	672	472	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.7	18.3	2.1	0.4
HCM LOS	C	C		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1018	-	-	266	725	408	1390	-	-
HCM Lane V/C Ratio	0.059	-	-	0.225	0.036	0.338	0.02	-	-
HCM Control Delay (s)	8.757	0	-	22.4	10.2	18.3	7.644	0.1	-
HCM Lane LOS	A	A		C	B	C	A	A	
HCM 95th %tile Q(veh)	0.187	-	-	0.842	0.112	1.47	0.062	-	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	684	42	25	1459	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	743	46	27	1586	0	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	789	0	1455	395
Stage 1	-	-	-	-	766	-
Stage 2	-	-	-	-	689	-
Follow-up Headway	-	-	2.22	-	3.67	3.32
Pot Capacity-1 Maneuver	-	-	827	-	148	604
Stage 1	-	-	-	-	408	-
Stage 2	-	-	-	-	430	-
Time blocked-Platoon, %	-	-		-		
Mov Capacity-1 Maneuver	-	-	827	-	107	604
Mov Capacity-2 Maneuver	-	-	-	-	107	-
Stage 1	-	-	-	-	408	-
Stage 2	-	-	-	-	312	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	11
HCM LOS			B

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	604	-	-	827	-
HCM Lane V/C Ratio	0.009	-	-	0.033	-
HCM Control Delay (s)	11	-	-	9.501	0.8
HCM Lane LOS	B			A	A
HCM 95th %tile Q(veh)	0.027	-	-	0.102	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	1	0	12	11	37	22
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	13	12	40	24
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	7.3	6.9	7.2
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	63%
Vol Thru, %	0%	52%	0%
Vol Right, %	0%	48%	37%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	1	23	59
LT Vol	0	12	0
Through Vol	0	11	22
RT Vol	1	0	37
Lane Flow Rate	1	25	64
Geometry Grp	1	1	1
Degree of Util (X)	0.001	0.026	0.069
Departure Headway (Hd)	4.266	3.76	3.881
Convergence, Y/N	Yes	Yes	Yes
Cap	839	952	927
Service Time	2.293	1.784	1.888
HCM Lane V/C Ratio	0.001	0.026	0.069
HCM Control Delay	7.3	6.9	7.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0	0.1	0.2

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection												
Intersection Delay, s/veh	4.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	29	15	37	31	45	54	56	145	29	27	307	208
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	16	40	34	49	59	61	158	32	29	334	226
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	854	816	280	529	913	173	560	0	0	189	0	0
Stage 1	505	505	-	295	295	-	-	-	-	-	-	-
Stage 2	349	311	-	234	618	-	-	-	-	-	-	-
Follow-up Headway	3.519	4.019	3.319	3.519	4.019	3.319	2.22	-	-	2.218	-	-
Pot Capacity-1 Maneuver	265	311	718	446	273	870	1007	-	-	1385	-	-
Stage 1	519	539	-	713	668	-	-	-	-	-	-	-
Stage 2	666	658	-	749	480	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	194	281	718	373	246	870	1007	-	-	1385	-	-
Mov Capacity-2 Maneuver	194	281	-	373	246	-	-	-	-	-	-	-
Stage 1	484	522	-	665	623	-	-	-	-	-	-	-
Stage 2	533	613	-	663	465	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	19.4		19.1			2.1			0.4			
HCM LOS	C		C									
Minor Lane / Major Mvmt		NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR		
Capacity (veh/h)		1007	-	-	256	718	396	1385	-	-		
HCM Lane V/C Ratio		0.06	-	-	0.239	0.037	0.357	0.021	-	-		
HCM Control Delay (s)		8.805	0	-	23.4	10.2	19.1	7.656	0.1	-		
HCM Lane LOS		A	A		C	B	C	A	A			
HCM 95th %tile Q(veh)		0.193	-	-	0.909	0.116	1.585	0.065	-	-		
Notes												
~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined												

Intersection

Intersection Delay, s/veh 0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	700	43	26	1493	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	761	47	28	1623	0	5

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	808
Stage 1	-	-	-
Stage 2	-	-	-
Follow-up Headway	-	-	2.22
Pot Capacity-1 Maneuver	-	-	813
Stage 1	-	-	-
Stage 2	-	-	-
Time blocked-Platoon, %	-	-	-
Mov Capacity-1 Maneuver	-	-	813
Mov Capacity-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	11.1
HCM LOS			B

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	596	-	-	813	-
HCM Lane V/C Ratio	0.009	-	-	0.035	-
HCM Control Delay (s)	11.1	-	-	9.587	1.1
HCM Lane LOS	B			A	A
HCM 95th %tile Q(veh)	0.028	-	-	0.108	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	1	0	12	11	38	22
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	13	12	41	24
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	7.3	6.9	7.2
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	63%
Vol Thru, %	0%	52%	0%
Vol Right, %	0%	48%	37%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	1	23	60
LT Vol	0	12	0
Through Vol	0	11	22
RT Vol	1	0	38
Lane Flow Rate	1	25	65
Geometry Grp	1	1	1
Degree of Util (X)	0.001	0.026	0.07
Departure Headway (Hd)	4.268	3.762	3.886
Convergence, Y/N	Yes	Yes	Yes
Cap	838	951	925
Service Time	2.295	1.786	1.893
HCM Lane V/C Ratio	0.001	0.026	0.07
HCM Control Delay	7.3	6.9	7.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0	0.1	0.2

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 5.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	38	20	39	39	31	75	29	450	61	24	320	74
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	22	42	42	34	82	32	489	66	26	348	80

Major/Minor	Minor2	Minor1	Major1	Major2
Conflicting Flow All	764	1058	214	822
Stage 1	440	440	-	585
Stage 2	324	618	-	237
Follow-up Headway	3.52	4.02	3.32	3.52
Pot Capacity-1 Maneuver	293	223	791	266
Stage 1	566	576	-	464
Stage 2	662	479	-	745
Time blocked-Platoon, %				
Mov Capacity-1 Maneuver	215	207	791	219
Mov Capacity-2 Maneuver	215	207	-	219
Stage 1	543	556	-	445
Stage 2	523	459	-	654

Approach	EB	WB	NB	SB
HCM Control Delay, s	21.9	25	0.6	0.6
HCM LOS	C	D		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1128	-	-	245	791	334	1011	-	-
HCM Lane V/C Ratio	0.028	-	-	0.315	0.036	0.472	0.026	-	-
HCM Control Delay (s)	8.283	0.2	-	26.3	9.7	25	8.655	0.1	-
HCM Lane LOS	A	A		D	A	D	A	A	
HCM 95th %tile Q(veh)	0.086	-	-	1.299	0.111	2.416	0.079	-	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 3.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	1011	42	94	1195	0	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1099	46	102	1299	0	26

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1145	0	1846	572
Stage 1	-	-	-	-	1122	-
Stage 2	-	-	-	-	724	-
Follow-up Headway	-	-	3.12	-	3.82	3.92
Pot Capacity-1 Maneuver	-	-	333	-	113	397
Stage 1	-	-	-	-	204	-
Stage 2	-	-	-	-	401	-
Time blocked-Platoon, %	-	-		-		
Mov Capacity-1 Maneuver	-	-	333	-	113	397
Mov Capacity-2 Maneuver	-	-	-	-	113	-
Stage 1	-	-	-	-	204	-
Stage 2	-	-	-	-	401	-

Approach	EB	WB	NB
HCM Control Delay, s	0	6.6	14.7
HCM LOS			B

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	397	-	-	333	-
HCM Lane V/C Ratio	0.066	-	-	0.307	-
HCM Control Delay (s)	14.7	-	-	20.525	5.5
HCM Lane LOS	B			C	A
HCM 95th %tile Q(veh)	0.21	-	-	1.272	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	2	3	6	36	115	19
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	3	7	39	125	21
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	7.4	6.9	7.9
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	40%	0%	86%
Vol Thru, %	60%	14%	0%
Vol Right, %	0%	86%	14%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	5	42	134
LT Vol	3	6	0
Through Vol	0	36	19
RT Vol	2	0	115
Lane Flow Rate	5	46	146
Geometry Grp	1	1	1
Degree of Util (X)	0.006	0.047	0.166
Departure Headway (Hd)	4.305	3.677	4.11
Convergence, Y/N	Yes	Yes	Yes
Cap	821	961	875
Service Time	2.384	1.751	2.124
HCM Lane V/C Ratio	0.006	0.048	0.167
HCM Control Delay	7.4	6.9	7.9
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0	0.1	0.6

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 6.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	29	15	37	41	61	73	56	145	29	27	307	208
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	16	40	45	66	79	61	158	32	29	334	226

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	873	816	280	529	913	173	560	0	0	189	0	0
Stage 1	505	505	-	295	295	-	-	-	-	-	-	-
Stage 2	368	311	-	234	618	-	-	-	-	-	-	-
Follow-up Headway	3.519	4.019	3.319	3.519	4.019	3.319	2.22	-	-	2.218	-	-
Pot Capacity-1 Maneuver	257	311	718	446	273	870	1007	-	-	1385	-	-
Stage 1	519	539	-	713	668	-	-	-	-	-	-	-
Stage 2	651	658	-	749	480	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	172	281	718	373	246	870	1007	-	-	1385	-	-
Mov Capacity-2 Maneuver	172	281	-	373	246	-	-	-	-	-	-	-
Stage 1	484	522	-	665	623	-	-	-	-	-	-	-
Stage 2	493	613	-	663	465	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.8	22.2	2.1	0.4
HCM LOS	C	C		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1007	-	-	236	718	396	1385	-	-
HCM Lane V/C Ratio	0.06	-	-	0.259	0.037	0.48	0.021	-	-
HCM Control Delay (s)	8.805	0	-	25.5	10.2	22.2	7.656	0.1	-
HCM Lane LOS	A	A		D	B	C	A	A	
HCM 95th %tile Q(veh)	0.193	-	-	1.005	0.116	2.525	0.065	-	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	700	52	28	1493	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	761	57	30	1623	0	5

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1499
Stage 1	-	-	789
Stage 2	-	-	710
Follow-up Headway	-	2.22	3.67
Pot Capacity-1 Maneuver	-	807	139
Stage 1	-	-	397
Stage 2	-	-	419
Time blocked-Platoon, %	-	-	-
Mov Capacity-1 Maneuver	-	807	86
Mov Capacity-2 Maneuver	-	-	86
Stage 1	-	-	397
Stage 2	-	-	261

Approach	EB	WB	NB
HCM Control Delay, s	0	1.3	11.1
HCM LOS			B

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	592	-	-	807	-
HCM Lane V/C Ratio	0.009	-	-	0.038	-
HCM Control Delay (s)	11.1	-	-	9.636	1.1
HCM Lane LOS	B			A	A
HCM 95th %tile Q(veh)	0.028	-	-	0.117	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	1	0	13	11	38	33
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	14	12	41	36
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	7.3	6.9	7.2
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	54%
Vol Thru, %	0%	54%	0%
Vol Right, %	0%	46%	46%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	1	24	71
LT Vol	0	13	0
Through Vol	0	11	33
RT Vol	1	0	38
Lane Flow Rate	1	26	77
Geometry Grp	1	1	1
Degree of Util (X)	0.001	0.028	0.082
Departure Headway (Hd)	4.29	3.796	3.809
Convergence, Y/N	Yes	Yes	Yes
Cap	833	943	944
Service Time	2.32	1.821	1.819
HCM Lane V/C Ratio	0.001	0.028	0.082
HCM Control Delay	7.3	6.9	7.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0	0.1	0.3

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	38	20	39	45	35	86	29	450	61	24	320	74
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	100	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	22	42	49	38	93	32	489	66	26	348	80

Major/Minor	Minor2	Minor1	Major1	Major2
Conflicting Flow All	767	1058	214	822
Stage 1	440	440	-	585
Stage 2	327	618	-	237
Follow-up Headway	3.52	4.02	3.32	3.52
Pot Capacity-1 Maneuver	292	223	791	266
Stage 1	566	576	-	464
Stage 2	660	479	-	745
Time blocked-Platoon, %				
Mov Capacity-1 Maneuver	206	207	791	219
Mov Capacity-2 Maneuver	206	207	-	219
Stage 1	543	556	-	445
Stage 2	507	459	-	654

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.4	27.6	0.6	0.6
HCM LOS	C	D		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1128	-	-	239	791	335	1011	-	-
HCM Lane V/C Ratio	0.028	-	-	0.323	0.036	0.539	0.026	-	-
HCM Control Delay (s)	8.283	0.2	-	27.1	9.7	27.6	8.655	0.1	-
HCM Lane LOS	A	A		D	A	D	A	A	
HCM 95th %tile Q(veh)	0.086	-	-	1.342	0.111	3.028	0.079	-	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 4.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	1011	85	103	1195	0	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1099	92	112	1299	0	26

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	1191
Stage 1	-	-	-
Stage 2	-	-	-
Follow-up Headway	-	-	3.12
Pot Capacity-1 Maneuver	-	-	316
Stage 1	-	-	-
Stage 2	-	-	-
Time blocked-Platoon, %	-	-	-
Mov Capacity-1 Maneuver	-	-	316
Mov Capacity-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	7.3	15.1
HCM LOS			C

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	383	-	-	316	-
HCM Lane V/C Ratio	0.068	-	-	0.354	-
HCM Control Delay (s)	15.1	-	-	22.514	6
HCM Lane LOS	C			C	A
HCM 95th %tile Q(veh)	0.218	-	-	1.552	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh

7.9

Intersection LOS

A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	2	3	11	36	115	71
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	3	12	39	125	77
Number of Lanes	0	1	1	0	1	0

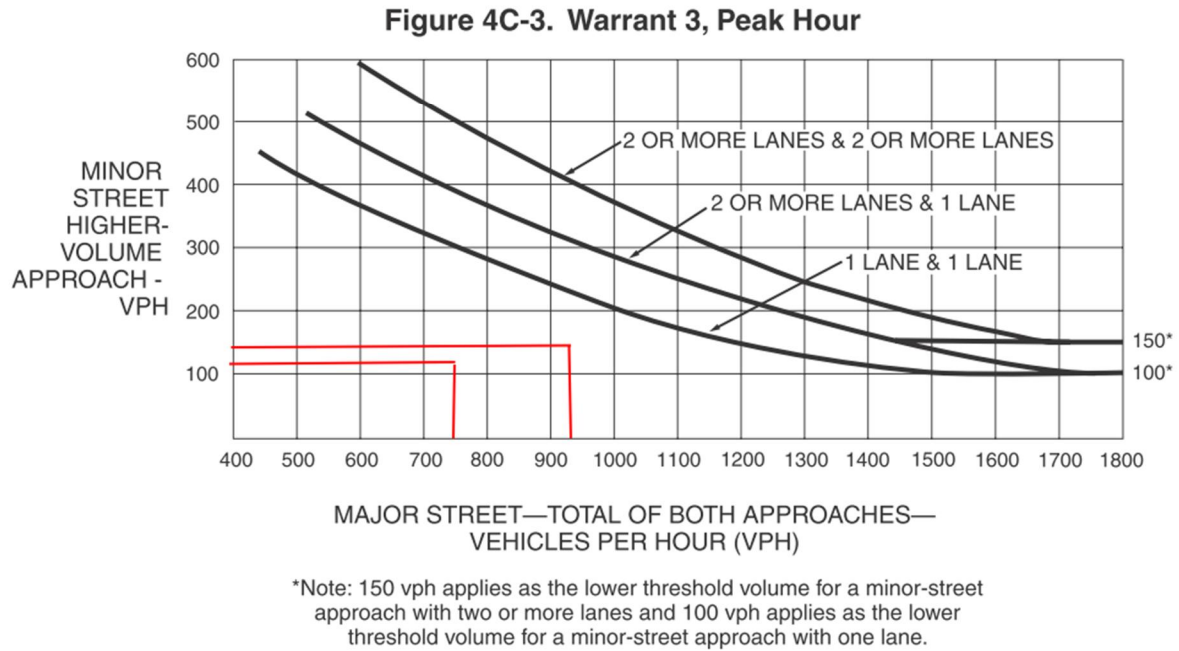
Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	7.5	7.1	8.1
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	40%	0%	62%
Vol Thru, %	60%	23%	0%
Vol Right, %	0%	77%	38%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	5	47	186
LT Vol	3	11	0
Through Vol	0	36	71
RT Vol	2	0	115
Lane Flow Rate	5	51	202
Geometry Grp	1	1	1
Degree of Util (X)	0.007	0.054	0.22
Departure Headway (Hd)	4.41	3.832	3.926
Convergence, Y/N	Yes	Yes	Yes
Cap	800	921	916
Service Time	2.498	1.913	1.947
HCM Lane V/C Ratio	0.006	0.055	0.221
HCM Control Delay	7.5	7.1	8.1
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0	0.2	0.8

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

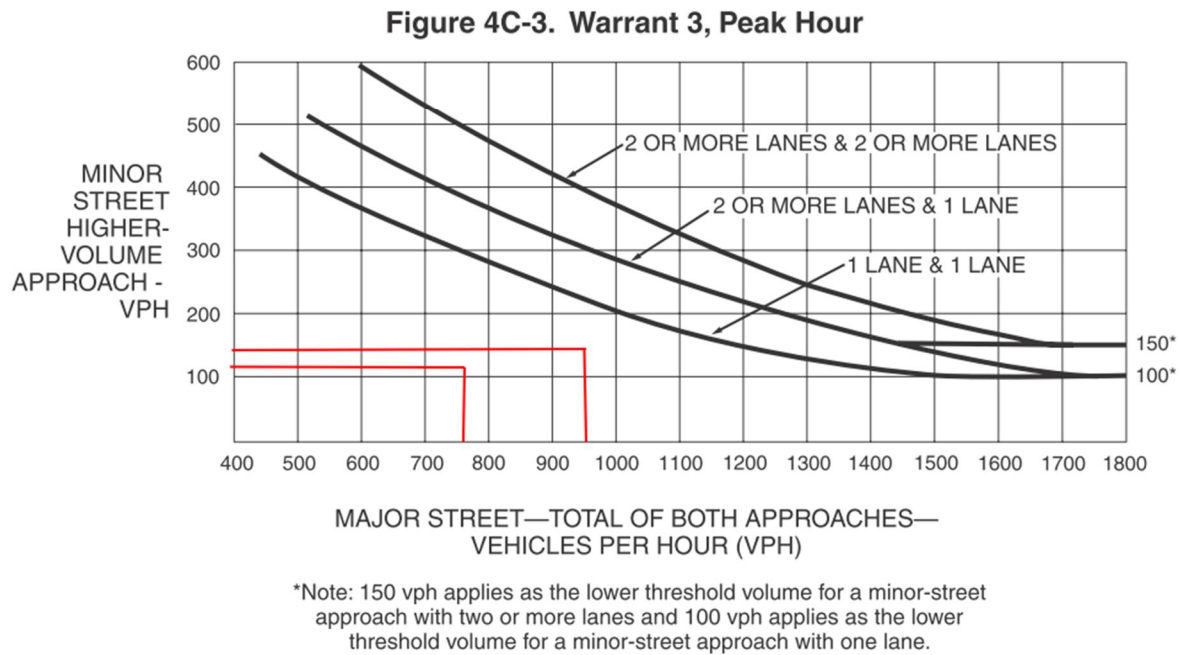
APPENDIX D TRAFFIC SIGNAL WARRANTS



Existing – Peak hour traffic signal warrant analysis

	AM	PM
MAJOR	754	936
EB	127	141

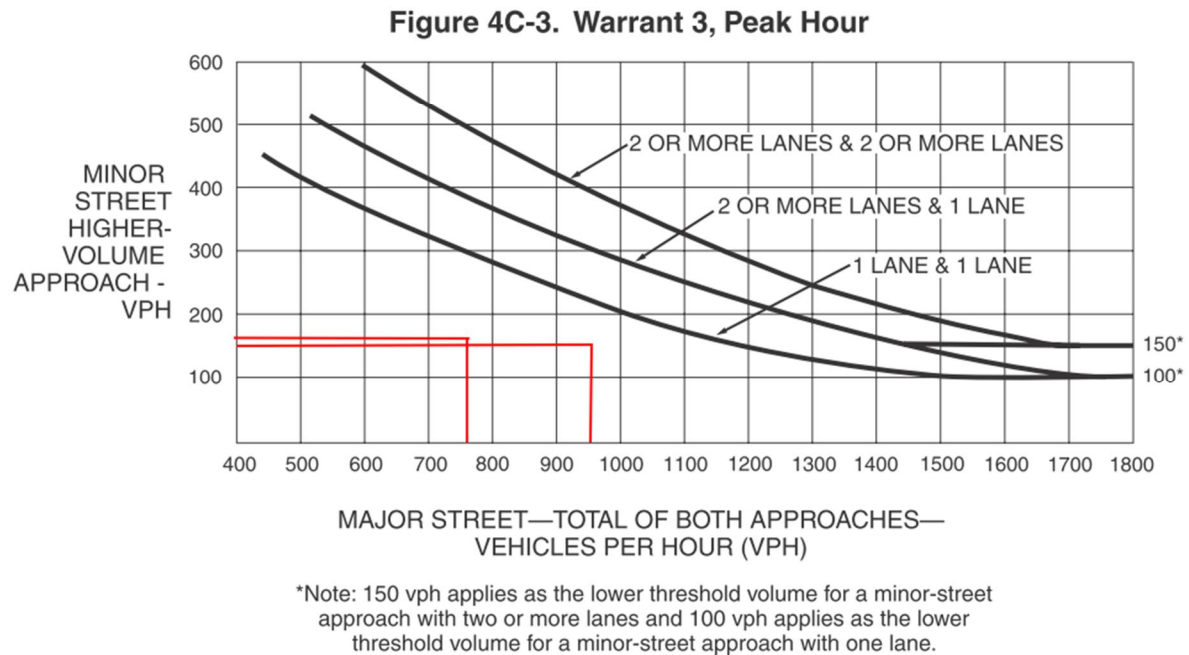
This intersection does not warrant a traffic signal during the AM or PM peak hour.



Future without project – Peak hour traffic signal warrant analysis

	AM	PM
MAJOR	772	958
EB	130	145

This intersection does not warrant a traffic signal during the AM or PM peak hour.



Future with project – Peak hour traffic signal warrant analysis

	AM	PM
MAJOR	772	958
EB	175	164

This intersection does not warrant a traffic signal during the AM or PM peak hour.

803 Waimanu Street, 2nd Application
Development Permit Application Testimonies
Prior to January 8, 2014

No.	Name	Date of Testimony	Date HCDA Received	Imperial Plaza Resident	Written Comments (Support)	Written Comments (Oppose)	Written Comments	Email Comments (Support)	Email Comments (Oppose)	Change.org Petition (Support)	Change.org Petition (Oppose)	Comments from HCDA Website (Support)	Comments from HCDA Website (Oppose)
1	Jon Whittington	11/6/13	11/7/13									1	
2	David Lato	11/7/13	11/7/13									1	
3	Keith Amemiya	11/8/13	11/8/13									1	
4	Chelsea Kim	11/14/13	11/14/13								1		
5	Michelle Bae	11/14/13	11/14/13								1		
6	Lishan Pan	11/14/13	11/14/13								1		
7	Jean McIntosh	11/14/13	11/14/13								1		
8	Karyn Castro	11/14/13	11/14/13								1		
9	Daryl Dawson	11/14/13	11/14/13								1		
10	Kaitlin McHale	11/14/13	11/14/13								1		
11	Paula Gene Trapp	11/14/13	11/14/13								1		
12	James Reis	11/14/13	11/14/13								1		
13	Shien-lu Stokesbary	11/14/13	11/14/13								1		
14	Ian Colburn	11/14/13	11/14/13								1		
15	Peter Brent	11/14/13	11/14/13								1		
16	Eric Chang	11/14/13	11/14/13								1		
17	Robert Ripp	11/14/13	11/14/13								1		
18	Cori Simonsen	11/14/13	11/14/13								1		
19	Lawrence Schmidt	11/14/13	11/14/13								1		
20	Johnette Maielua	11/14/13	11/14/13								1		

[illegible]

[illegible]

[illegible]

[illegible]

No.	Name	Date of Testimony	Date HCDA Received	Imperial Plaza Resident	Written Comments (Support)	Written Comments (Oppose)	Written Comments	Email Comments (Support)	Email Comments (Oppose)	Change.org Petition (Support)	Change.org Petition (Oppose)	Comments from HCDA Website (Support)	Comments from HCDA Website (Oppose)
109	Elaine Shirley	11/17/13	11/18/13								1		
110	Lani Lofgren	11/17/13	11/18/13								1		
111	Francine Popoalii	11/17/13	11/18/13								1		
112	Sean McDonough	11/17/13	11/18/13								1		
113	Jake Camara	11/17/13	11/18/13								1		
114	Richard Furst	11/21/13	11/21/13								1		
115	Collette Manley	11/21/13	11/21/13								1		
116	Daniel Kekahuna	11/21/13	11/21/13								1		
117	Daryl Stang	11/21/13	11/21/13								1		
118	Elaine DeCarmo	11/21/13	11/21/13								1		
119	Margaret Rufo	11/24/13	11/25/13					1					
120	John and Lucy Witeck	11/26/13	11/27/13					1					
121	Richard Moss, Moss Engineering, Inc.	12/6/13	12/6/13		1								
122	Jacy Holman	12/12/13	12/26/13					1					
123	Lindsay Princenthal	12/19/13	12/26/13								1		
124	Martha Lanzas	12/19/13	12/26/13								1		
125	Alex Parnot	12/19/13	12/26/13								1		
126	Arlene Inoue	12/19/13	12/26/13								1		
127	Pamela Wood	12/31/14	1/3/14	1			1						

1 1 0 1 3 0 0 118 4 0 127

Support 8
Opposition 118
Comments Only 1
127



803 Waimanu Public Testimony Website Submission
JONWHITTINGTON

to:
contact
11/06/2013 07:13 PM
Hide Details

From: JONWHITTINGTON <"webmaster@hawaii.govjon.whittington"@yahoo.com>
To: contact@hcdaweb.org,

RECEIVED

2013 NOV 7 AM 8 32

HAWAII COMMUNITY
DEVELOPMENT

AUTHORITY

Name

JON WHITTINGTON

Address

3048 DIAMOND HEAD ROAD
HONOLULU, HI 96815
United States
[Map It](#)

Email

jon.whittington@yahoo.com

Project Name

803 Waimanu

Do you support or oppose?

Support

Comment

Metro Honolulu and Kaka'ako need more housing (affordable, market and luxury)

Exhibit B

**803 Waimanu Public Testimony Website Submission**

DavidLato

to:

contact

11/07/2013 08:50 AM

Hide Details

From: DavidLato <"webmaster@hawaii.govdmlato"@gmail.com>

To: contact@hcdaweb.org,

RECEIVED**2013 NOV 7 AM 11 00****HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY****Name**

David Lato

Address

1425 Ward Ave.
19W
Honolulu, HI 96822-3520
United States
[Map It](#)

Emaildmlato@gmail.com**Project Name**

803 Waimanu

Do you support or oppose?

Support

Comment

Please approve this project. Honolulu needs more urban infill projects like this. Also, the project conforms to HCDA rules.

**803 Waimanu Public Testimony Website Submission**

KeithAmemiya

to:

contact

11/08/2013 03:52 PM

Hide Details

From: KeithAmemiya <"webmaster@hawaii.govkamemiya"@islandholdings.net>

To: contact@hcdaweb.org,

Name

Keith Amemiya

Organization

Island Holdings, Inc.

Address1132 Bishop St., Ste. 2450
Honolulu, Hawaii 96813[Map It](#)**Email**kamemiya@islandholdings.net**Project Name**

803 Waimanu

Do you support or oppose?

Support

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2013 NOV 8 PM 3 56
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY



5 new petition signatures: Chelsea Kim, Michelle Bae...

Karyn Castro

to:

contact

11/14/2013 05:13 AM

Hide Details

From: Karyn Castro <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new people recently signed Kaka'ako - Do It Right!'s petition "The Hawaii Community Development Authority (HCDA): Deny the development proposal at 803 Waimanu St by MJF Development Corp." on Change.org.

There are now 101 signatures on this petition. Read reasons why people are signing, and respond to Kaka'ako - Do It Right! by clicking here:

<http://www.change.org/petitions/the-hawaii-community-development-authority-hcda-deny-the-development-proposal-at-803-waimanu-st-by-mjf-development-corp/responses/new?response=d8c514576ee3>

Dear The Hawaii Community Development Authority (HCDA),

Deny the development proposal at 803 Waimanu St by MJF Development Corp. until the HCDA can provide a list of specific infrastructure upgrades that have been made in Central Kaka'ako since 2011 to justify the change in Floor Area Ratio (FAR) from 1.5 to 3.5. Or in fact, do the necessary upgrades per your own Final Supplemental Environmental Impact Study from 2011 to accommodate additional development in the area. Infrastructure before development! Kaka'ako - Do It Right!

Sincerely,

- #4 86. Chelsea Kim Honolulu, Hawaii
- #5 87. Michelle Bae Honolulu, Hawaii
- #6 88. lishan pan honolulu, Hawaii
- #7 89. Jean mcIntosh Honolulu, Hawaii
- #8 90. Karyn Castro Honolulu, Hawaii





5 new petition signatures: Daryl Dawson, Kaitlin McHale...

Shien-lu Stokesbary

to:

contact

11/14/2013 10:49 AM

Hide Details

From: Shien-lu Stokesbary <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new people recently signed Kaka'ako - Do It Right!'s petition "The Hawaii Community Development Authority (HCDA): Deny the development proposal at 803 Waimanu St by MJF Development Corp." on Change.org.

There are now 162 signatures on this petition. Read reasons why people are signing, and respond to Kaka'ako - Do It Right! by clicking here:

<http://www.change.org/petitions/the-hawaii-community-development-authority-hcda-deny-the-development-proposal-at-803-waimanu-st-by-mjf-development-corp/responses/new?response=d8c514576ee3>

Dear The Hawaii Community Development Authority (HCDA),

Deny the development proposal at 803 Waimanu St by MJF Development Corp. until the HCDA can provide a list of specific infrastructure upgrades that have been made in Central Kaka'ako since 2011 to justify the change in Floor Area Ratio (FAR) from 1.5 to 3.5. Or in fact, do the necessary upgrades per your own Final Supplemental Environmental Impact Study from 2011 to accommodate additional development in the area. Infrastructure before development! Kaka'ako - Do It Right!

Sincerely,

- #9 97. Daryl Dawson Honolulu, Hawaii
- #10 98. Kaitlin McHale Honolulu, Hawaii
- #11 98. Paula Gene Trapp Honolulu, Hawaii
- #12 99. James Reis Honolulu, Hawaii
- #13 100. Shien-lu Stokesbary Honolulu, Hawaii





5 new petition signatures: Ian Colburn, Peter Brent...
Cori Simonsen

to:

contact

11/14/2013 01:03 PM

Hide Details

From: Cori Simonsen <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new people recently signed Kaka'ako - Do It Right!'s petition "The Hawaii Community Development Authority (HCDA): Deny the development proposal at 803 Waimanu St by MJF Development Corp." on Change.org.

There are now 172 signatures on this petition. Read reasons why people are signing, and respond to Kaka'ako - Do It Right! by clicking here:

<http://www.change.org/petitions/the-hawaii-community-development-authority-hcda-deny-the-development-proposal-at-803-waimanu-st-by-mjf-development-corp/responses/new?response=d8c514576ee3>

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Sincerely,

- #14 101. Ian Colburn Honolulu, Hawaii
- #15 102. Peter Brent Honolulu, Hawaii
- #16 103. Eric Chang Honolulu, Hawaii
- #17 104. Robert Ripp Honolulu, Hawaii
- #18 105. Cori Simonsen Honolulu, Hawaii





5 new petition signatures: Lawrence Schmidt, Johnette Maielua,
Maetha Samson

to:

contact

11/14/2013 03:39 PM

Hide Details

From: Maetha Samson <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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Images

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new people recently signed Kaka'ako - Do It Right!'s petition "The Hawaii Community Development Authority (HCDA): Deny the development proposal at 803 Waimanu St by MJF Development Corp." on Change.org.

There are now 182 signatures on this petition. Read reasons why people are signing, and respond to Kaka'ako - Do It Right! by clicking here:

<http://www.change.org/petitions/the-hawaii-community-development-authority-hcda-deny-the-development-proposal-at-803-waimanu-st-by-mjf-development-corp/responses/new?response=d8c514576ee3>

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Sincerely,

- #19 110. Lawrence Schmidt Honolulu, Hawaii
- #20 111. Johnette Maielua Honolulu, Hawaii
- #21 112. Fugen Tuglar Honolulu, Hawaii
- #22 113. Jackie O'Farrell Honolulu, Hawaii
- #23 115. Maetha Samson Honolulu, Hawaii



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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new petition signatures: Joanna Pokipala, Jon Agbayani...
Wade Shimoda

to:

contact

11/14/2013 04:32 PM

Hide Details

From: Wade Shimoda <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show
Images

5 new people recently signed Kaka'ako - Do It Right!'s petition "The Hawaii Community Development Authority (HCDA): Deny the development proposal at 803 Waimanu St by MJF Development Corp." on Change.org.

There are now 186 signatures on this petition. Read reasons why people are signing, and respond to Kaka'ako - Do It Right! by clicking here:

<http://www.change.org/petitions/the-hawaii-community-development-authority-hcda-deny-the-development-proposal-at-803-waimanu-st-by-mjf-development-corp/responses/new?response=d8c514576ee3>

Dear The Hawaii Community Development Authority (HCDA),

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Sincerely,

- #24 116. Joanna Pokipala Honolulu, Hawaii
- #25 117. Jon Agbayani Honolulu, Hawaii
- #26 118. Jamie Louis Honolulu, Hawaii
- #27 119. STEVEN WOLFE Honolulu, Hawaii
- #28 120. Wade Shimoda honolulu, Hawaii





5 new petition signatures: Veronica Alvarez, lawrence tran...

Noenoe Barney-Campbell

to:

contact

11/14/2013 04:39 PM

Hide Details

From: Noenoe Barney-Campbell <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 04

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new people recently signed Kaka'ako - Do It Right!'s petition "The Hawaii Community Development Authority (HCDA): Deny the development proposal at 803 Waimanu St by MJF Development Corp." on Change.org.

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<http://www.change.org/petitions/the-hawaii-community-development-authority-hcda-deny-the-development-proposal-at-803-waimanu-st-by-mjf-development-corp/responses/new?response=d8c514576ee3>

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Sincerely,

- #29 121. Veronica Alvarez Honolulu, Hawaii
- #30 122. lawrence tran HONOLULU, Hawaii
- #31 123. Catharine Kent Honolulu, Hawaii
- #32 124. Leslie Foster Honolulu, Hawaii
- #33 125. Noenoe Barney-Campbell Honolulu, Hawaii





5 new petition signatures: Noenoe Barney-Campbell, Norma Tanaka...

Stephen Carll

to:

contact

11/14/2013 04:53 PM

Hide Details

From: Stephen Carll <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

RECEIVED

2013 NOV 15 AM 9 04

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new people recently signed Kaka'ako - Do It Right!'s petition "The Hawaii Community Development Authority (HCDA): Deny the development proposal at 803 Waimanu St by MJF Development Corp." on Change.org.

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<http://www.change.org/petitions/the-hawaii-community-development-authority-hcda-deny-the-development-proposal-at-803-waimanu-st-by-mjf-development-corp/responses/new?response=d8c514576ee3>

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Sincerely,

- #33 125. Noenoe Barney-Campbell Honolulu, Hawaii
- #34 127. Norma Tanaka Honolulu, Hawaii
- #35 128. Ronald Tam Honolulu, Hawaii
- #36 129. Valerie DeBeaumont Honolulu, Hawaii
- #37 130. Stephen Carll Honolulu, Hawaii



RECEIVED

2013 NOV 15 AM 9 04

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new petition signatures: Theodore Mura, Simeon Alo...
Camille Chong

to:

contact

11/14/2013 05:29 PM

Hide Details

From: Camille Chong <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show
Images

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Sincerely,

- #38 136. Theodore Mura Honolulu, Hawaii
- #39 137. Simeon Alo Honolulu, Hawaii
- #40 138. Amy Alexander Honolulu, Hawaii
- #41 139. jennifer DECENA HONOLULU, Hawaii
- #42 140. Camille Chong Honolulu, Hawaii



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2013 NOV 15 AM 9 04

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new petition signatures: Michelle Matson, Sandra Hansen...
Mari Ono

to:

contact

11/14/2013 05:43 PM

Hide Details

From: Mari Ono <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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Images

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Sincerely,

- #43 141. Michelle Matson Honolulu, Hawaii
- #44 142. Sandra Hansen Honolulu, Hawaii
- #45 143. Carl Vasconcellos Honolulu, Hawaii
- #46 144. Theresa Russio Honolulu, Hawaii
- #47 145. Mari Ono Honolulu, Hawaii





5 new petition signatures: doug henderson, Todd Sligar...

Samuel John

to:

contact

11/14/2013 06:34 PM

Hide Details

From: Samuel John <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 04

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #48 147. doug henderson Honolulu, Hawaii
- #49 147. Todd Sligar Honolulu, Hawaii
- #50 148. Frederika Bain Honolulu, Hawaii
- #51 149. Gang Yuan Honolulu, Hawaii
- #52 150. Samuel John Honolulu, Hawaii





5 new petition signatures: George Reniers, Michael Fowler...

Edgar Kudlich

to:

contact

11/14/2013 07:00 PM

Hide Details

From: Edgar Kudlich <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 04

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #53 151. George Reniers Honolulu, Hawaii
- #54 152. Michael Fowler Honolulu, Hawaii
- #55 153. linda liem Honolulu, Hawaii
- #56 154. Sally Flinn Honolulu, Hawaii
- #57 155. Edgar Kudlich Honolulu, Hawaii





5 new petition signatures: JOBE brown, Samantha Grau...
Marie Mull

to:

contact

11/14/2013 07:17 PM

Hide Details

From: Marie Mull <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 04

HAWAII COMMUNITY
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Sincerely,

- #58 156. JOBE brown HONOLULU, Hawaii
- #59 157. Samantha Grau Honolulu, Hawaii
- #60 158. Joan Wylie Honolulu, Hawaii
- #61 159. Margy O'Kelly Honolulu, Hawaii
- #62 160. Marie Mull Honolulu, Hawaii





5 new petition signatures: Alex Addington, Vivian McBraun...
Stephen Nakamitsu

to:

contact

11/14/2013 07:40 PM

Hide Details

From: Stephen Nakamitsu <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 05

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #63 161. Alex Addington Honolulu, Hawaii
- #64 162. Vivian McBraun Honolulu, Hawaii
- #65 163. Bronwen Welch Honolulu, Hawaii
- #66 164. Charlotte Needham Honolulu, Hawaii
- #67 165. Stephen Nakamitsu Honolulu, Hawaii





5 new petition signatures: Belinda Lee, Kent Sakoda...

Nicolette Castellano

to:

contact

11/14/2013 08:28 PM

Hide Details

From: Nicolette Castellano <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 05

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #68 166. Belinda Lee Honolulu, Hawaii
- #69 167. Kent Sakoda Honolulu, Hawaii
- #70 168. Sarah Devine Honolulu, Hawaii
- #71 169. Hapa Holley Honolulu, Hawaii
- #72 170. Nicolette Castellano Honolulu, Hawaii





5 new petition signatures: Valerie Wayne, Raymond Pendleton...

Alan Yim

to:

contact

11/14/2013 09:15 PM

Hide Details

From: Alan Yim <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 05

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #13 171. Valerie Wayne Honolulu, Hawaii
- #14 172. Raymond Pendleton Honolulu, Hawaii
- #15 173. J Rosa Honolulu, Hawaii
- #16 174. Christopher Finta Honolulu, Hawaii
- #17 175. Alan Yim Honolulu, Hawaii





5 new petition signatures: Gigi Lee, Daci Armstrong...

Maribel Ruano

to:

contact

11/14/2013 10:14 PM

Hide Details

From: Maribel Ruano <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #176 176. Gigi Lee Honolulu, Hawaii
- #177 177. Daci Armstrong Honolulu, Hawaii
- #178 178. Melinda Wood Honolulu, Hawaii
- #179 179. Patricia Johnson Honolulu, Hawaii
- #180 180. Maribel Ruano Honolulu, Hawaii





5 new petition signatures: Angelita Critchfield, Catherine Graham, Steve Carlson

to:

contact

11/14/2013 10:44 PM

Hide Details

From: Steve Carlson <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 05

HAWAII COMMUNITY
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AUTHORITY

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Sincerely,

- #83 181. Angelita Critchfield Honolulu, Hawaii
- #84 182. Catherine Graham Honolulu, Hawaii
- #85 183. Jeannette Koiijane Honolulu, Hawaii
- #86 184. Mark Bedard Honolulu, Hawaii
- #87 185. Steve Carlson Honolulu, Hawaii





5 new petition signatures: Shilpa Nair, Erica Crissman...
John Jaeger

to:

contact

11/14/2013 11:57 PM

Hide Details

From: John Jaeger <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 05

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #88 186. Shilpa Nair Honolulu, Hawaii
- #89 187. Erica Crissman Honolulu, Hawaii
- #90 188. Barbara Lei Honolulu, Hawaii
- #91 189. Trevor Wilkey Honolulu, Hawaii
- #92 190. John Jaeger Honolulu, Hawaii





5 new petition signatures: John Smith, cindy horikawa...

Atalanta Robertson

to:

contact

11/15/2013 02:32 AM

Hide Details

From: Atalanta Robertson <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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HAWAII COMMUNITY
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AUTHORITY

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Sincerely,

- #93 191. John Smith Honolulu, Hawaii
- #94 192. cindy horikawa hon, Hawaii
- #95 193. Victoria Lam Honolulu, Hawaii
- #96 194. Anne Hyde Honolulu, Hawaii
- #97 195. Atalanta Robertson Honolulu, Hawaii





5 new petition signatures: Maryam Palma, nancy Napuunoa...
Cathleen Vinhasa

to:

contact

11/15/2013 06:01 AM

Hide Details

From: Cathleen Vinhasa <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 15 AM 9 05
HAWAII COMMUNITY
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AUTHORITY

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Sincerely,

- #98 196. Maryam Palma Honolulu, Hawaii
- #99 197. nancy Napuunoa Honolulu, Hawaii
- #100 198. Evalani Walton Honolulu, Hawaii
- #101 199. Caroline Kishida Honolulu, Hawaii
- #102 200. Cathleen Vinhasa Honolulu, Hawaii





5 new petition signatures: Stephen Tschudi, Chris Barboza...
Sophia Kim

to:

contact

11/15/2013 07:49 PM

Hide Details

From: Sophia Kim <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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2013 NOV 18 AM 8 03

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #103 201. Stephen Tschudi Honolulu, Hawaii
- #104 202. Chris Barboza Honolulu, Hawaii
- #105 203. jamie ho Honolulu, Hawaii
- #106 204. Janel Haberman Honolulu, Hawaii
- #107 205. Sophia Kim Honolulu, Hawaii





803 Waimanu Public Testimony Website Submission

Crystal Moon

to:

contact

11/15/2013 11:16 PM

Hide Details

From: Crystal Moon <"webmaster@hawaii.govmrs crystalmoon"@gmail.com>

To: contact@hcdaweb.org,

RECEIVED

2013 NOV 18 AM 8 03

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

Crystal Moon

Address

902 18th avenue
Honolulu, Hawaii 96816

[Map It](#)

Email

mrs crystalmoon@gmail.com

Project Name

803 Waimanu

Do you support or oppose?

Support

Comment

If I had money this is what u would invest in



5 new petition signatures: Elaine Shirley, lani lofgren...

Jake Camara

to:

contact

11/17/2013 02:03 AM

Hide Details

From: Jake Camara <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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Sincerely,

- #109 206. Elaine Shirley Honolulu, Hawaii
- #110 207. lani lofgren honolulu, Hawaii
- #111 208. Francine Popoalii Honolulu, Hawaii
- #112 209. Sean McDonough Honolulu, Hawaii
- #113 210. Jake Camara Honolulu, Hawaii



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2013 NOV 21 PM 1 20



5 new petition signatures: Richard Furst, collette manley...

Elaine DeCarmo

to:

contact

11/21/2013 11:11 AM

Hide Details

From: Elaine DeCarmo <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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Sincerely,

- #114 211. Richard Furst Honolulu, Hawaii
- #115 212. collette manley honolulu, Hawaii
- #116 213. Daniel Kekahuna Honolulu, Hawaii
- #117 214. Daryl Stang Honolulu, Hawaii
- #118 215. Elaine DeCarmo Honolulu, Hawaii



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2013 NOV 25 AM 9 07

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

11/24/2013 09:24 PM



803 waimanu
Margaret Rufo

to: annette@hcdaweb.org

Please accept this email as my support for the 803 waimanu project development.

Sent from my i



Support for the 803 Waimanu project

John J. Witeck

to:

annette@hcdaweb.org

11/26/2013 03:32 PM

Cc:

Lucy Witeck

Hide Details

From: "John J. Witeck" <witeck@hawaii.edu>

To: "annette@hcdaweb.org" <annette@hcdaweb.org>,

Cc: Lucy Witeck <lkwiteck@yahoo.com>

Dear Annette,

We are urging your and HCDA's support for the Workforce Housing project, "803 Waimanu." Due to opposition from the neighboring building, this worthy project has been greatly scaled back in response to the input received and the requests that were made. Despite these concessions that put the project out of the workforce category, the project planners and developers are doing their best to put up an attractive, environmentally sensitive, and affordable housing for future residents of Kaka'ako.

We hope the HCDA will recognize there is a need for this kind of smart housing in Kaka'ako and will support it. It may provide a good model for more affordable housing in the urban area of Honolulu proper.

Mahalo for considering our perspective on this important housing issue.

Sincerely,

John and Lucy Witeck, 2252 Puna Street, Honolulu, HI 96817

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

MOSS Engineering, Inc. Electrical / Lighting Engineers
 1357 Kapiolani Blvd., Suite 830 Honolulu, Hawaii 96814

Richard M. Moss P.E., LEED®AP

December 6, 2013

Attn: Annette & Hawaii Community Development Authority (HCDA)
 461 Cooke St.
 Honolulu, HI 96813

RE: Support Testimony for Residential Housing Project, Waimanu 803

My name is Richard Moss and I am the President of MOSS Engineering, Inc., an electrical engineering firm in Honolulu, Hawaii.

I am writing in support of the proposed residential housing project in Kaka'ako at 803 Waimanu. This building will comply with *all* Kaka'ako Mauka Rules, seeks no modifications to the rules, complies with the 65 feet height limit and setbacks, and provides the required 20% affordable housing.

Furthermore, this building will provide housing for people that work in or near downtown Honolulu. The residents will benefit from a shorter commute, leaving more time for families and recreational activities. In addition to the residents' benefits, this will bring added relief to Honolulu's already overcrowded roads.

Overall, this residential project will increase net benefits to all of the constituents in Honolulu.

My support of this residential project is offered with due respect to the Hawaii Community Development Authority's ultimate decision.

Sincerely,

Richard Moss

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY803 Waimau project
JSHolman

to:

annette

12/12/2013 07:27 PM

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From: JSHolman <jochannah1@gmail.com>

To: annette@hcdaweb.org,

I live on the mainland but have several friends and relatives in Honolulu, and go often. I want to go on record as being Supportive of building the good decent housing for working people. People who work in Honolulu should not have to live across the whole Island because there is no affordable housing any where close to their work. Good for families, and so much better for hard working people, who need a bit of extra support..

I hope people who have housing will be fair to allow others to share that blessing. Thank you for caring
Jacy Holman



5 new petition signatures: Elaine DeCarmo, Lindsay Princenthal...

Mathieu Milani

to:

contact

12/19/2013 04:49 PM

Hide Details

From: Mathieu Milani <mail@changemail.org>

To: contact@hcdaweb.org,

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

History: This message has been forwarded.

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

5 new people recently signed Kaka'ako - Do It Right!'s petition "The Hawaii Community Development Authority (HCDA): Deny the development proposal at 803 Waimanu St by MJF Development Corp." on Change.org.

There are now 219 signatures on this petition. Read reasons why people are signing, and respond to Kaka'ako - Do It Right! by clicking here:

<http://www.change.org/petitions/the-hawaii-community-development-authority-hcda-deny-the-development-proposal-at-803-waimanu-st-by-mjf-development-corp/responses/new?response=d8c514576ee3>

Dear The Hawaii Community Development Authority (HCDA),

Deny the development proposal at 803 Waimanu St by MJF Development Corp. until the HCDA can provide a list of specific infrastructure upgrades that have been made in Central Kaka'ako since 2011 to justify the change in Floor Area Ratio (FAR) from 1.5 to 3.5. Or in fact, do the necessary upgrades per your own Final Supplemental Environmental Impact Study from 2011 to accommodate additional development in the area. Infrastructure before development! Kaka'ako - Do It Right!

Sincerely,

- 118 215. Elaine DeCarmo Honolulu, Hawaii
- 123 216. Lindsay Princenthal Honolulu, Hawaii
- 124 217. Martha Lanzas Honolulu, Hawaii
- 125 218. Alex Parnot, United States
- 126 219. Arlene Inoue Honolulu, Hawaii

16051

Pamela B. Wood
725 Kapiolani Blvd., #3002
Honolulu, HI
808.781.1732

December 30, 2013

Mr. Brian Lee, Chairperson
Hawaii Community Development Authority (HCDA)
461 Cooke Street
Honolulu, HI 96813

Re: FAR increase from 1.5 to 3.5 on the following three parcels located in the Central Kakaako Neighborhood

TMK: 2-1-049-050	Address: 803 Waimanu Street
TMK: 2-1-049-070	Address: 764 Kawaiahao Street
TMK: 2-1-049-072	Address: 802 Kawaiahao Street

I appreciate the time the HCDA Board and staff have spent answering questions and listening to the many concerns regarding the 803 Waimanu Project.

BEFORE A PRECEDENT IS SET

I ask for a review of HCDA's decision to increase the FAR (Floor Area Ratio) on these three parcels. There is a reason the FAR in the Central Kakaako Neighborhood was set at 1.5 when Chapter 217, Mauka Area Rules and Plan, became effective in 2011. Before the FAR is allowed to be increased, an explanation, with documented rationale, should be made public. The explanation should include details as to why the infrastructure was deemed inadequate prior to 2011 and what specific improvements have been completed or improvement districts have been established that would now demonstrate the infrastructure has become adequate.

DESCRIPTION OF THE CENTRAL KAKAAKO NEIGHBORHOOD, INFRASTRUCTURE & PUBLIC FACILITIES PROGRAM

The 2009 FSEIS (Final Supplemental Environmental Impact Statement) and the 2011 Mauka Area Rules and Plan describe the infrastructure deficiencies in the Central Kakaako (CK) Neighborhood. Specifically mentioned are limited parking, rough roads, inadequate drainage, and lack of sidewalks and curbs

The Executive Director's decision to increase the FAR from 1.5 to 3.5 does not address limited parking, rough roads, inadequate drainage, and lack of sidewalks and curbs that were included as concerns in the original 1983 EIS and again in the 2009 FSEIS and the 2011 Mauka Area Rules and Plan. Nor does it address the lack of Public Facilities or the fact Kawaiahao Street cannot be widened to meet city standards. In fact HCDA's power point presentation, found on its website under Frequently Asked Questions: Will there be adequate infrastructure in Kakaako, shows there have been no infrastructure improvements or Improvement Districts in the Central Kakaako Neighborhood.

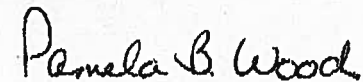
After reviewing future improvement plans for the City and County Board of Water Supply Roadway Projects (water supply); Department of Design and Construction (Public Infrastructure/Road Repaving); and, the Department of Environmental Services (Sewer) it appears there are no plans for any infrastructure improvements in the Central Kakaako Neighborhood, or any comprehensive planned upgrades for Public Infrastructure, e.g. wastewater treatment, storm drainage, water pumping stations or schools. It also appears these three departments operate separately from the Department of Planning and Permitting, the department that approved the 803 Waimanu Sewer Connection Application. Are these departments aware of the inadequate infrastructure within the Central Kakaako Neighborhood, as compared to Kakaako as a whole?

A July 23, 2013 letter from the Director of the Department of Environmental Services states, "Hawaii Community Development Authority (HCDA) has not made the projected wastewater upgrade improvements since publication of the revised Mauka Area Plan in 2011. We will follow up with HCDA on the \$49.482 million proposed for upgrades." This department provided a map showing the size and age of sewer lines within Mauka Kakaako. The sewer lines along Kawaiahao and Waimanu Streets, running from Cooke to Ward Avenue are described as follows: 1) 8" 6/30/1897; 2) 8" 4/15/1919; and 3) 6" 9/5/1925.

CENTRAL KAKAAKO IS A CONGESTED INDUSTRIAL NEIGHBORHOOD WITH INADEQUATE STORM DRAINAGE, RUGGED STREET SURFACES, NARROW VEHICULAR TRAVEL LANES AND VERY LIMITED PARKING, MOST OF WHICH CONSISTS OF INFORMAL USE OF STREETS AND FRONT YARDS. THERE ARE NO CURBS, SIDEWALKS, STORM DRAINS, OR STREET IMPROVEMENTS AND NO TRAFFIC IMPACT ASSESSMENT STUDIES HAVE BEEN DONE ON THE STREETS SURROUNDING THE 803 WAIMANU PROJECT SITE.

The Executive Director is using his authority to determine unilaterally the infrastructure is adequate, without any of the necessary infrastructure improvements being made. The FAR (density) can be more than doubled (from 1.5 to 3.5) on any unimproved parcel in Central Kakaako at the Executive Director's discretion. Existing residents and Hawaii taxpayers need your help to insure *"the infrastructure within the CK neighborhood zone has been sufficiently upgraded pursuant to an improvement district or other public facilities project"* 15-217-57(c), prior to increasing the FAR from 1.5 to 3.5. If land owners and/or developers are not required to make these improvements, the entire burden will be placed on taxpayers. Is this fair?

Sincerely,



Pamela B. Wood

SUMMARY - PUBLIC HEARING

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

November 6, 2013 – 12:00 p.m.

ATTENDANCE

Members Present: Miles Kamimura
Brian Lee
Lois Mitsunaga
Ralph Morita (DAGS)
Jesse Souki (DBEDT)

Members Absent: Randy Grune (DOT)
Luis Salaveria (DBF)

Others Present: Anthony Ching
Lori Tanigawa (Deputy Attorney General)
Shelby Hoota
Patricia Yoshino
Holly Hackett (Court Reporter)

A public hearing of the Kakaako members of the Hawaii Community Development Authority (“Authority”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority at 12:00 p.m. on Wednesday, November 6, 2013, at the Authority’s principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

Development Permit Application KAK 13-091: 803 Waimanu Street (2nd Application)

Chairperson Lee stated that the public hearing was being held under the provisions of §206E-5.6, Hawaii Revised Statutes to review the development permit application KAK 13-091 (“Application”) dated August 9, 2013. The nature of the public hearing was to allow the Application to be presented to the Authority and to provide the public with the opportunity to present oral and/or written testimony. A second public hearing is scheduled for January 8, 2014, during which the Authority will render a decision on the Application.

Chairperson Lee stated that the applicant is MJF Development Corporation (“Applicant”), and the project address is 803 Waimanu Street. The TMKs for the property are: 2-1-049:050, 070 and 072. The project consists of a 65-foot high, 7-story structure containing 153 residential units. A mechanized ground-floor parking system will provide 92 parking stalls.

Notice of the public hearings was published on October 6, 2013, in the Honolulu Star Advertiser. The notice was made available for public review at the office of the Hawaii Community Development Authority (“HCDA”) and on the HCDA website. The landowners, lessees and other stakeholders in the Kakaako District and surrounding communities, state and county agencies, state legislators, Honolulu City Councilmembers, and approximately 314 community groups and individuals and organizations were notified of the hearing. Pursuant to HRS 206E-5.6, notice was provided to the President of the Senate and Speaker of the House.

Staff Report

Executive Director Anthony Ching presented staff’s report on the Application via PowerPoint Presentation (see Exhibit A). He discussed the project summary; public hearing notice and community outreach; state and county agencies consultation; design review; Ch. 217 Mauka Area Rules compliance; wastewater infrastructure; storm water runoff; drinking water and utility infrastructure; public facilities dedication and reserved housing.

Based on comments from City and County Honolulu agencies and staff analysis of the infrastructure in the neighborhood, the Executive Director found that there is adequate infrastructure in the area to support a density (floor area ratio) of 3.5 for the project. Mr. Ching also noted that the Applicant was not requesting any modifications of the Mauka Area Rules.

Chairperson Lee asked if Members had any questions on the staff report. There were none.

Applicant’s Presentation

Mr. Franco Mola, developer, Mr. Fabrizio Medosi, architect, and Mr. Santa Campanile, investor in the project, were present for the Applicant. Mr. Medosi stated that a presentation on the project had been made to the Ala Moana/Kakaako Neighborhood Board. Mr. Mola described the elements of the project via a slide presentation (see Exhibit B).

Chairperson Lee asked whether Members or Mr. Ching had any questions for the Applicant.

Mr. Ching asked Mr. Mola to describe the stooped frontage.

Mr. Mola replied that the frontage would have a few steps up into a town house unit and are called stoops because they front the streets. Mr. Medosi added that there would be split level units set back from the street and sidewalk.

Mr. Ching asked for a description of the mechanized parking program.

Mr. Mola explained that it would not be a pallet or elevator system. It would be a 3-level system that rotates and functions in sections with 4-7 sections in a row. The parking area would be about 4 feet in the ground.

Mr. Ching asked what system would be used to manage storm water on site.

Mr. Mola explained that there would be a cistern to hold water. The water would also be utilized for landscaping.

Mr. Ching stated that, as a condition of approval, a final engineering analysis would need to be submitted that indicates that the system has sufficient capacity to accommodate water runoff.

Mr. Ching asked for an explanation of the rationale for a 16-foot high ground floor height.

Mr. Mola responded that a minimum height was needed to allow the minimum height for loading and the mechanical parking system.

Mr. Ching asked what the photovoltaic (“PV”) program will energize.

Mr. Mola explained that the PV will take care of common area facilities and lights, and 40% of general power for the building. Some of the PV panels would be used for solar hot water only.

Mr. Ching asked what the floor area of the units would be.

Mr. Mola replied that the studios would be 385 square feet, one bedroom units would be 550-600 square feet, and up to 1,000 square feet for a 2 bedroom unit.

Mr. Ching asked whether a Traffic Impact Analysis Report (“TIAR”) was commissioned.

Mr. Mola replied that Parsons Brinkerhoff was conducting the study. He was committed to implementing the recommendations from the TIAR and any other requirements of the Department of Transportation Services for the project.

Mr. Ching asked what the height of the machine room on the roof would be.

Mr. Mola replied that it would be 18 feet high to accommodate the elevator override.

Mr. Ching asked whether the project would produce rental or for sale units.

Mr. Mola asked for the flexibility to be able to go either way until working drawings are done. He would be submitting to the Hawaii Housing Financing and Development Corporation for various financings, such as the DURF program. Whether units are for sale or lease, it will fall in line with requirements.

Mr. Ching noted that there are differences in the reserved housing programs for rental or for sale units. If a rental program is pursued, he asked if Mr. Mola was aware that there was a 15-year regulation period for rentals.

Mr. Mola replied in the affirmative.

Mr. Ching asked what qualified income level would be used for the reserved housing units.

Mr. Mola replied that it would be 100-120% of the area median income (“AMI”).

Mr. Ching asked what price point would be used for the units that were required to be reserved housing units.

Mr. Mola replied that all units will be under 140% of AMI, but would likely be around 120% of AMI.

Mr. Ching asked for confirmation that all units, whether reserved or market, would be priced at 140% of AMI, or priced such that families at 140% or less of AMI could afford to purchase.

Mr. Mola replied in the affirmative.

Mr. Ching stated that if 100% of the units were reserved housing, the developer would have to secure the required parking for the project within 1,200 feet of the project location.

Mr. Mola replied that they were looking into the parking. If they do not find a site, then the reserved housing units would only be those that qualified with on-site parking.

Mr. Ching asked if the Applicant was aware that the Authority could not endorse the reserved housing credit program until particulars and assurances that are attendant with the program are provided.

Mr. Mola replied in the affirmative.

Mr. Ching asked what might be provided as a credit with respect to the additional reserved housing credits that the Applicant seeks to accrue, and was there any distinction between a rental housing requirement or a for sale product.

Mr. Mola replied that they were restricting themselves to a certain income level, and they had not worked out a program whether it would be for sale or rent. He would be able to provide more information between now and the next hearing.

Mr. Ching stated that the credit program must be fully endorsed, but endorsement cannot be given at this time because of the lack of specifics provided. It would require the Applicant to come back to the Authority and establish that program prior to the Applicant being able to market and deliver such credits.

Mr. Mola asked if more information becomes available, whether he would be able to fix it between now and next hearing.

Mr. Ching replied that the credit program would require analysis. The Authority at this time was

considering the merits of the development program as presented. If the Applicant amends or brings in another program, it would have to be brought before the Authority with noticing and due process requirements met. It would likely have to be done after the fact.

Mr. Ching noted that in administering a reserved housing program, the rental program would need to be administered during 15-year regulated term.

Mr. Mola stated that he was familiar with the certification and reporting process.

Member Souki asked where else the proposed mechanized parking system was being used.

Mr. Mola replied that the system is being used in Los Angeles, San Francisco and Denver. The company is Harding Steel.

Member Souki asked what kind of architectural and landscaping features would be used at the pedestrian level.

Mr. Mola responded that there are specific requirements along Kawaiahao and Waimanu Streets which would be provided per the rules.

Member Morita asked whether HECO had been contacted about the PV program.

Mr. Mola replied that power would be used on site only as an independent power producer and would not be going into the HECO grid.

Mr. Ching asked what type of glazing would be used on the windows.

Mr. Mola replied that the windows would be light tinted and not mirrored. Curtains and/or window coverings would be offered.

Chairperson Lee asked whether flipping the terrace to face the Imperial Plaza had an economic impact on the project.

Mr. Mola stated that they wanted support of the Authority and to be good neighbors, so none of the units would face the other building.

Chairperson Lee asked whether the recommendation was made by the HCDA design advisory board.

Mr. Mola replied that after meeting with the Imperial Plaza residents and the HCDA, and they had voluntarily decided to flip the building.

Mr. Ching asked whether the Applicant had site control.

Mr. Mola replied that they were in escrow with option payments.

Mr. Ching summarized the sewer connection application approval with conditions that was received from the City & County of Honolulu (“City”).

Public Testimony

Chairperson Lee noted that written testimony on the project had been received as follows:

- 56 Written Comments (Oppose)
- 1 Written Comments
- 42 Comments from Change.org (Oppose)
- 4 Comments from HCDA Website (Support)
- 1 Comments from HCDA Website (Oppose)

Of the above comments, 47 Testimonies were from Imperial Plaza Residents.

The following persons provided oral testimony:

1. Councilmember Carol Fukunaga, comments
2. Clara Morikawa, opposed
3. John Kobelansky, Jr., opposed
4. Pamela Wood, opposed
5. Eva Gallegos, opposed
6. Webster Nolan, opposed
7. Jesse Ryan Kawela Allen, opposed
8. Gerald Chun, opposed
9. Bernard Nunies, opposed
10. Eddie Johnson, opposed
11. Paula Stuart, support
12. Ben Tran, opposed
13. Ron Schwalbaun, opposed
14. John Horvath, oppose

Mr. Ching announced that sessions for additional public testimony and discussion were scheduled for November 16, 2013 at 10:00 a.m. and November 19, 2013 at 5:30 p.m.

Questions/Discussion by Authority Members during the Testimony Period

Chairperson Lee asked Councilmember Fukunaga if her main concern was extra meetings to allow for adequate public input.

Councilmember Fukunaga responded that information related to staff findings on specific zoning requirements and public agency comments were only accessible by coming to the HCDA office. She felt that the City Council process gave people more opportunity to review specific requirements and zoning conditions and to provide testimony on whether the requirements are

inadequate. The HCDA process is shorter than the City zoning process and provided fewer opportunities for the public to participate.

Chairperson Lee stated that the Aloha Kai development of the Central YMCA generated a lot of complaints but eventually did pass the City Council last month. The Ala Moana/Kakaako Neighborhood Board had voted against the project.

Councilmember Fukunaga explained that there was ultimately very few testimonies in opposition by the time the zoning application was approved versus a substantial outcry when the project was first presented to the Neighborhood Board. The project had been presented to the Neighborhood Board before the application was filed with the City Department of Planning and Permitting. The Applicant and City had a 6-month period to review and respond to concerns raised by residents, so they came out with a solid set of conditions and neighborhood improvements as a result of the project.

Chairperson Lee remarked that the project went from a 150-foot to a 350-foot tower, with 39 stories, 128 apartments with 3-4 luxury units per floor. He asked if Councilmember Fukunaga was not opposed to exemptions or variances as long as there is adequate public input and public process involved.

Councilmember Fukunaga replied in the affirmative.

Chairperson Lee asked Mr. Johnson if he was aware that there are a lot of buildings in McCully that are 30 feet apart.

Mr. Johnson replied that this was the opportunity to change it.

ADJOURNMENT

The public hearing was closed at 2:09 p.m.

Attachment: Exhibit A - KAK 13-091, 803 Waimanu Street Staff Report
Exhibit B - 803 Waimanu Proposed Housing Project

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

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4 HAWAII COMMUNITY DEVELOPMENT AUTHORITY
5

6
7 PUBLIC HEARING
8

9 803 Waimanu Street
10

11 November 6, 2013

12 12:00 a.m.
13

14 461 Cooke Street

15 Honolulu, Hawai'i
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24 Reported by: Holly M. Hackett, CSR, RPR
25 Certified Shorthand Reporter

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A P P E A R A N C E S

Brian Lee, Chairman
Anthony Ching, Executive Director
Member Miles Kamimura
Lori Tanigawa, Deputy A.G.
Member Lois Mitsunaga
Member Jesse Souki
Member Ralph Morita

I N D E X

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1 PRESIDING OFFICER LEE: We are going to
2 start the meeting for the 803 Waimanu Street. Good
3 morning. I'd like to call to order the November 6th,
4 2013 public hearing of the Hawaii Community
5 Development Authority. The time is now 1 p.m. My
6 name is Brian Lee. I'm the Chairperson of the
7 Authority and I am the presiding officer for this
8 hearing.

9 Thank you very much, Members. And I
10 appreciate all of you coming out and doing all the
11 work to review the documents for this public
12 hearing. It's a lot of work. And I do appreciate
13 your commitment to public service. Thank you to
14 members of the public.

15 Please let the record reflect that the
16 following Members are present: Miles Kamimura, Brian
17 Lee, Lois Mitsunaga, Ralph Morita and Jesse Souki.

18 This public hearing is being held under
19 the provisions of section 206E-5.6 Hawaii Revised
20 Statutes. Again I'm going to begin with some
21 self-introductions.

22 MEMBER KAMIMURA: Good afternoon. Miles
23 Kamimura, Pacific Properties developer.

24 MS. TANIGAWA: Lori Tanigawa, Deputy AG.

25 MR. CHING: Anthony Ching, executive

1 director.

2 MEMBER MITSUNAGA: Lois Mitsunaga. I'm a
3 structural engineer.

4 MEMBER SOUKI: Good afternoon. Jesse Souki
5 Director of State Office of Planning.

6 MEMBER MORITA: Good afternoon. Ralph
7 Morita, DAGS Public Works Planning Branch Chief.

8 PRESIDING OFFICER LEE: Thank you very much,
9 Members, and I appreciate all of you coming out and
10 doing all the work to review the documents for this
11 public hearing. It's a lot of work and I do
12 appreciate your commitment to public service.

13 And thank you to the members of the public
14 coming here and participating and sharing your
15 testimony and wisdom.

16 The HCDA is holding separate public
17 hearings for this in accordance with Section
18 206E-5.6, Hawaii Revised Statutes to review the
19 development permit application KAK 13-091 dated
20 August 9, 2013.

21 The nature of today's public hearing is to
22 allow the development permit application to be
23 presented to the Authority and to provide the
24 general public with the opportunity to present oral
25 and/or written testimony.

1 A second public hearing is scheduled for
2 January 8, 2014 during which the Authority will
3 render a decision on this development permit
4 application. The Applicant is MJF Development
5 Corporation. The Tax Map Keys are: 2-1-049:050,
6 070, and 072. The Project address is 803 Waimanu
7 Street.

8 The Project consists of a 65-foot high,
9 7-story structure containing 153 residential units.
10 A mechanized ground-floor parking system will
11 provide 92 parking stalls.

12 Notice of the public hearing was published
13 on October 6, 2013 in the Honolulu
14 "Star-Advertiser" newspaper. The notice was made
15 available for public review at the office of the
16 HCDA and on the HCDA website.

17 In addition, the landowners, lessees and
18 other stakeholders in the Kaka'ako District and
19 surrounding communities, state and county agencies,
20 state legislators, Honolulu City Councilmembers and
21 approximately 314 interested community groups and
22 individuals were notified of this hearing by fax and
23 by e-mail.

24 Pursuant to HRS 206E-5.6 notice was also
25 provided to the President of the Senate and to the

1 Speaker of the House.

2 The decision-making public hearing for
3 this application is scheduled for January 8, 2014.
4 Public testimony will also be accepted at that
5 hearing. After receipt of public testimony and the
6 report, the Authority will adopt an action
7 resolution on the development permit application at
8 that time.

9 Let me briefly explain now our procedures
10 for holding today's public hearing. The HCDA staff
11 will first present its report summarizing the
12 development permit application. Following the
13 presentation we will receive the presentation of the
14 Applicant and then testimony from the public.

15 Only members of the Authority and the
16 executive director will be permitted to ask
17 questions of the staff, Applicant or individuals
18 providing testimony.

19 Members, are there any questions as to our
20 procedures? Hearing none, we will now begin our
21 proceedings. Our Executive Director Tony Ching will
22 now present the staff's report. (pause)

23 I also want to thank 'Olelo for being here
24 and providing coverage. We really appreciate that.
25 And we all appreciate, with our limited state

1 resources, whatever information we can provide,
2 disseminate to the public is greatly appreciated.
3 Thank you.

4 MR. CHING: Members, this staff report
5 concerns KAK Development Permit 13-091 for 803
6 Waimanu. This is a summary of the Project. The lot
7 area is 21,192 square feet. The total number of
8 proposed units is 153. Open space provisions, which
9 happens to also be synonymous with recreation space,
10 is listed at 8,477 square feet. The total number of
11 parking stalls that would be installed or constructed,
12 provided by the Project is 91. There's one loading
13 zone, one loading stall proposed.

14 The proposed total floor area of the
15 Project is 89,006 square feet.

16 So public hearing Notice for the Project
17 was published in the "Star-Advertiser" on October 6.
18 The public and stakeholders were notified of the
19 Project. And public officials included the
20 President of the Senate, the Speaker of the House of
21 Representatives, Association of Apartment Owners of
22 residential buildings adjacent to the Project,
23 surrounding landowners and businesses, the Ala
24 Moana/Kaka'ako Neighborhood Board No. 11, the
25 Kaka'ako Improvement Association, various elected

1 officials of the state and county, and approximately
2 314 individuals and organizations.

3 I note that the Project was presented and
4 discussed at the October 22, 2013 Ala Moana-Kaka'ako
5 Neighborhood Board No. 11 meeting.

6 The Development Permit Application was
7 provided to the following agencies on September 24th
8 for their review and comment. They include from the
9 state of Hawai'i the Historic Preservation Division,
10 Department of Land and Natural Resources, Department
11 of Education, Department of Transportation's Airport
12 Division, the Department of Transportation Services,
13 City Planning and Permitting, Environmental
14 Services, and the Honolulu Board of Water Supply.

15 A Design Advisory Board was convened.
16 That's an option with our rules. They were made up
17 of three individuals: Deepak Neupane, who's the
18 director of planning and development for HCDA,
19 Ms. Lois Mitsunaga, HCDA Board Member: Mr. Tom
20 Schnell, an AICP professional planning member and
21 Kaka'ako resident.

22 Further summary design review comments. I
23 note for you that design review is intended to take
24 place prior to the Project being deemed complete to
25 allow for the design review committee an opportunity

1 to register concerns before the application is
2 finalized.

3 Some of the summary comments is that the
4 location would make the Project a good
5 Transit-Oriented Development housing opportunity. I
6 note that, again, these are comments taken from the
7 notes. Question of who builds first or second and
8 the philosophical fairness for development
9 understanding the design can only attempt to resolve
10 so much.

11 The Project will block some of the views
12 of the adjacent Plaza Tower. However, the proposed
13 design generally is unobtrusive and complies with
14 the 65-foot height limit for that particular parcel.

15 The design review committee did mention,
16 as a redesign option, that the developer might flip
17 the building layout to allow the Project to face
18 rather than to turn its back to the adjacent Plaza
19 Tower.

20 I do note that in finalizing the
21 development permit application that the developer
22 did flip the Project to allow, again, the Project to
23 face the adjacent Plaza Tower.

24 With respect to general areas of the
25 Mauka Area Rule compliance, the Project as proposed

1 would comply with all provisions of the Hawaii
2 Administrative Rules Chapter 217 Title 15 which is
3 the Kaka'ako Community Development District Mauka
4 Area Rules.

5 With respect to wastewater or
6 infrastructure questions, I'll take each item in
7 turn. I note that the Department of Planning and
8 Permitting wastewater branch has approved the sewer
9 connection permit for the Project. I note that in
10 1993 HCDA completed improvement district Project No.
11 3 or ID-3 in this particular area. And that
12 included a sewer upgrade on Cooke Street. So a new
13 24-inch line was installed at that time.

14 It's documented in our plan, but that
15 24-inch line was intended to accommodate future
16 development along that particular corridor.

17 I do note for you that since that line was
18 installed the only notable improvement that was
19 conducted and connects to the Cooke Street line, is
20 the Vanguard Lofts which exists, was developed
21 recently, is across the street on Kapiolani --
22 across Kapiolani and Cooke.

23 Connection to this trunk line, or this
24 24-inch line, would be accomplished along an
25 existing 8-inch line in Kawaiaha'o Street. The

1 Applicant is proposing frontage improvements along
2 Kawaiaha'o and Waimanu Street. And connection to
3 the trunk line would be affected at that time.

4 I do note that there's approximately a
5 260-foot distance from the proposed Project to the
6 Cooke Street line.

7 In any case the developer would still be
8 obliged to perform under conditions of any Project
9 sewer connection permit that is issued by the
10 department or City and County Environmental
11 Services or wastewater program.

12 With respect to stormwater runoff the
13 Project has frontage along Waimanu and Kawaiahao
14 Streets that does not feature a curb and gutter
15 system to accommodate onsite-generated runoff.

16 So absent any regional improvement the
17 developer would be obliged, and has indicated their
18 intention, to manage all stormwater generated by the
19 Project onsite. I believe their Project proposes
20 that there would be a sump to take care of
21 stormwater generated by the Project.

22 In any development permit that's issued by
23 the Authority would cite this responsibility as a
24 condition of approval.

25 With respect to drinking water and utility

1 infrastructure I note that the Board of Water Supply
2 indicates that there's adequate capacity for this
3 Project, although they make no commitment until the
4 final Project application and connection is
5 requested.

6 Telecommunication and power utilities are
7 widely available in the urban core and are not an
8 issue.

9 Again, any development permit issued by
10 the Authority would cite compliance necessarily with
11 any applicable agency requirements as a condition of
12 approval.

13 So there's a requirement as provided in
14 our rules at section 15-217-57C and D of our Mauka
15 Area Rules. So in accordance with that, based on
16 the comments of the city and county agencies
17 offering wastewater and water connection, our staff
18 analysis, our knowledge of the infrastructure in the
19 neighborhood that has been constructed to date, we
20 find or the executive director finds that there's
21 adequate infrastructure in the area to support a
22 density of floor area ratio of 3.5 for this Project.

23 Here's a summary of some of our rules and
24 how the Project measures up to that. So the
25 building type, according to our rule, it would be

1 classified as Urban Block. The building form and
2 height according to our rule would allow for maximum
3 of 65 feet in height.

4 We note that the proposed Project proposes
5 7 floors rising to the height of 65 feet in stepped
6 floor plates. In other words, it's sort of like a
7 wedding cake. It steps up or it tapers as it gets
8 taller.

9 With respect to building placement
10 build-to lines is typically to property line or a
11 setback. In this particular case the rule requires
12 that on Kawaiaha'o Street -- and again there's a
13 typo that I note for you on the requirement -- the
14 build-to line would allow the Project to go to
15 Kawaiahao Street on Waimanu. There's another typo,
16 no requirement.

17 The Project as proposed would go to
18 Kawaiaha'o Street accordingly to the property line
19 and is allowed on Waimanu Street to the property
20 line.

21 With respect to frontage type: Our plan
22 and rules would allow a stoop frontage. A stoop is
23 sort of like a front porch type of situation. And
24 the Project proposes such a frontage on both the
25 Kawaiaha'o and Waimanu Street frontages.

1 With respect to a thoroughfare plan that's
2 listed and described in our rules, we note that
3 Kawaiaha'o and Waimanu Streets are recognized
4 streets within the district. And, again, the
5 Project is, again, then consistent in locating and
6 noting itself that they would be located on these 2
7 thoroughfares and streets.

8 Open space requirements according to rule
9 is that 15 percent of the lot would be required to
10 be set aside or designated as open space. That
11 would produce a requirement of 3,179 square feet.
12 The Project proposes, again, to exceed that amount
13 with a total of 8,477 square feet.

14 I also note that exterior recreation space
15 also serves as open space and that's consistent with
16 the cited rule.

17 With respect to landscaping, that the
18 planner rules would require that any landscaping be
19 native and/or adaptive species. And that is the
20 representation of the developer.

21 In terms of recreation space there's a
22 rule requirement that for each dwelling unit that
23 there be 55 square feet set aside as rec space.
24 That would total at 55 times 153 units, 8,415 square
25 feet. Again, the Project would feature 8,477 square

1 feet much of which is located on the second and
2 fifth floors. As I indicated to you earlier
3 recreation space also qualifies as open space.
4 That's in accordance with the rule.

5 With respect to the floor plate, which is
6 the size of the residential floor area that can be
7 developed, the rule provides that you can have a
8 maximum floor plate of -- I'm going to have to read
9 that again. It's my understanding that, again, the
10 floor plates 12,136 square feet and that it meets
11 that requirement.

12 There's no building orientation.
13 "Orientation" refers to tower orientation. We do
14 not consider this as a tower. The building type is
15 urban block. So there's no requirement. It's not
16 considered a tower, therefore there's no tower
17 separation rule that would apply.

18 With respect to Green Building, which is
19 the Leadership in Environmental Excellence and
20 Design program, we recommend or require that there
21 be LEED or equivalent, and Developer/Applicant
22 indicates his intention to pursue LEED certification
23 for this particular Project.

24 With respect to flood zone: It is outside
25 of the flood zone X which has that, again, 2 percent

1 annual chance of 500-year flood.

2 With respect to parking: In Central
3 Kaka'ako to account for the unique circumstances
4 that many of the existing tenants or operators and
5 landowners find, we as a function of our 2011 rules
6 established that no off-street parking is required
7 to be developed for Central Kaka'ako. Instead
8 leaving it to the market and the landowner to
9 determine what needs to be developed.

10 The developer in this particular case is
11 proposing that 91 stalls of parking be constructed.
12 In terms of parking access that, again, the curb cut
13 for the access to the parking facility needs to be
14 22 feet from the property line. At this point the
15 proposed Project envisions being greater than
16 22 feet from the property line.

17 With respect to loading zone requirements
18 there's a requirement by rule for one stall. In
19 this particular case there's going to be 2 stalls,
20 one for loading and one for handicap.

21 For public facilities dedication and just
22 for a matter of background 'public facilities' would
23 include parks and other public facilities that the
24 agency might choose to develop as a function of its
25 Master Plan for the area.

1 There's an assessment taken against new
2 development in such in that 4 percent of the
3 residential floor area, not counting any space given
4 for reserve housing, needs to be provided as a
5 public facilities dedication. That requirement adds
6 up to 2861 square feet.

7 Again we note that the developer intends
8 to provide a widened sidewalk, which would qualify
9 as a public facility dedication, of 866 square feet
10 in that widened sidewalk. And that the remaining of
11 that public facility dedication requirement would be
12 by payment of in lieu fee which is allowed with the
13 formula given in rule and as shown 15-217-65C2.

14 So, again, as I've explained the
15 requirement is 2840 square feet for public facility
16 dedication less the 866 square feet along Kawaiaha'o
17 Street on a widened sidewalk facility which
18 qualifies as a public facility.

19 You have a remainder of 1974 square feet
20 which the developer-applicant proposes to pay as a
21 cash in lieu fee of \$189 a square foot which is a
22 neighboring appraisal for land in the area.

23 So \$189 per square foot times 1974 square
24 feet comes to a total of \$373,086 that would have to
25 be paid for to meet the public facilities dedication

1 requirement.

2 With respect to reserve housing this
3 Project is a market Project so any new development
4 is required to have a set-aside of 20 percent of
5 eligible area or residential floor area needs to be
6 set aside for residential -- I'm sorry reserve
7 housing.

8 I note that, again, if you do this
9 particular calculation I believe it comes out to --
10 I'm sure my staff will correct me -- 27 units as
11 would be the requirement under the reserve housing
12 rule.

13 I note that the developer-applicant is
14 requesting the possibility to retain credits for the
15 remainder of the units.

16 So if you have 153 total units you
17 subtract the required reserve housing, which they're
18 obliged to provide. Then the remainder is the
19 number of units that might be available and used as
20 a reserve housing credit.

21 I note, though, that while there was no
22 onsite parking requirement, whenever you put
23 together or construct reserve housing units you're
24 obliged to provide a stall per unit.

25 So if you do again the arithmetic you

1 would produce that you could only have 67 units that
2 would be eligible for use as a reserve housing
3 credit with the parking that is proposed to be
4 provided on site.

5 The remaining 62 residential units could
6 not be used as a reserve housing credit without
7 securing an offsite parking within 1200 feet of the
8 proposed location. That's subject to particular
9 sections of our rules. Again, these reserve housing
10 credits could be applied to meet the requirements of
11 future projects within the Kaka'ako District.

12 I do note that since the Project is
13 predominantly studio units, a multiplier of .63
14 would be recommended to convert eligible units into
15 credit. The reasoning is this: If you have a studio
16 unit you seek to take a credit against a 1-bedroom
17 or 2-bedroom or greater, a requirement that that
18 would be an unfair conversion. Therefore there is a
19 discount to the credit that you would be offered.

20 Again, this is a mouthful, Members, but I
21 would just note for you again this is a -- this
22 Project is a market development. It is subject to a
23 reserve housing requirement which the developer
24 intends to comply with. They have a -- they are
25 giving notice of their potential action to create

1 reserve housing credits that might be marketed
2 elsewhere in the district.

3 I've tried to discuss some of the
4 appropriate provisions that might be related to the
5 implementation of such a program.

6 Finally, the developer-applicant is not
7 requesting any modifications of the Mauka Area
8 Rules. As indicated in my summary they are
9 generally compliant, again, with the requirements of
10 the Mauka Area Rules for this particular parcel
11 which happens to be located in the Central Kaka'ako
12 district. Thank you. If there's any questions?

13 PRESIDING OFFICER LEE: Thank you, Tony.
14 Members, do you have any questions for the executive
15 director on the staff's report? Hearing none, would
16 the Applicant please come forward to the table against
17 this wall and introduce yourself and offer any
18 exhibits and please make your presentation. We're
19 going to set up the connection to your laptop
20 presentation. Thank you for coming back to us. Good
21 afternoon.

22 MR. MOLA: Thanks for having us. Good
23 afternoon.

24 THE REPORTER: Sirs, would you do me a favor
25 and introduce yourselves for me.

1 MR. MOLA: I'm sorry. I've lost the
2 presentation. My name is Franco Mola. I'm the
3 developer of the Project. I have Fabrizio Medosi, the
4 architect. I have Sandy Capinolei (sic) who's an
5 investor in the Project. I want to thank you for
6 advancing this Project forward. We've listened to
7 comments from both staff, Board Members, as well as
8 area residents.

9 What you see before you is the
10 culmination, I hope, of a Project that meets with
11 all of the ordinances in the Kaka'ako area as well
12 as, I think, meets with as many of the issues that
13 the adjoining property owners had in the past
14 meetings. And you had several. So we look forward
15 to working -- hearing your comments, working with
16 the staff, continuing and hopefully getting the
17 Project in the ground by next summer. Thank you.

18 PRESIDING OFFICER LEE: We appreciate your
19 persistence and determination. We know it's not a
20 simple endeavor to create the housing in Hawai'i so
21 thank you very much. Hopefully we'll get our setup
22 started soon.

23 MR. MOLA: I'm going to have Fabrizio go
24 through the slide presentation and then we'll be open
25 for comments.

1 PRESIDING OFFICER LEE: Before you get
2 started I want to recognize Councilmember Carol
3 Fukunaga. The Honorable Councilmember is here and we
4 appreciate her attendance and participation.
5 Mr. Medosi.

6 MR. MEDOSI: I will be going through quite
7 quickly the few drawings that I have, explain
8 graphically the proposed Project. By the way, I did a
9 presentation to the Neighborhood Board a couple weeks
10 ago.

11 PRESIDING OFFICER LEE: That was the
12 Makiki/Ala Moana Neighborhood Board -- or Kaka'ako/Ala
13 Moana Neighborhood.

14 MR. MEDOSI: Kaka'ako/Ala Moana Neighborhood
15 Board, yes. And they asked me to return so that they
16 can actually motion (sic) on the Project. But I have
17 to say it was well received. That's my personal
18 opinion.

19 The Project as you know is located on
20 Waimanu, between Waimanu Street at the end of
21 Waimanu Street and Kawaiaha'o. Right now there are
22 2 in this location, the existing -- the existing is
23 couple, let's call them anachronistic warehouses,
24 pretty rundown, which proposed would require --
25 proposed require to be demolished.

1 On the same property, on the same
2 footprint we propose these 7-story high building.
3 Is there a way for me to look at the next slide?

4 MR. CHING: Actually they're PDF's so it's
5 difficult.

6 MR. MEDOSI: I asked if it was difficult
7 to --

8 MS. HO'OTA: No, use the arrow.

9 PRESIDING OFFICER LEE: The up or down arrow
10 on the key board you're talking about?

11 MS. HO'OTA: Yes.

12 MR. MEDOSI: Okay. This page shows all the
13 Project calculations. I will not go through again
14 since Anthony Ching so very well explained. These are
15 diagrammatic drawings that explain in section how the
16 building is organized.

17 And with one story of the ground floor,
18 one story of parking, mechanized parking, which
19 would allow us on one floor to be able to develop 91
20 stalls plus a loading zone and one handicapped
21 stall.

22 The parking stalls -- the parking will not
23 be visible from the street at all with the exception
24 of entry and exit to the ground floor parking. We
25 propose an entry on Waimanu, and an exit on

1 Kawaiaha'o. Although these might be reversed
2 depending on the discussion we have with the city
3 and county regarding traffic.

4 It is my understanding that traffic in
5 this zone is very low. Although the whole area
6 seems have been congested. And if you stand on the
7 corner you will see it's not jammed up with traffic.
8 So we actually take care of the parking within our
9 own property.

10 Then the upper floors above the parking
11 garage is dedicated to residential as well as
12 townhouses on the ground floor to hide the parking
13 structure. On the roof of the building you see over
14 there we propose photovoltaic system.

15 And on the rest of the building you see
16 the wedding cake requirement for that's complied
17 with my design. You will be able to see that better
18 in the following slides.

19 This is the parking floor plan. And
20 because it's mechanized it actually requires a total
21 floor-to-floor distance. In this case you see the
22 entry to the parking and the exit on Kawaiaha'o
23 Street with townhouses on both sides and the parking
24 distributed in the manner as shown.

25 Most of the units are studio units. So

1 THE plan looks quite busy and compact. On the
2 second floor we have the recreation space which is
3 actually like a court surrounded by C-shaped
4 building. As Mr. Ching noticed we have acknowledged
5 comments from our peers to turn the building around
6 so that it faces Imperial Plaza.

7 Although if I remember from our previous
8 presentation the previous project there was come
9 some comments against our Project looking into
10 Imperial Plaza. But I guess for this particular
11 scheme there appears it was better this way.

12 Going up, this is the sixth floor that
13 steps back from the corridor floors and the seventh
14 steps back even further. These are some more
15 diagrams showing the units and the units'
16 distribution with some 1-bedrooms on the ground
17 floor and on the upper floors shown in blue and
18 purple. Then most of the greens are the studio
19 units. I believe we have only one 2-bedroom unit.

20 These are the floor plans of the typical
21 units. I won't bore you with that. The elevation
22 on -- the makai elevation we propose a series of
23 openable, actually French doors, sliding doors, so
24 the entire interior room is, especially the studio
25 units, feel like direct connection to the outdoor

1 with railing with a balcony on the outside.

2 From the ground floor you can see the
3 townhouse type split level units and the exit in
4 this case to the parking garage. The other
5 elevation is pretty much a repeat of the other side.
6 You see the 65-foot height limit with a parapet
7 which is required by code on top as it is allowed.

8 This is a section and details of a
9 proposed parking -- mechanized parking. We found
10 this company, who is actually an American company
11 based in Denver, that will provide this system.

12 In this diagram you can very well see the
13 open space and recreation space on the second floor
14 and on the fifth floor on both sides of the
15 building.

16 These are 3-D so you can understand the
17 massing of the building. This particular case
18 Imperial Plaza would be right here. The building
19 steps back from, away from Imperial Plaza and
20 wedding cake's away from the neighboring structure.

21 This is the landscape plan also showing
22 landscaping on the recreation decks and the PV
23 panels on the roof. This is a rendering, bird's eye
24 view showing the Project in relation to its
25 neighbors, especially Imperial Plaza, which actually

1 kind of dominates the Project, especially the
2 high-rise tower.

3 You can see very well how the building
4 steps away from the mid-rise portion of Imperial
5 Plaza. And it creates a kind of a landscape buffer
6 to it. And this is my last slide showing the other
7 view looking mauka over Kawaiaha'o Street. That's
8 it. Thank you. If you have any questions.

9 MR. MOLA: Thank you, Fabrizio. That's our
10 presentation and we're open to questions whenever.

11 PRESIDING OFFICER LEE: Thank you. Members,
12 and, Executive Director, do you have any questions for
13 the Applicant? Tony?

14 MR. CHING: Thank you, Chair. To whomever
15 it makes sense to answer the question, can you
16 describe what the stoop frontage means to you?

17 MR. MOLA: Stoop frontage?

18 MR. CHING: Yes.

19 MR. MOLA: Well, there'll be a few steps up
20 into a townhouse unit. We call those "stoops" because
21 they front the streets.

22 MR. MEDOSI: If I may add to this and maybe
23 go back to an appropriate slide. One second. Let's
24 take, for example, one of these units on Kawaiaha'o
25 Street. It's a split level unit. It sets back,

1 further back from the street and from the sidewalk.
2 Each of these units is districtly accessed from the
3 street. And in order to get to the floor of the units
4 you would walk up a couple steps.

5 It may be 2, it may be 3 until we decide
6 what the final finished floor elevation of the first
7 floor would be. This answers your question. This
8 is what we understand to be a stoop.

9 MR. CHING: Thank you. Can you describe
10 your mechanized parking program? Do you envision that
11 it might be a pallet type of system that would be
12 automated, then move and park the cars? Is it an
13 elevator type of system, a carousel type system?

14 MR. MOLA: One of the reasons that we chose
15 this particular system because it functions in
16 sections. So if something does occur mechanically it
17 doesn't all go down. Each section is from 4 to 7 in
18 row. There's always one left out. So if you remember
19 the Rubric's cube, they figured how to do it with
20 mechanically so that that one space is always vacant.
21 You swipe your card, it rotates, and the most extreme
22 situation would be 90 seconds your car would show up,
23 you get in your car and you drive out. So that's the
24 system.

25 So each section -- so if it's the 7

1 section you'll have 21 cars less one. So it'd be 20
2 cars of parking. And when you swipe your card it'll
3 rotate until such time it gets to your car. You get
4 in, you drive out, until the next customer or
5 person.

6 MR. CHING: So just for clarification. I'm
7 aware of the different types. Is it a carousel system
8 in the sense that it's multiple floors in height and
9 then it produces that? Or is it a 2-level or 3-level?

10 MR. MOLA: It's a 3-level system. And that
11 system rotates.

12 MR. CHING: Okay. So a 3-level system.

13 MR. MOLA: So it's not a system where, like,
14 some of the lifts you see in town for car dealers and
15 things. You have to exit a car and keep exiting cars
16 'til you get to the top one.

17 You don't have to do that. You
18 basically -- that rotation happens and it locates
19 your car.

20 MR. CHING: Do you expect any one of those
21 levels to be underground?

22 MR. MOLA: We expect that the parking area,
23 you see there from the section, is about 4 feet in the
24 ground.

25 MR. CHING: So that would be a half

1 basement.

2 MR. MOLA: Half basement, yes.

3 MR. CHING: On this subject, again, given
4 the lack of curb and gutter system for accommodating
5 stormwater, do you -- and again the requirement that
6 you then manage stormwater onsite -- your application
7 seem to describe some sort of a sump.

8 MR. MOLA: Yes. Well, what we might do is
9 actually have, I think we described it last time we
10 were going through the Project, that we'd have a
11 cistern of sorts that is going to hold water. That
12 water is going to be utilized for landscaping. And
13 it'd also be a management program for us for the
14 stormwater.

15 MR. CHING: And have you conducted the
16 analysis that would compute what the likely amount of
17 stormwater generated in a particular type of weather
18 event? And that your cistern would be sufficient,
19 would have sufficient capacity then to accommodate
20 that runoff?

21 MR. MOLA: We've done some
22 back-of-the-napkin. But until we know exact -- we
23 still have to set our elevations of the building. And
24 once we get to the point of doing working drawings
25 those will be set. And we'll certainly pass those

1 along to you with the calculations.

2 MR. CHING: So would you be comfortable with
3 that being a condition of approval that the final
4 engineering analysis that indicates how your system
5 would be able to accommodate particular weather
6 events?

7 MR. MOLA: Yes.

8 MR. CHING: Can you explain your rationale
9 for ground floor height of 16-foot high? I can guess
10 but I was hoping for clarification.

11 MR. MOLA: The ground floor height in terms
12 of the first level units?

13 MR. CHING: Yes. Well, you indicate that,
14 again, ground level would be 16 feet high.

15 MR. MOLA: Right.

16 MR. CHING: And can you explain the
17 rationale for having a 16-foot high ground level?

18 MR. MOLA: Well, for two things. One, we
19 wanted to have a skirt for the parking. So that
20 allowed us to create those loft units. So the loft
21 units in themselves require that height as well as we
22 needed the space in the parking structure to
23 accommodate the parking -- mechanical parking. In
24 fact --

25 MR. MEDOSI: I'm sorry. Another reason also

1 is to allow for the loading requirement of the minimum
2 height.

3 MR. MOLA: I left that out. We need 14 feet
4 anyway for the loading. So between loading,
5 mechanical parking, we came up with the fact that we
6 should do this as a townhouse and wrap the structure
7 on both ends of Kawaiaha'o and Waimanu.

8 MR. CHING: Can I ask what will your PV
9 program energize?

10 MR. MOLA: Well, we think that with the
11 amount of roof area that we have, we have a group
12 called CADMUS. They specialize in -- that they're an
13 architectural engineering firm. They, they feel that
14 the photovoltaic will take care of about 40 percent of
15 the general power, but for sure the common area lights
16 and all that goes with that as well.

17 MR. CHING: Just a little clarification.
18 So you said your PV program is expected, then, to
19 cover 40 percent of your common area facility
20 requirements such as --

21 MR. MOLA: No, it'll cover common area
22 facility. We think it can get into about 40 percent
23 of just the general requirement that we'll have for
24 electric. So our cost will be 60 percent of what they
25 would normally be.

1 MR. CHING: So the PV program will energize
2 and provide power on a shared basis to your residents.

3 MR. MOLA: Yes. As well as some of those
4 panels will be solar only. Those solar panels will be
5 used to -- for the hot water system. It will be a
6 central plant as we normally do. And that central
7 plant should pretty much -- those panels will run that
8 central plant in hot water.

9 MR. CHING: Can you describe an average or
10 typical floor area for your studios, 1-bedroom and
11 2-bedroom?

12 MR. MOLA: I believe we have around 385 feet
13 for a studio. Something, depending on the unit type,
14 in the 550 to 600 square feet for a 1. And a 7-,
15 800 -- in fact I think we go up to a thousand square
16 foot too.

17 MR. CHING: I was given to understand that
18 you had but one, 2-bedroom unit.

19 MR. MOLA: Yes.

20 MR. CHING: And so at this point that
21 2-bedroom unit may be as large as a thousand square
22 feet.

23 MR. MOLA: Yes, plus or minus.

24 MR. CHING: I understand that a TIAR, a
25 Traffic Impact Analysis Report, is being commissioned

1 by you?

2 MR. MOLA: Yes. We commissioned Parsons
3 Brinckerhoff to do that study. And we understand that
4 they should have that study completed in the next week
5 or so. At that time we will submit it to you, but for
6 sure you'll have it prior to your next meeting.

7 MR. CHING: Are you prepared to make a
8 commitment that you would implement the
9 recommendations of such a TIAR and any other
10 requirements that the Department of Transportation
11 Services might make for the Project?

12 MR. MOLA: Yes.

13 MR. CHING: Can you tell me what the height
14 of the machine room is on your roof?

15 MR. MOLA: I believe it's 18 feet.

16 MR. CHING: And that machine room would be
17 to accommodate the elevator?

18 MR. MOLA: The override, yes.

19 MR. CHING: Can you describe the Project in
20 terms of will you be producing rental or for-sale
21 units?

22 MR. MOLA: We asked that we be allowed to go
23 either way at the time. You know, as we know this
24 economy, we don't know when it starts, when it ends.
25 We'd just like to be able to deal with that as such

1 time as working plans are done. We are submitting to
2 HHFDC for various financings. So they have a DERF
3 program that we'll be submitting to.

4 But, again, we'd like to say we're gonna
5 do as far as the sale or the leasing of the units
6 they will all fall in line with the requirements.
7 But we'd like the flexibility to do one or the
8 other.

9 MR. CHING: With respect to reserve housing
10 units, which is a requirement for the property
11 regardless --

12 MR. MOLA: Yes.

13 MR. CHING: -- do you anticipate doing those
14 reserve housing units as rental or for sale? Because
15 of differences, there are differences in the program
16 for each.

17 MR. MOLA: Correct. And again we'd probably
18 either sell all or rent all. So depending on which
19 way we go with one or the other.

20 MR. CHING: So in the event that you choose
21 to pursue a rental product for the reserve housing,
22 are you aware that there's a 15-year regulation
23 period?

24 MR. MOLA: Yes.

25 MR. CHING: And you're willing to comply

1 with that particular requirement?

2 MR. MOLA: Yes.

3 MR. CHING: In addition, at this point can
4 you speculate or otherwise tell us at what qualified
5 income level would you seek to operate your reserve
6 housing program?

7 MR. MOLA: I think the way that the numbers
8 are falling into place we're going to be looking at
9 somewhere between a hundred and a hundred twenty.
10 We're not going to hit the 140.

11 MR. CHING: So whether for sale or for rent
12 you would look to provide the required reserve housing
13 units at the 100 to 120 percent of AMI?

14 MR. MOLA: Yes.

15 MR. CHING: With respect to financing, at
16 this point you anticipate that you might seek to
17 qualify for DERF or another program that's operated or
18 administered by the HHFDC.

19 MR. MOLA: Yes.

20 MR. CHING: But at this point your financing
21 stack, your capital stack has not yet been finalized.

22 MR. MOLA: We have a financial stack that's
23 without any of that. But we may -- and the reason why
24 is because if we decide to do all the units in reserve
25 housing so that we can either save those for ourselves

1 or sell those to a third-party, then we will approach
2 the financing a little differently than if we do just
3 the market rate sinuation with the reserve housing
4 requirement.

5 We have spoken to local lenders here and
6 we have the wherewithal to finance it that way.
7 However, if we go the other way and that is that we
8 would use the approach that we're going to either
9 sell or retain the affordable reserve housing units,
10 then we would go and we would work with HHFDC in
11 terms of some of the programs they may have on
12 rental housing.

13 MR. CHING: I'd like to shift the questions
14 to the remainder of the units not required to be
15 designated as for reserve housing.

16 MR. MOLA: Correct.

17 MR. CHING: Okay. So for those particular
18 units, in the event that you choose a capital stack
19 does not involve financing or participation by HHFDC
20 in a market situation, can you tell us at what price
21 point would you expect that those units might be
22 available as or available at?

23 MR. MOLA: Well, I think -- I think the
24 whole Project as a whole everything will be under 140
25 for sure. And really our target is to be at about

1 120. That will comport with your requirement for
2 reserve housing as well as allow us the flexibility to
3 retain credits in the future.

4 MR. CHING: I'm going to try to be very
5 careful about getting your commitment on this. Did
6 you just say that you are committing for this
7 particular Project that all units, whether reserve
8 housing or market, that they would be -- you're
9 proposing to price them at 140 percent of AMI or price
10 such that families at 140 percent of area median
11 income or less could afford to purchase or rent?

12 MR. MOLA: Yes. That's our goal.

13 MR. CHING: So that is a representation and
14 a commitment for all the units in the Project.

15 MR. MOLA: Yes.

16 MR. CHING: Can we talk a little bit about
17 your reserve housing credit program that you are --
18 that you envision for that potential Project. That is
19 dependent upon, again, your ability to secure
20 additional offsite parking within 1200 feet of the
21 Project.

22 MR. MOLA: Yes.

23 MR. CHING: Have you identified potential
24 sites for that parking?

25 MR. MOLA: We're in search of. We haven't

1 identified a particular one, but we understand that
2 should we not find one that we're going to have to
3 deal with what we have. And that would be that the
4 reserve housing would apply to the ones that have
5 parking. And the ones that don't would not apply to
6 the ones that don't.

7 MR. CHING: Since you are -- you're still in
8 search of or seeking to finalize that particular part
9 of your Project, and as you can't commit or cannot --
10 have not identified a site for that additional
11 parking, then you -- are you aware that this Authority
12 cannot at this point or could not at the appropriate
13 time, then, endorse your reserve housing credit
14 program until such time that you provide the
15 particulars and assurances that are attendant with
16 that credit program?

17 MR. MOLA: Right. We understand that. We
18 understand that we'll have to come to you both with
19 our program both on stormwater, parking, before things
20 get finalized with you.

21 MR. CHING: Have you established your credit
22 program or have you -- such that if you have a reserve
23 housing -- I'm sorry for the confusion. I'll try to
24 phrase this appropriately.

25 What is your understanding as to what you

1 might provide as a credit with respect to the
2 additional reserve housing credits that you seek to
3 accrue? Is there a distinction that you would make
4 between a rental housing requirement or a for sale
5 product?

6 MR. MOLA: Well, we haven't worked that out
7 yet because we'd -- we'd like to think that whether
8 it's rental or for sale because we're restricting
9 ourselves to certain income level, that we would be
10 able to work on a program that's similar to what you
11 mentioned.

12 We talked about using 63 or -4 percent of
13 a studio to emulate a 1-bedroom. Then there was a
14 75 percent, I believe, to emulate a 2-bedroom, and a
15 full credit, of course, in a 3-bedroom. So we would
16 use that program whether it be for sale or for rent.

17 MR. CHING: Okay. So I guess again, and not
18 to be redundant or repetitive, but that you understand
19 that any such credit program must be fully endorsed
20 with all the provisions made and that such endorsement
21 cannot be given at this time given the lack of
22 specifics on your part?

23 MR. MOLA: Yes.

24 MR. CHING: And that would require you
25 coming back to us establishing that program, gaining

1 our approval prior to your ability to market and
2 deliver such credits.

3 MR. MOLA: Understand. I would like to ask
4 if, if some more information is available to us that
5 we can fix that between now and the next hearing? Is
6 that a possibility?

7 MR. CHING: I actually think that that's --
8 certainly this would be the first credit program in a
9 sense that would be established. So it would take
10 some analysis. I have some understanding of how such
11 a program might be seen on our side in terms of the
12 endorsement or the approval.

13 And I'm not speaking for the Authority.
14 But I have some understanding of what the mechanics
15 might be. Whether or not we can work out a program
16 that you would want to submit, that's something
17 that's kind of important.

18 However, I think from a process standpoint
19 I think we're obliged to consider at this time just
20 the merits of your development permit application as
21 you have provided and for under which we are hearing
22 at this point.

23 Should you amend or bring in another
24 program such as the credit program that we're
25 talking about, I've been trying to make it

1 abundantly clear, my understanding, that you would
2 have to return to the Authority and we would have to
3 determine if there's noticing requirements for that
4 to make sure that due process is met.

5 MR. MOLA: So this would be something that
6 will be done after the fact.

7 MR. CHING: Likely.

8 MR. MOLA: Okay.

9 MR. CHING: Again, then just as a, not to
10 beat it, but in administering any reserve housing
11 program, let's say you seek to generate the credit as
12 a rental --

13 MR. MOLA: Mm-hmm.

14 MR. CHING: -- you understand that the
15 rental program would then need to be administered for
16 over the 15-year regulated term.

17 MR. MOLA: We currently are involved in
18 several tax credit programs so we're very familiar
19 with the certification process as well as the
20 recording process both with this state and other
21 states. So we're very familiar with the process, yes.

22 MR. CHING: So you would not object --

23 MR. MOLA: No.

24 MR. CHING: -- to us requiring, again,
25 reporting and any audit requirements.

1 MR. MOLA: We expect that, yeah.

2 MR. CHING: Thank you, Chair.

3 PRESIDING OFFICER LEE: Thank you, Tony.

4 Members, are there any other questions for the
5 Applicant?

6 MR. SOUKI: I had a couple of questions.

7 PRESIDING OFFICER LEE: Member Souki.

8 MEMBER SOUKI: So that mechanized parking
9 system that you're proposing, has that system in
10 particular been used elsewhere or others like that?

11 MR. MOLA: Yes. It's been used in Los
12 Angeles, San Francisco and I believe they have some
13 systems in Denver as well.

14 MEMBER SOUKI: The Denver company.

15 MR. MOLA: It's the same company. It's
16 called Harding Steel. They're out of Chicago and
17 Denver. And they make all kinds of lifts. But if you
18 go to their website you'd be able to see what the
19 various types of lifts they have. But this one in
20 particular I believe it's called -- anyway it's the
21 one that's mechanized and not just a lift.

22 MEMBER SOUKI: Thank you. Then my second
23 question was just on a human scale if I'm walking down
24 the sidewalk what kind of architectural landscaping
25 things you're doing for that sort of human scale?

1 MR. MOLA: Well, there's a requirement along
2 Kawaiaha'o that is pretty specific in terms of the
3 rules. And we're providing that. Then on Waimanu
4 it's pretty specific what's allowed and we're doing
5 all that. But there is a street tree requirement
6 along Kawaiaha'o. And it's also specific to the tree
7 and we're providing that.

8 So there's not a lot of flexibility as to
9 it's not like we have our own -- it's been
10 established by the Mauka Rules pretty much in the
11 design criteria for landscaping.

12 MEMBER SOUKI: That's all, Chair.

13 PRESIDING OFFICER LEE: Thank you. Members,
14 any further questions? Member Morita.

15 MEMBER MORITA: For your PV program have you
16 coordinated or contacted Hawaiian Electric on that
17 issue? Because they seem to be slowing down on PV
18 developments, or they have some reluctance from what I
19 understand.

20 MR. MOLA: I think that most of the
21 reluctance they have is selling manpower. To the
22 extent you're using the power on site and not going
23 into their grid they don't have such an issue.

24 MEMBER MORITA: So you became an independent
25 producer.

1 MR. MOLA: We're going to try to become an
2 independent producer. It's the right place to do
3 that.

4 PRESIDING OFFICER LEE: Members, any other
5 questions? Tony.

6 MR. CHING: Sorry, Chair. Just one
7 additional question. Mr. Mola, what type of glazing
8 or window treatment do you expect to use, especially
9 on the side facing Plaza Tower?

10 MR. MOLA: I believe that we're going to be
11 using Window Wall where you see the continuity of
12 glass. And in terms of the balconies themselves those
13 are sliders that will have a small French balcony.

14 MR. CHING: To be more specific, do you
15 expect that it might be a mirrored finish, a tinted
16 finish?

17 MR. MOLA: It will certainly be a low rating
18 light tinted. We don't expect to have mirrors.

19 MR. MEDOSI: No reflective.

20 MR. CHING: In the event that you operate
21 this as a rental property then would you expect to
22 also offer curtains?

23 MR. MOLA: I think in either regard we're
24 going to offer curtains.

25 MR. CHING: Thank you.

1 PRESIDING OFFICER LEE: Members, any other
2 questions for the Applicant? I had a question.
3 You've decided to flip the terrace side to face
4 Imperial Plaza residents. I commend you for being
5 responsive for that. But has that caused any possible
6 economic impact or loss by doing so?

7 MR. MOLA: At this point what we're
8 interested in, we're interested in the support of this
9 board. And we're also interested in being good
10 neighbors with the folks nextdoor. Some point there's
11 going to be construction. And we want to be good
12 neighbors. We want to get along.

13 To the extent that there's things that we
14 can do to ameliorate some problems they may have
15 existing, we want to help. So anyway we're hoping
16 that this is our olive branch to get, move down the
17 road and to do a good Project and be good neighbors.

18 PRESIDING OFFICER LEE: I think we all
19 appreciate your attitude being and the neighbors do as
20 well. And we appreciate they're working with you. If
21 I can ask it a little different way because it is
22 short a concession. It's arguable that you could have
23 had a much better economic Project had you faced the
24 terrace side or the Diamond Head side, that would be a
25 much more than sellable Project, correct?

1 MR. MOLA: Yes, yes. It would have. But it
2 would also, in my eyes, and I heard Norm Chow say the
3 other day he's getting too old to do these things, and
4 maybe I am. Our preference would have been to do the
5 original project. We had height. But we understand.
6 We understand people's concerns. We understand.
7 We're understand staff's concerns.

8 When we flipped the building we get views
9 and we get... but I think that by flipping the
10 building and our units I think for, Fabrizio did a
11 great job. None of the units face their units.
12 They all face either each other or out to the
13 streets. So there's nobody looking inside of each
14 other's unit. 'Cause again the concern. That we're
15 happy with what we have. And we think we can
16 execute well. And hopefully everybody else does as
17 well.

18 PRESIDING OFFICER LEE: Mr. Mola, flipping
19 the building was also part of the decision that came
20 from talking to the HCDA design advisory board. Is
21 that correct?

22 MR. MOLA: Yes. It was one with the
23 neighborhood because we had met with the residents
24 when we came up with the scheme. They mentioned that
25 they would prefer us to flip it. We said we would

1 consider it.

2 We went to the architectural review, the
3 big one, the architectural review also commented on
4 flipping the building. We thought 2 against 1 we
5 gotta flip the building.

6 PRESIDING OFFICER LEE: I appreciate your
7 good faith efforts. And you do understand that there
8 was nothing that could have stopped you had you
9 decided to terrace the building facing Diamond Head,
10 if you decided that's what you wanted to do.

11 MR. MOLA: Yes. And we did. And again,
12 we're here with an olive branch. We hope...

13 PRESIDING OFFICER LEE: So this was a
14 voluntary step for you.

15 MR. MOLA: Yes. I just hope -- I run into
16 some of the residents at Starbucks and things. I hope
17 we have a good, friendly relationship going forward.

18 PRESIDING OFFICER LEE: Thank you. Tony.

19 MR. CHING: Chair, sorry. Further
20 indulgence. Mr. Mola, does MJF have site control?

21 MR. MOLA: Yes.

22 MR. CHING: And can I ask in what form do
23 you have that site control?

24 THE WITNESS: We're in escrow and paying
25 option payments.

1 MR. CHING: Thank you, Chair.

2 PRESIDING OFFICER LEE: Thank you. Members,
3 any further questions for the Applicant at this time?
4 Okay. Hearing none, we're going to go into public
5 testimony if you can remain there for now.

6 I would note that since the notice for
7 this public hearing was published on October 6th,
8 2013 and testimony invited, written testimony has
9 been received as follows: There's 56 written
10 comments in opposition, 1 written comment in
11 general, 42 comments from change.org in opposition,
12 4 comments from HCDA's website in support and 1
13 comment on the HCDA website in opposition.

14 The above comments, 47 testimonies were
15 from the Imperial Plaza residents. Testimony
16 received after 3:00 p.m. yesterday November 5th,
17 2013 is not included in the list just read.
18 However, such testimony whether written, received at
19 our website or provided here, will also be compiled
20 and made available to the Authority Members and
21 included in the analysis of this application.

22 So we'll now hear testimony from the
23 public. Speakers will be called up to testify in
24 order in which they have signed up. Testimonies
25 will be limited to 3 minutes each.

1 Since each Authority Member has or will be
2 given a copy of any written testimony that you have
3 provided, please refrain from just reading your
4 testimony and instead try to summarize your comments
5 in the time you have available.

6 When you're called please come up to the
7 witness table and speak directly into the microphone
8 and please state your name and any organization that
9 you are representing.

10 After I call all the people who have
11 signed up ahead of time and registered, I will be
12 giving an opportunity to people who did not sign up
13 ahead of time and want to still testify.

14 Tony, do you want to comment on the sewer
15 application before we start?

16 MR. CHING: Members, we were just handed a
17 copy. It's a sewer connection application from the
18 city and county of Honolulu. The remarks are that it
19 reads as an 'approved with condition'. The remarks
20 are that "connection must be made to existing lateral
21 connection to 8-inch sewer line on Kawaiaha'o Street.
22 Sewer connection is also contingent upon HCDA Letter
23 of Approval and submit construction plans for review
24 and approval."

25 This an 'approve with condition' sewer

1 connection application and documentation for that
2 that we just received. Thank you, Chair.

3 PRESIDING OFFICER LEE: Thank you, Tony.
4 The first speaker I've signed up is -- we're going to
5 take out of order -- is Councilmember Carol Fukunaga.

6 THE WITNESS: Good afternoon.

7 PRESIDING OFFICER LEE: Good afternoon.

8 THE WITNESS: Since my legislative
9 colleagues are likely to be at the state capitol for a
10 long time I'm representing them. And we have
11 submitted written testimony to the board. I'm not
12 going to cover the written comments, but I think for
13 the purposes of today's meeting, many of our concerns
14 have been to really support, you know, investigating
15 more fully the concerns that have been raised by area
16 neighbors and residents.

17 We are also quite concerned about the lack
18 of information that individual residents and the
19 public are able to access that deal with public
20 agency comments as well as representations regarding
21 staff findings on specific zoning questions like the
22 FAR ratio from 1.5 to 3.5.

23 We believe that, you know, HCDA has been
24 granted a very broad mandate and has extraordinary
25 discretionary authority. Now that I'm on the city

1 council end I can well appreciate the need for
2 specific guidelines in ordinances and opportunities
3 for the public to comment according to proscribed
4 rules and parameters.

5 I would submit that the actions taken by
6 HCDA thus far, while they have gotten a lot more
7 open over the last several months, still do not meet
8 the kind of standard that I think the city and
9 county zoning process currently allows for existing
10 property owners and neighbors.

11 And I would encourage the boards and the
12 members to adhere more closely to some of the
13 specific kinds of procedures that the city has
14 utilized. With that I'm happy to answer any
15 questions.

16 PRESIDING OFFICER LEE: Thank you. Members,
17 questions for Councilmember Fukunaga? Councilmember,
18 thank you so much for being here and sharing some of
19 your concerns. We take them very seriously. Besides,
20 is it the extra meetings that you're most concerned
21 about, or the getting the public, making sure we have
22 adequate public input? Is that your main concern?

23 THE WITNESS: I think with respect to the
24 manner in which the information relating to
25 applications and public agency comments and staff

1 findings as currently made available to the public.
2 As I understand you can only access that type of
3 information if you come down to the HCDA and
4 personally go through the public file application.

5 When we go through zoning measures under
6 city council process you have specific written
7 documents in terms of some of the recent actions
8 that we have taken. We have bills that come before
9 the city council. There's 3 readings. There's a
10 series of committee meetings that are held. There's
11 documents called 'unilateral agreements' that are
12 often used to incorporate the specific zoning
13 conditions. You have requirements that are expected
14 to be met.

15 So people both from the public as well
16 from the surrounding neighborhoods do have an
17 opportunity to review what some of the specific
18 requirements are and then to provide testimony
19 either indicating where they see those requirements
20 as being either inadequate or, you know, fulfilling
21 the concerns that they're raising.

22 So I think that given the fact that HCDA's
23 process is much shorter than the city zoning process
24 and there are many fewer opportunities for the
25 public and for neighbors to participate, that

1 there's many good things that now that I'm on the
2 city end I can say that the city zoning process does
3 provide to adjacent property owners and to the
4 public.

5 PRESIDING OFFICER LEE: There was a recent
6 situation that you guys dealt with, Aloha Kai. That
7 was the Central YMCA on Atkinson. There was a lot of
8 complaints about bad -- but eventually it did pass a
9 third reading on council I think just last month.

10 THE WITNESS: I would also note that by the
11 time the zoning application was approved ultimately
12 there was very few testimonies in opposition.

13 PRESIDING OFFICER LEE: Right.

14 THE WITNESS: Whereas at the time that the
15 Project had first gone before the area Neighborhood
16 Board there was substantial public outcry.

17 PRESIDING OFFICER LEE: Right. Correct.

18 THE WITNESS: So that was probably a good
19 example of an instance in which the Applicant as well
20 as the city agencies did try and work very hard to try
21 and identify and respond to concerns being raised by
22 community stakeholders and residents.

23 PRESIDING OFFICER LEE: Did the Ala Moana/
24 Kaka'ako Neighborhood Board still vote against the
25 project, though?

1 THE WITNESS: The board had taken a position
2 very early on. So the project was requiring to
3 through, before the Neighborhood Board prior to the
4 time the application was filed with the Department of
5 Planning and Permitting. And the board did take an
6 action to oppose the Project primarily due to the
7 parking concerns.

8 The city council also undertook a separate
9 series of actions involving improvements, you know
10 true traffic circulation and evaluating some of the
11 congestion and additional impacts that might come
12 about as a result of some of the other development
13 actions occurring within that region.

14 So I think that the fact that you probably
15 had a 6-month period to review and respond to some
16 of the concerns that were raised, did give everyone
17 an opportunity to come out with what seemed to have
18 been a pretty solid set of conditions as well as
19 neighborhood improvements that we will now see as a
20 result of that project.

21 PRESIDING OFFICER LEE: Just for the
22 public's information: That project -- the project
23 went from a 150-foot tower to a 350-foot tower. That
24 was approved by the city council.

25 THE WITNESS: That's correct.

1 PRESIDING OFFICER LEE: And it was a
2 39-story building with 128 apartments. So maybe 3 or
3 4 luxury units per floor, right? So I guess what I'm
4 getting at is I think I understand what you're saying
5 is that you're not opposed to exemptions or variances
6 as long as there's adequate public input and public
7 process involved?

8 THE WITNESS: Absolutely. Thank you.

9 PRESIDING OFFICER LEE: Thank you. I
10 appreciate that. Members, any further questions? If
11 not thank you very much for your testimony. The next
12 speaker we have signed up is Clara Morikawa.

13 THE WITNESS: Good afternoon.

14 PRESIDING OFFICER LEE: Good afternoon.

15 THE WITNESS: My name is Clara Morikawa.
16 And I'm a 20-year resident of the Imperial Plaza
17 Townhouse. When we downsized to live in a multi-
18 residential complex our most important requirement was
19 for our safety and security. We selected Imperial
20 Plaza because it is a secured building with 24-hour
21 security staff.

22 The proposed 803 Waimanu Project has
23 undecent setbacks. So it will be built
24 boundary-to-boundary leaving no space between 2
25 multi-residential buildings. Our sixth floor units

1 are all occupied. And our lanais will be adjacent
2 and exposed to 803's fifth floor recreation space
3 and apartments.

4 We're so close anyone can easily gain
5 access to the other property. Our rights to
6 privacy, security and safety is jeopardized. And we
7 will no longer feel safe to leave our lanai doors
8 open to let in the fresh air and breeze.

9 In our daily lives we are reminded to
10 protect ourselves and our property and to avoid
11 problems and trouble. Side by side with no space
12 between is asking for trouble. We are all concerned
13 and worried for our safety.

14 It is inconceivable to me that any
15 building rule would allow this. The Mauka Area
16 Rules says: "Rules are adopted to protect and
17 promote the public health, safety and general
18 welfare of the community." It further states: "Any
19 provision of the rules that needs refinement or
20 revision will be corrected by amending the rules."

21 I believe that HCDA must refine its
22 building placement rule and not allow a proposed
23 multi-residential building in Central Kaka'ako to be
24 built boundary-to-boundary next to an already
25 existing multi-residential building. It is too

1 close for comfort.

2 Of major concern is the public facilities
3 dedication. Where 2861 square feet is required the
4 Project provides 866 square feet only, less than a
5 third of the requirement.

6 We were told that the differences paid to
7 HCDA and the money spent to upgrade our parks. This
8 is not right. The developer must be required to
9 upgrade the area surrounding his property.

10 If this and future developments are all
11 similarly released from this obligation, Central
12 Kaka'ako will never improve and will forever be
13 unattractive, unsafe and unwalkable.

14 The streets in Central Kaka'ako are
15 described as, "rough and rugged street surfaces,
16 lacking sidewalks and curbs with inadequate drainage
17 forcing pedestrians to walk on the streets and
18 making travel by foot unattractive and unsafe.
19 (buzzer)

20 With inadequate parking for each unit and
21 the expectation of a more 'walking public' the 803
22 Waimanu developer is obligated to share in the
23 improvement of streets to make them safe and
24 pedestrian friendly. It is HCDA's responsibility to
25 ensure that it is done.

1 Accepting payment in lieu of this
2 obligation is irresponsible especially when there's
3 a definite need for improvement. Until a better
4 proposal is made we ask HCDA to reject this Project
5 as it infringes on the rights of the residents of
6 the Imperial Plaza Townhouse. The Mauka Area Rules
7 were adopted to protect and promote the public
8 health, safety and general welfare of the community.

9 PRESIDING OFFICER LEE: Thank you,
10 Ms. Morikawa. Are there any questions for
11 Ms. Morikawa? If not, thank you very much for your
12 testimony. The next speaker signed up is John
13 Kobalanski, Jr.

14 THE WITNESS: Thank you, Mr. Chairman. John
15 Kobalanski, Jr. Imperial Plaza as you can tell by the
16 colors. Thank you, Clare. You've taken all my
17 points. (laughter) So basically I'm free to speak
18 from the hip. That's what I plan to do because I
19 think that's the most important thing to say at this
20 point.

21 One of the things I want to mention is
22 Hawaii is a very special place to all of us and
23 that's why we're living here. We want to keep it
24 special. Sometimes that means you gotta pull back
25 on some development. Out-of-control development

1 does not work. It does not work.

2 If you put 30 buildings that you all
3 high-rise into Kaka'ako you're gonna create
4 problems. As my friend in Waianae was so quickly to
5 point one day, and this guy's a retired engineer and
6 he now farms.

7 I said, "What do you think about
8 Kaka'ako?" He says, "There's no infrastructure
9 period." I think a lot of people are agreeing with
10 that except the people that really need to do
11 something about it. So the city and county should
12 get onboard if these guys plan to put their Project
13 in there, get those lines up to snuff.

14 The Project, one of the sewerlines right
15 in front is dated at 1897. It was built in 1897.
16 Come on! How are you gonna put stuff in there if
17 the infrastructure is that old? We need to get
18 going on these things. Traffic is another problem.

19 And I think Tony agreed with me the last
20 time I talked about traffic in Kaka'ako. If
21 everything gets stalled in Kaka'ako, which is all
22 these little small projects that come in to
23 intervene, then you're gonna create a bigger problem
24 extending outward all the way out to our freeways
25 and Ala Moana Boulevard.

1 If you create a problem there nobody's
2 gonna be doin' anything. They're gonna be stuck
3 getting to go someplace. So all these little
4 traffic issues have to be figured out now,
5 especially in access to their building. That
6 creates a small problem.

7 And the problem will extend outward, so
8 the easiest solution to me -- and I have
9 solutions -- the easiest solution to me is create
10 greater traffic throughput in Kaka'ako.

11 One way to do it is to synchronize those
12 lights. None of those things are synchronized at
13 all. They've never been. I fear to think they
14 never will. I don't want to see that happen.

15 The other thing that they can do is change
16 some of the markings on the road. Some of those
17 arrow lanes go straight. All these people line up
18 in one arrow lane and the other lanes are free
19 'cause nobody's in 'em because it's a dedicated
20 right or dedicated left. Some of these things have
21 got to be shifted around to allow greater traffic
22 throughput.

23 And engineers that do this are smarter
24 than I am. I'm sure they can figure it out. So
25 that's a sewer problem, that's a traffic.

1 The third problem that should be addressed
2 is the density. 'Cause that Project is very high
3 density. 153 units, that equates to about 2 persons
4 per unit. It's 300 people in the size of a half-
5 acre lot. That's a lot of congestion for the
6 neighborhood. For those people that are in that
7 unit it seems like a lot of people. (buzzer)

8 Like you take sardines and you cram it
9 into a can. So I think if 91 cars can park in the
10 structure, there should be 91 units available to
11 those cars. It's as simple as that. So my time is
12 up. I thank you very much for hearing me out.

13 PRESIDING OFFICER LEE: Thank you.
14 Questions for Mr. Kobalanski? I'll ask you a
15 question.

16 THE WITNESS: Yes.

17 PRESIDING OFFICER LEE: Shouldn't the
18 Applicant get some credit for working with the
19 neighbors?

20 THE WITNESS: Oh, yeah, yeah. We appreciate
21 you guys scaling back the Project. I do appreciate
22 that a lot. So, but I think as in the case of
23 anything else, more can be done.

24 PRESIDING OFFICER LEE: Should maybe that
25 brought to the city council and gone through a 6 month

1 process and got the original approved maybe?

2 THE WITNESS: Yes.

3 PRESIDING OFFICER LEE: That would have been
4 224 feet. You would have liked that project better
5 than this Project?

6 THE WITNESS: No. No, that's still creating
7 a lot of congestion in a small block. That's why it's
8 called an urban block. It's just a little block they
9 just drop in there. So this Project is gonna set a
10 precedent. And I hope it will set a precedent for the
11 good of everybody. Then this will continue throughout
12 the neighborhood. And that's what we want.

13 We wanna have a neighborhood that's
14 sustainable and everybody will look at it as a model
15 example, not something that's a nightmare that we
16 don't want any part of. So that's why these
17 projects are important. The whole neighborhood will
18 become a nightmare.

19 PRESIDING OFFICER LEE: Thank you. I
20 appreciate you. I want to encourage you to continue
21 working together. Thank you.

22 THE WITNESS: Thank you. And happy
23 Thanksgiving.

24 PRESIDING OFFICER LEE: Next speaker is
25 Pamela Wood. Aloha, Pamela.

1 THE WITNESS: Good afternoon. My name's
2 Pamela Wood. I live in the Imperial Plaza. And right
3 now I'm opposed to the new plans for 803 Waimanu
4 Street's second application. I support the
5 redevelopment of an improvement in Kaka'ako, but I
6 just simply have too many questions to support it at
7 this time until I have more than answers. And I don't
8 think it's the developer's problem.

9 I think the developer is being placed in a
10 situation where he's got an environment that makes
11 it really tough to make it work. And we as
12 residents look at this and say: It's practical not
13 because of what their building is or because they
14 moved it, which we do appreciate, but because it
15 just does not make sense to us.

16 The Project site is located at the edge of
17 the Central Kaka'ako neighborhood. The 2009 Final
18 Supplemental Environmental Impact Statement
19 describes the area as a "thriving cluster of
20 industrial uses comprised of many small businesses
21 that continue to operate under adverse conditions of
22 inadequate storm drainage, rugged street surfaces,
23 narrow vehicular traffic lanes and very limited
24 parking, most of which consist of the informal and
25 dangerous use of streets and front yards."

1 And, yes, HCDA has been responsible for --
2 as of 2009 you've overseen \$203 million in
3 state-funded improvements. And developers have put
4 in over \$2 million in private sector improvements.
5 But HCDA has not been able to answer the question:
6 What specific, specific infrastructure improvements
7 have been done surrounding this particular Project
8 site?

9 The Imperial Plaza -- I'm sorry. What
10 specific improvements have been made to this Project
11 site since the completion of the Imperial Plaza in
12 1992 that increases the density from 1.5 to 3.5 FAR?
13 The executive director states the Project would
14 provide continuation of improvements made by the
15 adjacent Imperial Plaza and surrounding properties
16 that border the Central Kaka'ako neighborhood zone.

17 But I don't understand what the
18 continuation of these improvements are. Will
19 Kawaiaha'o Street be widened and brought to City
20 standards with sidewalks, curbs, gutters, storm
21 drains? Will onsite parking become available? Will
22 the 114-year-old sewerline be replaced? Will
23 landscaped pedestrian and public open space be
24 added? Those are the kinds of improvement the
25 Imperial Plaza brought to Kaka'ako.

1 In 2010 this property was being offered
2 for sale and the FAR was advertised as 3.5 on
3 Loopnet, area real estate marketing website. Then
4 in 2012 it was advertised as 3.5 with additional
5 density available. (buzzer) The 2009 FS EIS and
6 the 2011 Mauka Area Rules state it has 1.5 unless
7 improvements are made. Why was the FAR advertised
8 as 3.5?

9 Are we being asked to rely on the
10 executive director's determination allowing section
11 15-217-57C that the infrastructure is adequate?
12 What rules are being followed? Is this a 1.5 FAR,
13 industrial Central Kaka'ako lot that can be
14 developed with no infrastructure improvements or
15 parking requirements and limited setbacks and
16 landscaping? Or is this a 3.5 residential lot?

17 If it is the latter then why aren't
18 infrastructure improvements being made? And why
19 isn't there a minimum of 1 parking stall required
20 for each residential unit? With 153 units --

21 PRESIDING OFFICER LEE: Would you please
22 summarize.

23 THE WITNESS: -- and 92 stalls. Where will
24 61 owners without stalls park on the already-congested
25 streets? It is within your power to make a difference

1 in Kaka'ako. Please consider carefully the increased
2 congestion, the minimum standards, the negative
3 impacts this Project is going to have on the
4 neighborhood businesses, our residents, the future
5 owners and the image of Kaka'ako. I thank you very
6 much.

7 PRESIDING OFFICER LEE: Thank you.
8 Questions for Ms. Wood? If thank you very much for
9 your testimony. Next speaker signed up is Eva
10 Gallegos.

11 THE WITNESS: Hi. Good afternoon.

12 PRESIDING OFFICER LEE: Good afternoon.

13 THE WITNESS: My name is Eva Gallegos. I'm
14 a professional registered nurse. I live in Kaka'ako.
15 And I'm a registered voter. I oppose the construction
16 of 803 Waimanu because basically there are a lot of
17 unanswered questions and concerns from the public
18 regarding the infrastructure by the City and the
19 resources that are available in Kaka'ako. These
20 really need to be answered honestly. And they need to
21 be studied.

22 My training is to take people's health and
23 well-being very seriously. I think the environment
24 we live in is very important. Now, although 803
25 Waimanu is a Project that may appear to be a single

1 harmless building and the infrastructure is
2 appropriate for that building. When that building
3 is added to the other 29 projects that are planned
4 in Kaka'ako it becomes a larger scheme of things,
5 one that when you construct it or plan it poorly
6 becomes unhealthy. Rather than promoting health it
7 actually deteriorates our health.

8 I'm very concerned about the poor planning
9 strategy that has been taking place in Kaka'ako
10 whether or not it's intentional or it's just
11 happening that way, it's poor planning of the
12 community projects. This type of magnitude of
13 Project really needs to be done more diligently,
14 rigorously and a more systematic way truthfully and
15 consistently. I've been doing my homework.

16 I'm a registered nurse. I'm not an
17 architect. So when I look at those blueprints it
18 really takes me a long time to understand them.

19 What I've experienced is that the planning
20 has been fragmented and fractured, divided,
21 uncooperative. People have been arrogant. It's
22 become political. The needs of the community have
23 been disregarded.

24 For example, I attended a meeting with
25 Mr. Harada where he spoke. And he's the principal

1 developer for 801 South Street. And he was very
2 steadfast in his decision that a traffic study was
3 not going to be conducted for the 801 South Street
4 Tower B. Yet a few weeks later he tells the media
5 that a traffic study is being planned. So this type
6 of flip flopping should not be tolerated.

7 It's simply revealed to us and confirmed
8 to the residents that he's rushing to complete his
9 project and vital studies like that are not getting
10 done in a timely manner. Okay?

11 We all know that the decisions you make
12 will have a reaction. And every building that goes
13 up is a new set of problems, and new sets of
14 reactions from people. They're crucial. They
15 impact their lives and well-being. We don't know
16 how positive or how negative it's going to be. But
17 when you put people and use people as guinea pigs
18 that's not good practice. (buzzer) You don't
19 practice on people. The other questions I had is
20 just -- and this is --

21 PRESIDING OFFICER LEE: Could you summarize
22 also?

23 THE WITNESS: There are many unanswered
24 questions. One of the biggest one to have is access
25 to healthcare. Even though Queen's is there it's not

1 always available for everybody. So you have an
2 opportunity, please, to make the right decision.
3 Thanks.

4 PRESIDING OFFICER LEE: Thank you.
5 Questions for Ms. Gayegos? If not thank you very
6 much. The next speaker is Webster Nolan.

7 THE WITNESS: Good afternoon. My name is
8 Web Nolan. I live at Royal Capital Plaza. And I've
9 lived and worked in Kaka'ako since the mid '60s. But
10 I have a very specific issue to bring up today. That
11 is the TIARs. Mr. Mola said that he expects their's
12 to come up in the next week or so. I don't think
13 there is one. At least I haven't found it for 801
14 South B.

15 PRESIDING OFFICER LEE: You realize this is
16 the 803 Waimanu Plaza.

17 THE WITNESS: Yes. That's my point. We
18 have 2 traffic studies pending on the same street,
19 Kapiolani. I mean there's other streets involved, but
20 Kapiolani. We don't know, we the residents and the
21 drivers and the commuters don't know what's going to
22 happen there. We need time to reflect on that. But
23 more than that I have a plea to you folks.

24 That is when the TIAR documents come out
25 for those 2 projects and the city is involved and to

1 a lesser extent the state. Please work together
2 because you're gonna have traffic coming off the
3 freeway. You're gonna have people that are in a
4 hurry to get to work, or late for an appointment, so
5 forth and so on. And trying to move into the 801
6 South Street complex and trying to move in along
7 Dreier Street to Mr. Mola's Project could result in
8 massive buildups of traffic.

9 If there's a power outage -- he didn't
10 address that -- but if there's a power outage in
11 those elevators or lifts, or whatever, is that
12 traffic gonna back up on Kapiolani? Dreier's a very
13 short street. And the same thing with 801 South.

14 There's going to be 1700 parking stalls
15 for that project if you approve Tower B. That's a
16 lot of cars coming and going.

17 The consultant's report they I say for
18 801B seems dangerously optimistic about the traffic
19 flow. I don't know if they have ever gone down
20 there, spent some time looking at it.

21 A good source for that is -- I forget his
22 name -- the man who owns McKinley Car Wash. He's an
23 astute observer of traffic. He'd probably be a good
24 source for you. But anyway, please work together
25 with the city and the state and merge those 2 TIAR's

1 so the people using the roads will benefit. Thank
2 you.

3 PRESIDING OFFICER LEE: Thank you.
4 Questions for Mr. Nolan? If not, thank you. We're
5 going to continue to 2 o'clock and then we'll give our
6 court reporter a break. And then we'll continue after
7 that. The next speaker I have signed up is Jesse Ryan
8 Kawela Allen.

9 THE WITNESS: Good afternoon. My name is
10 Jesse Ryan Kawela Allen. I'm a resident of Kailua and
11 I work in Kaka'ako. I oppose this Project for many
12 concerns but the most concern I have is with the
13 stormwater drainage. Have some issues.

14 I spent the last 3 years living in
15 Princeton, New Jersey where everybody has sump
16 pumps. It's amazing how much water you have to
17 store in these pumps.

18 I just can't even imagine the size of the
19 sump that's going to be required for this Project
20 and how you're gonna actually handle pumping the
21 water even for your landscaping. Sounds good.

22 But when it's raining you're not going to
23 hear anything. So that water's gonna sit there, and
24 sit there and sit there and draining for a week,
25 they're not getting rid of the water. It's not

1 going on the landscaping. Where does it go?

2 I'm a little nervous. Chairman, you asked
3 the gentleman earlier if you would have preferred
4 that the city council review these projects. I'd
5 like to state that I would prefer the HCDA would
6 operate with full seats filled before moving
7 forward.

8 Also my question regarding Miles. Your
9 business, I believe, is in Makiki, not in Kaka'ako
10 when I called. So I'm just curious to know the
11 validity of your being on the board.

12 PRESIDING OFFICER LEE: We can discuss those
13 things afterwards.

14 THE WITNESS: Thank you. That's all.

15 PRESIDING OFFICER LEE: Questions for
16 Mr. Allen? If not, thank you for your testimony. I
17 believe you can discuss with the executive director
18 your concerns afterwards. Next speaker is Gerald
19 Chun.

20 THE WITNESS: Good afternoon.

21 PRESIDING OFFICER LEE: Good afternoon.

22 THE WITNESS: Chair and HCDA Board Members,
23 my name is Gerald Chun. I'm a resident of the
24 Imperial Plaza. I'm opposed to the 803 Waimanu
25 Project for the following reasons: Kaka'ako sewer

1 problem is a sure sign of a far worse problem down the
2 road, perhaps even worse then the terrible traffic we
3 are encountering.

4 This overcapacity of the sewer is going to
5 lead to a health issue when the sewer pipes break
6 and the raw sewage is floating around? Fast buildup
7 of condos in Kaka'ako is only going to hasten the
8 sewer problem.

9 The residents of various condos in
10 Kaka'ako and people that walk on the streets of Ala
11 Moana, Ward, Queen, Auahi, South and Curtis are
12 already smelling the foul sewer odor. Surely this
13 is not how anyone wants Kaka'ako to be.

14 Let the city planners work out council
15 resolution 13-267 to fix the overcapacity of the
16 existing sewer system. 'Til then HCDA should
17 conditionally deny 803 Waimanu and all future condos
18 building in the Kaka'ako District.

19 If HCDA continues to approve more condos
20 to be built and the sewers start overflowing into
21 the streets, we'll surely be in the gates of hell.
22 Be responsible. Do it right for Kaka'ako. Don't
23 have this "I no care attitude." Your children and
24 children to come will thank you for making this
25 responsible decision. Thank you.

1 PRESIDING OFFICER LEE: Thank you.
2 Questions for Mr. Chun? Thank you for your testimony.
3 Next speaker signed up is Bernard Nunes.

4 THE WITNESS: Good afternoon, Mr. Lee,
5 Board.

6 PRESIDING OFFICER LEE: Good afternoon.

7 THE WITNESS: I'm here today to oppose the
8 proposed development at 803 Waimanu Street. Although
9 the developer has made significant improvements to the
10 design of his building this time around, I think it's
11 still lacks clarity just based on the conversation
12 that was held earlier here today.

13 Is this property for sale or for rent?
14 What are the units being priced at? That question
15 was never asked and answered. Where is the
16 additional offsite parking going to be? What are
17 the details of the reserve housing credit program?

18 In addition to this I oppose the Project
19 due to the lack of infrastructure in Central
20 Kaka'ako. Per your own 2011 Mauka Area Rules the
21 FAR, floor area ratio, density for Central Kaka'ako
22 is 1.5 and cannot be increased unless infrastructure
23 has been significantly upgraded pursuant to an
24 improvement district.

25 Our local legislators agree with me as

1 referenced by their letter to the HCDA on October 15
2 in which they question how the density has been
3 increased. Mr. Ching's response was a 5-page
4 letter. In it he sates that approximately
5 \$203 million of state-funded improvements have been
6 made. But has any of these improvements been made
7 to Central Kaka'ako? No.

8 In fact Mr. Ching goes on to say that in
9 January of 2007 the HCDA canceled improvement plans
10 for Central Kaka'ako. Our Legislatures written
11 testimony submitted on Monday states that, "The
12 executive director fails to address the question of
13 specific infrastructure upgrades to justify the
14 change in this FAR." The executive director's
15 letter is not a satisfactory response to our
16 questions.

17 In the staff's findings earlier today
18 Mr. Ching admits that there has been no
19 infrastructure upgrades to Central Kaka'ako.
20 Therefore there's no justification in changing the
21 density. In 2009 the density was 1.5. No
22 improvements have been made since. So the density
23 should remain at 1.5.

24 Between the HCDA and the city and county
25 no one is taking responsibility for the

1 infrastructure of Kaka'ako. HCDA asks the city for
2 their opinion. And the city provides
3 recommendations and conditional approvals. We
4 don't know what those recommendations are because
5 they're not available on the website.

6 I spoke with Director Lori Kahikina of
7 Environmental Services at the mayor's town hall
8 meeting. And she explained to me what "conditional
9 approval" really means. She told me that
10 "conditional approval" means not enough information
11 has been provided to make a determination. Really?
12 That's an approval? "Not enough information has
13 been provided to make a determination." So
14 basically a conditional approval is the same thing
15 as a conditional denial.

16 Yet when the HCDA reads a conditional
17 approval all you're seeing is approval. And you're
18 basing this approval to allow future development.

19 This is a finger-pointing game between
20 HCDA and the city and county with the only people
21 suffering are those who are here, the residents of
22 Kaka'ako. The system is broke and needs to be fixed
23 before any more approval is made. (buzzer)

24 The HCDA needs to step up and take
25 responsibility of Kaka'ako's infrastructure. This

1 Project at 803 Waimanu should be denied until the
2 developer can provide more clarity and the issues of
3 infrastructure regarding Central Kaka'ako and
4 Kaka'ako as a whole is addressed. Thank you.

5 PRESIDING OFFICER LEE: Thank you.
6 Questions for Mr. Nunes? If not, thank you for your
7 testimony. We have two more people signed up ahead of
8 time to testify. So we'll see if we can get through
9 everybody before 2:00 and take a break. The next
10 speaker signed up is Eddy Johnson. Eddy, you're gonna
11 testify in support, right? (laughter in room)

12 THE WITNESS: Probably not today. Good
13 afternoon, Chairman and Director and the Board. I'm
14 obviously here opposed to the Project. I do
15 understand your positions are voluntarily (sic). I
16 really appreciate you being here. It certainly
17 conveys to me your care and concern for the Kaka'ako
18 community. I appreciate that. We're here again. You
19 know --

20 PRESIDING OFFICER LEE: New and improved,
21 right?

22 THE WITNESS: New and improved, true. When
23 you start a jigsaw puzzle you're left with a big pile
24 of pieces. Then you got a box top with the picture of
25 what it's supposed to be. So you start puttin' the

1 pieces together. At first you put 2 of 'em together.
2 Looks like they fit. Shapes right, colors seem to
3 match. It's following all the rules. But then as the
4 puzzle starts to evolve you get a broader picture of
5 what it's really going to look like. You find out
6 those pieces that you put together early on don't
7 match at all. They don't fit.

8 In some ways I see this 803 development as
9 kind of like that piece. I still see it as a very
10 tight site, very small, and this is such an
11 opportunity to make a difference in Kaka'ako. It's
12 now this puzzle quite honestly. It's no longer this
13 utopian urban fabric that we've been trying to
14 develop, what the plan had in place, where we could
15 walk and go to places to eat and things like that. I
16 can't say much more than what my colleagues have
17 said.

18 But I just want to touch a little bit on
19 the height. I'm right there at the deny level. And
20 if had the elevator override, there's floors 5, 6,
21 and 7 it's about 42 and-a-half feet high. The
22 distance away is about 30 feet which is less than
23 the distance of this room.

24 That means hopefully with the drapery and
25 if they don't there will somebody walking around in

1 their underwear basically 30 feet away from me,
2 which is basically -- yeah, right there.
3 (indicating)

4 The drawings are okay. I think they lack
5 some detail. There's some inconsistencies with
6 floor plans, where walls are indicated, the
7 elevation's on the windows. There's some scale
8 problems so it's difficulties for me to determine
9 exactly what the scale is per se.

10 I appreciate the questions from the
11 director regarding the material. What are the
12 windows gonna look like? Right now it's kinda
13 lollipop trees and things like that.

14 It would be nice to see a bit more detail
15 in terms of what it's really going to look like.
16 Also just applying my architect's math to the
17 infrastructure problem, I gather it's from 1897 back
18 just shortly after the Civil War maybe.

19 153 units: Bathroom, toilet, sink,
20 shower, kitchen sink, dishwasher, throw in the
21 garage. If you add those fixtures up, just rough
22 math, an 8-inch line's not gonna come in. After a
23 hundred plus years maybe that diameter is down to 6
24 at this point. (buzzer)

25 So I think they're gonna have to replace a

1 line. It's part of the infrastructure problem. So
2 the line can't just be fixed from 803 to Cooke.
3 You've got all of Kawaiaha'o to do. Who's gonna do
4 that? I think that's going to be required to make
5 it happen. So thank you for your time.

6 PRESIDING OFFICER LEE: Thank you.
7 Questions for Mr. Johnson? Mr. Johnson, as an
8 architect you're aware that there are a lot of modern
9 buildings in the McCully-Moili'ili area, that area
10 that are 30, 40, 50 feet apart from each other?

11 THE WITNESS: I tried looking at Google
12 Earth. Kind of flew around. Trying to get some
13 measure here and there. But the exposure of this,
14 it's, again, there's a wall indicated. Looks like
15 there's a kitchenette that side is facing.

16 PRESIDING OFFICER LEE: But you're aware
17 that there are a lot of similar situations much
18 tighter than what they're proposing in the urban core
19 area.

20 THE WITNESS: Not much tighter. This is an
21 opportunity to change that. I guess I'm saying do we
22 not -- is not the opportunity to change that?

23 PRESIDING OFFICER LEE: Okay.

24 THE WITNESS: And I just wanted to point
25 that you had mentioned Mr. Mola took the opportunity

1 to flip the building. That was his discretion. My
2 question back to you is it not your folks' discretion
3 to approve that?

4 PRESIDING OFFICER LEE: I guess my point was
5 he could have done it if he wanted to. Fortunately he
6 decided to work with you.

7 THE WITNESS: But you would have approved or
8 denied whether that was allowable. Because 65 feet is
9 allowable. It's not required.

10 PRESIDING OFFICER LEE: Thank you. Thanks.
11 All right. Any other questions? If not, thank you.
12 Last speaker signed up ahead of time is Paula Stuart.
13 I believe I saw -- unfortunately she has left. Oh,
14 here you are.

15 THE WITNESS: My name is Paula Stuart, 20
16 year Kaka'ako resident. I'm an interior designer/
17 sociologist. I was at the first presentation that you
18 gave. And I am really delighted you put a more
19 appropriate scale you've drawn it down to. My notes
20 are real scattered, if I didn't already say that.

21 I think you're really to be commended
22 greatly for making it more of a small village
23 appropriate feeling. I do wish it were less boxy
24 looking, but in place of some tall tower. But I do
25 wish it were a more beautiful building. Maybe the

1 expense is constrained.

2 I do think there should be more economical
3 things that could be done to make it look more
4 charming and more appropriate to Hawaii. It's kind
5 of a non-descript building as the plans call for. I
6 didn't get to look at the plans when I came in
7 shortly past noon. The plans weren't on the table
8 in the entry there yet. So I wish I had more time
9 to study the plans.

10 I don't think the windows of the 2
11 buildings should be facing each other for reasons
12 that this last man I think mentioned. If a woman is
13 going around with her slip or a man with his boxers
14 is not going to feel very comfortable to have people
15 looking in.

16 I would think the residents of the
17 Imperial Plaza if they're apprised of the changes
18 that you've made, they would be highly knowledgable
19 about what it is to live with a building constructed
20 so as the neighbor would be.

21 The building that I'm in on Halekauwila
22 Street the first two times I testified on that I
23 think I made myself clear I presented a lot of
24 objections.

25 The third time I was so exhausted beyond

1 exhaustion I almost had to have a stretcher bring me
2 in here. I think some of the things that I said
3 probably were not clear, and may have been
4 misunderstood.

5 I'm still against the 404 Ward Project
6 that they've renamed Halekauwila Street, a 900
7 Halekauwila Street number. I think that that 404
8 Ward Project really does need to be modified greatly
9 because it would be a real hardship for people in my
10 building. And I note that you've said you want to
11 avoid hardship. (buzzer).

12 PRESIDING OFFICER LEE: Could you please
13 summarize the rest of your comments.

14 THE WITNESS: Okay. I have a son who's grown
15 and recently married his long-time girlfriend. And he
16 isn't planning on having children. I think it would
17 be nice if they lived in the Kaka'ako area. I'm
18 concerned about some of the problems that I foresee in
19 the Kaka'ako area and that already exist here. It's
20 making it not a good place to live both for the
21 current residents and future residents.

22 My son was born and raised here, has
23 always lived here except for one year. And loves --
24 he wants to stay here. I think you're passing, that
25 the board is passing things too easily. I think

1 there should be strict standards. There shouldn't
2 be all these variances that even if it takes 15
3 times of turning down plans the developers have.
4 They can always retry, even if it takes 20 times of
5 turning them down and reworking the plans.

6 And I understand their position of wanting
7 to stay flexible on rental or sales because the
8 economy is so unpredictable when the market has
9 gotten saturated. No one knows when that point is
10 gonna be reached and it's gonna affect developers'
11 sales. I guess I've said everything. Thank you for
12 giving me the extra time. Are there any questions
13 or comments?

14 PRESIDING OFFICER LEE: Any questions for
15 Ms. Stuart? If not, thank you. I appreciate your --
16 and respect your even-handed and fair comments pro and
17 con. That really adds to your credibility when you
18 can look at things fairly.

19 THE WITNESS: Thank you for your comment.

20 PRESIDING OFFICER LEE: Is there anyone else
21 right now who did not register ahead of time that
22 would like to offer their comments or testimony?
23 Please come forward. Please state your name and your
24 organization if you're affiliated with one. So you
25 haven't registered. So are you with St. Louis High

1 School or Imperial Plaza? (laughter)

2 THE WITNESS: My name is Van Trang. I live
3 in Kaka'akos. I was born in Viet Nam, and growing ups
4 in Viet Nam, Hong Kong and Japan. As you know we have
5 seen the fast growing economically growing in that
6 areas. They set a presence. I mean before they were,
7 have a lot of regulations. But when the economy got
8 in those areas the authorities over there all of a
9 sudden change their law. So it allowed boundary to
10 boundary build all kind of building in Tokyo and Viet
11 Nam right now.

12 I'll make the story short. I would really
13 like HCDA to seriously consider all the new
14 developments here, especially those with a very,
15 very limited size of buildings like 803 Waimanu
16 Street.

17 I'm not against of new developments. But
18 we must be careful to set -- must be not to set a
19 bad record for the later developments.

20 Finally, I have a hypothetical question
21 for the HCDA. And I have seen the developers in
22 Viet Nams, Tokyos and Hong Kong has done. Once the
23 developer make all kinda promise. But during or
24 after complete of the project they didn't comply.
25 They said, "Sorry. This is not going to -- I cannot

1 keep my promise." What happens? I want to build a
2 law in this country. If a developer cannot keep his
3 promise as he promised during or after the
4 development what is the result? Thank you.

5 PRESIDING OFFICER LEE: Thank you for your
6 testimony. Are there any questions for the speaker?
7 Could you register your name with Annette in the back
8 so we can have it for our records. Thank you. Is
9 there anyone else who wishes to testify at this time
10 who did not sign up? Please come forward.

11 THE WITNESS: If I don't wear these
12 sunglasses I won't be able to see.

13 PRESIDING OFFICER LEE: That's fine.

14 THE WITNESS: Thank you. I'm Ron Schwab.
15 I'm a 40-year resident of Kaka'ako. I commend the
16 developer for scaling back. I think the building's a
17 beautiful design. The question is: Does it belong
18 adjacent or abutting an existing residential complex?
19 Other issues on FAR, sewage and so forth are concerns.
20 Possibly Kaka'ako really needs another pumping --
21 sewage pumping station. I can tell you we're living
22 up to our name as far as Kaka'ako because the stench
23 is bad. I don't want it to be known as Kaka-ako. I'd
24 like to be proud of it as 40 year resident. So I
25 thank you for your time. Thank you.

1 PRESIDING OFFICER LEE: Thank you for your
2 testimony. Could you please register in the back.
3 Questions for the speaker? If not, thank you. Is
4 there anyone else who wishes to offer their comments
5 or testimony? Please come forward. Mr. Horvath?

6 THE WITNESS: I'm John Horvath, resident
7 manager of One Waterfront Towers. To just touch on
8 the sewer issues, I've been working with the city and
9 county officials R. M. Towill to figure out kinda
10 what's goin' on. And it's really not a capacity as
11 it is understanding how the system works. There are
12 anomalies withing the system that create negative
13 impacts to the community.

14 There's positive air pressures being
15 generated that cause the stench to back up and
16 produce that foul order which can be mitigated. The
17 pumping station, which this work on Auahi Street
18 seems to be part of, there's cause and effect with
19 that when the pumps are switched on and off.
20 There's, like, belches back through the system
21 causing smells and backups and things, whatever.

22 Basically from what I've seen is they're
23 intelligent diligent people working towards figuring
24 this problem out. It's not like it's an end game or
25 a mind blowing thing to figure out. It's pretty

1 simple. And it will be figured out. But it does
2 need to be figured out before we add any other
3 variables to the equation.

4 I know there's a city council bill or
5 Resolution 13-267 requiring a moratorium on
6 building. I do support that. I think it needs to
7 be addressed. There needs to be a systematic
8 approach to the sewer problem. It's not just a
9 sanitary sewer. There's a big groundwater -- maybe
10 even the ocean water issue.

11 Along South Street we have 2 manhole
12 covers that as we speak thousands of gallons of
13 groundwater are infiltrating the sanitary sewers
14 which is obviously not a good thing.

15 The sewage that enters into Kaka'ako comes
16 as far away as Kuliouou. That's part of the system
17 and I've asked some questions like: How long does
18 it take for that sewage to travel from Kuliouou to
19 Kaka'ako? Is it becoming aerobic? Meaning it's
20 growing. It's festering. It's smelling. It's that
21 issue that's taken place. Haven't gotten answers to
22 those questions. I suggest that they drop some dye
23 down in Kuliouou and track and see.

24 Again, these are the type of things I hope
25 take place and we understand more about the system

1 and what's going on before we continue to impact not
2 only the people that are living here but potentially
3 new people that are gonna come into the equation as
4 well.

5 Think I speak for everybody, the people
6 here. Everybody I think wants a SMART development,
7 a beautiful community. They want all the fringe
8 benefits of that. Let's kind of follow the process
9 of taking care of the infrastructure and answering
10 all these questions first. Thank you.

11 PRESIDING OFFICER LEE: Thank you.
12 Questions for Mr. Horvath? If not thank you very much
13 for your testimony, for working at the City. Thank
14 you. Is there anyone else at this time wishes to
15 testify or offer their comments or testimony? Last
16 call.

17 If not, if there's no other person here
18 wishing to testify at this time, this initial public
19 hearing for the development permit application KAK
20 13-091 is closed. The decision-making hearing on
21 this application is scheduled for January 8th, 2014.

22 On behalf of the HCDA Authority Members
23 and its hard working staff, I want to thank you all
24 for participating in this democratic process. I
25 want to thank the Board Members for all of your

1 homework for being involved and the Applicant for
2 your enterprise and for your determination and
3 diligence. This hearing now stands adjourned. I'm
4 sorry. Scratch that. Tony.

5 MR. CHING: So for members of the audience,
6 on November 16th and 19th we will have additional
7 opportunity for testimony and discussion on a more
8 informal basis. Subsequently we will also have
9 another opportunity, two opportunities, in December to
10 also supplement the record. Thank you.

11 PRESIDING OFFICER LEE: Thank you, Tony. I
12 really do encourage you to participate. We do listen
13 to your concerns. We agonize over them even though we
14 look like, you know, we're not listening. We do take
15 them very seriously. We know that the Project and the
16 community will be a lot better with your
17 participation. Thank you very much. This meeting is
18 now adjourned.

19
20 (The proceedings were adjourned at 2:10 p.m.)

21 --oo00oo--
22
23
24
25

C E R T I F I C A T E

I, HOLLY HACKETT, CSR, RPR, in and for the State
of Hawai'i, do hereby certify;

That I was acting as court reporter in the
foregoing HCDA matters on the 6th day of November
2013;

That the proceedings were taken down in
computerized machine shorthand by me and were
thereafter reduced to print by me;

That the foregoing represents, to the best
of my ability, a true and correct transcript of the
proceedings had in the foregoing matters.

DATED: This _____ day of _____ 2013

HOLLY M. HACKETT, HI CSR #130, RPR #5910
Certified Shorthand Reporter

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4 HAWAII COMMUNITY DEVELOPMENT AUTHORITY
5

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7 COMMUNITY Q&A
8

9
10 November 16, 2013
11

12 10:00 a.m.
13

14 461 Cooke Street
15 Honolulu, Hawai'i
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23 Reported by: Holly M. Hackett, CSR, RPR
24 Certified Shorthand Reporter
25

A P P E A R A N C E S

Executive Director: ANTHONY CHING

Compliance Assurance and
Community Outreach Officer: LINDSEY DOI

Secretary: PATTI YOSHINO

Audio/Video/Secretary: SHELBY HO'OTA

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1 MR. CHING: Good morning, everyone. If you
2 didn't know it's Saturday the 16th. It's just after
3 10 o'clock. My name is Anthony Ching. I'm the
4 Executive Director of the Hawaii Community Development
5 Authority, but today I'm serving as our Hearings
6 Officer. We will be taking in turn -- as I look at
7 our sign-up list, we have people signed up for 801
8 South Building B or Tower B. That will be first up
9 we'll be soliciting public testimony.

10 Then the next one will be for 803 Waimanu.
11 And then just generally I have a subject heading
12 that I'll be taking that in order.

13 After we finish our public testimony
14 portion we will shift to the more informal community
15 briefing portion where there's an ability for
16 interchange.

17 Anyway, based on Authority action on June
18 19 the Hawaii Community Development Authority
19 Kaka'ako Authority authorized the Executive Director
20 to schedule and conduct supplemental public comment
21 sessions. This is designed to augment, not replace,
22 public hearings that have already been scheduled.

23 Typically every third Tuesday in an
24 evening time, evening setting, I would conduct a
25 community briefing. It's a chance to, again, speak

1 informally to staff at that time about upcoming
2 agenda items and items of interest. But at this
3 point we will be taking public comment on two
4 development permit applications that are before the
5 Authority at this time. That's in the Kaka'ako
6 District.

7 All comments received for each of these
8 development permits will be captured by our court
9 reporter and forwarded to the Authority for their
10 review.

11 If you previously provided testimony at
12 our public hearing those testimonies are already a
13 part of the record. There'll be no presentations by
14 the Applicants. However, their presentations and
15 their materials are available at that table on the
16 wall. They're available for viewing at that table.
17 Please do not remove these materials from the room
18 as they are intended for all to view. Unfortunately
19 at our last time one copy seemed to walk away.

20 Our procedure for today is that I'll be
21 taking comments in turn for KAK13-057 which is 801
22 South Street Phase 2, Applicant Downtown Capital,
23 LLC. And then KAK13-091 which is 803 Waimanu
24 Street.

25 After testimony for each Project has been

1 taken I will dismiss our court reporter and we'll
2 discuss informally with all present those questions
3 that they might have had for any agency activities
4 in the format of our regular community briefing.

5 So again and without further adieu, I have
6 a signup list that I'll be taking in order. If you
7 haven't had a chance to sign up, please don't worry.
8 At the end of the list I'll see if there's anybody
9 else who is interested in providing comments.

10 I'd also note for you that consistent with
11 the rules or the procedures at our regular public
12 hearing, each individual is offered 3 minutes to
13 provide their testimony, again, which will be
14 recorded by our court reporter.

15 In the event that you seek to piggyback,
16 we still give you the 3 minutes but we want each
17 person present to give their testimony. So that
18 maintains the consistency of everybody having their
19 shot at doing this and much as the Authority would
20 hear.

21 Of course, we won't stop if there's even
22 more people coming. We will continue to accept
23 testimony. We will do this again on Tuesday at
24 5:30. Okay?

25 So again we'll start off. I'll just

1 briefly introduce that KAK13-057, 801 South Street
2 Phase 2. The Applicant is Downtown Capital, LLC.
3 The Project address is at 801 South Street. The
4 Project proposes to redevelop a partial city block
5 and will consist of multiple structures including an
6 approximately 46-story, 400-foot high residential
7 tower with approximately 480,153 square foot of
8 floor area fronting Kapiolani Boulevard.

9 The tower includes approximately 410
10 units comprised of a mix of 1, 2 and 3-bedroom
11 units. The first story of the tower includes a
12 lobby, lounge, mechanical room, trash room, staff
13 spaces, residential units and open space along
14 Kapiolani Boulevard.

15 The remaining stories floors 2 to 46 are
16 dedicated to residential units. Access to the
17 proposed adjacent parking garage is from the ground
18 floor. It also includes approximately a 10-story,
19 107-foot high parking garage with approximately
20 18,770 square foot footprint fronting South Street.

21 The parking garage is partially surrounded
22 by the existing Honolulu Advertiser Building on the
23 corner of Kapiolani Boulevard and South Street. The
24 parking garage is not attached but is accessible to
25 the residential structure, Tower B, fronting

1 Kapiolani Boulevard.

2 The Applicant proposes a number of
3 modifications which are allowed in our rules for
4 such a Project. Those modifications include 1. An
5 increased building height of 107 feet for the
6 free-standing parking garage from the maximum 45
7 feet allowed.

8 With respect to loading spaces they
9 propose one large and two smaller loading spaces
10 instead of the required two large and two smaller
11 loading spaces.

12 Modification with respect to landscaping:
13 They propose landscaping that is not consistent with
14 what is required for a terrace front frontage type.

15 With respect to fences and frontage
16 type -- I'm sorry. With respect to fences they
17 propose an increase in the fence height along
18 Kapiolani Boulevard to 6 feet from a maximum 3 feet
19 that is allowed.

20 With respect to Green Building standards
21 they propose to, that the building will not meet
22 base qualifications of LEED rating or other green
23 building rating system.

24 With respect to curb cuts, they propose a
25 curb cut that's placed 6 feet 3 inches from the

1 adjacent property line instead of the minimum
2 22 feet required. Then, finally, they propose --
3 with respect to building placement, they propose a
4 build-to line of 22 feet greater than the 5 feet, 5
5 to 10 feet that's allowed. The build-to line is
6 typically the property line along the Kapiolani
7 Boulevard frontage. Again, the requirement would be
8 typically 5 to 10 feet. And they propose a greater
9 setback of 22 feet.

10 Again, I'll note for you as we start this
11 our objective is to hear comments, then try to,
12 well, sincerely hear and then be able to respond or
13 be able to analyze the comments made and then
14 incorporate that into a record for the Authority and
15 as well as for staff analysis.

16 So with that introduction for KAK13-057,
17 my first person wanting to testify, I understand
18 you're going to be doing it in a group, is Stefan
19 Lavallee. Then next it would include Sonny Gay,
20 Ariel Salinas. I'm going to just say, because
21 you're indicating you're going to be sort of
22 testifying in tandem, I'm just going to call your
23 names out instead for recognition: Ron Okamura,
24 Louise Black, Grace Ishihara, Cara Kimura, Ewa
25 Gallegos, Mary Caywood.

1 So just a reminder for each of you you
2 have 3 minutes. Is the PowerPoint an integral part
3 of your presentation? If so I'll wait while you set
4 it up.

5 MR. LAVALLEE: Yes, it is.

6 MR. CHING: So we'll just take a little
7 break until you're ready. "No wine before its time".
8 (pause)

9 So I'll note for you folks that we're
10 videoing the public testimony portion so that
11 there's always a video record. That's just full
12 acknowledgment that you're on camera.

13 I'll note that as we answer questions to
14 make sure that it's said once, the same thing is
15 then given to people who will post it at our
16 website.

17 So the testimony portion is just, if you
18 know our regular hearings are covered by Olelo. So
19 there's a record already. So it sort of augments
20 that same record. So we're not going to post the
21 hearing per se. You can go to 'Olelo.

22 The community briefing portion, what we're
23 speaking more on topics and there's an interchange
24 that would be necessarily at our website. We'll try
25 to edit it so that it fits, so it works just so that

1 you have that advance. Okay?

2 MR. LAVALLEE: Okay.

3 MR. CHING: So let's start, Mr. Lavalle.

4 MR. LAVALLEE: Good morning. My name is
5 Stefan Lavalle. I'm with the group Kaka'ako Cares.
6 We are for affordable workforce housing. However, we
7 oppose 801 South Street Tower B. This morning our
8 group will be doing a presentation covering the Tower
9 B and the workforce affordability sham, profiteering
10 at the expense of the community.

11 We're going to talk about traffic
12 congestion, insufficient sewer flows, insufficient
13 school capacity, insufficient recreation space and
14 safety compromises for our community in Kaka'ako.

15 In reviewing the developer's proposal we
16 have found nine serious errors. I'm sure you've
17 come across them as well. We'd like to highlight a
18 few of them this morning.

19 For example: The income adjustment,
20 according to HUD, the developer's using a household
21 size of 2. It should be .8, 80 percent for the
22 calculation. The developer's using .9. Household
23 size assumption is very generous for the developer.
24 Mortgage insurance premiums are underestimated.
25 Real property taxes are underestimated. Association

1 dues are unbelievably low. And we think they are
2 incorrect.

3 They're underinsured. The developer's
4 also factoring in no homeowners insurance when these
5 applicants get a mortgage. I'm not sure what bank
6 offers a mortgage without somebody having homeowners
7 insurance. Utilities are not factored into the
8 developer's calculations. As far as I know
9 everybody's gonna pay utilities.

10 Another assumption in error we found is
11 that nobody buys a second parking stall, even those
12 1.93 stalls per unit. Tower B is primarily 2 and 3
13 bedrooms. So household of 2 you'd assume they'd
14 have a couple cars.

15 The most alarming error we found is the
16 developer's using an interest rate for their
17 mortgages of 2.9 percent. Currently banks, local
18 banks, are qualifying people for 801 South Street
19 Tower B at 5 and-a-half percent because the
20 building's not developed. They're not gonna give
21 you a mortgage of 2.9. So that's a complete error
22 there. Thank you. Thank you. (buzzer)

23 MR. SALINAS: Good morning. My name is
24 Ariel Salinas. I'm here to talk about some of the
25 affordability aspects of this Project as well. There

1 was a marketing pitch where the developer got the
2 police officer with 10 years on the job, and a teacher
3 who wants to teach in Hawaii but is tired of renting.
4 The young still wanna start a business. What had
5 happened, they ran a full page ad in the Star
6 Advertiser about that.

7 In reality, virtually none of the units in
8 Tower B will actually be affordable for any of these
9 types of families. You can see that the maximum
10 affordable price for somebody making \$65,000 a year
11 is well below any of the 1-bedroom units that the
12 developer has in the building.

13 So we'll provide you these slides for
14 public testimony a little bit later, but I wanted to
15 go into a live demonstration just to show some real
16 examples of what happens with all the generous
17 estimations that the developer's providing. Is that
18 not going to project? (PowerPoint displayed)

19 All right. So this is a map of the
20 building. This shows all the units how affordable
21 they are. Green is good. Red's bad. So the red
22 strip down the middle is a 3-bedroom, 2-bath unit
23 that don't qualify for workforce for the developer
24 because they exceed the maximum size.

25 What I've done with it I went through all

1 the developer's calculations and found all the
2 issues, all the cascading errors, omissions and
3 generous assumptions that they made. If you fix the
4 income scaling issue that Stefan pointed out, you
5 have a building that starts looking like this when
6 you use the right income scaling per the different
7 unit size.

8 You fix the mortgage interest rate 5
9 and-a-half percent, that we actually found that the
10 banks were qualifying for, and the building starts
11 looking like this. Red is bad. Red exceeds
12 140 percent of the area median income. Then right
13 away we're at 48 percent of units that don't qualify
14 for workforce housing. Just fixing two issues.

15 THE REPORTER: Could you slow down just a
16 bit.

17 MR. SALINAS: Yes, ma'am. Then instead of
18 using the underestimate for real property tax and the
19 underestimate for mortgage insurance premium, I'll
20 calculate actuals and I'll show you what happens when
21 you put actual figures over there.

22 Let me start with actuals and the whole
23 building starts -- the red starts creeping down from
24 the higher floor units down to the bottom.

25 Now, homeowners insurance let's put

1 realistic values in there: 50, 45 and 40 a month.
2 You can see affordability starts plummeting. Then
3 if you assume that the 2-bedrooms and 2-baths have
4 one extra parking stall, which is legitimate, starts
5 getting even more red.

6 And then, finally, the last thing I'll do
7 is I'll just put realistic association dues in over
8 here. Because the ones that the developer provided
9 aren't legitimate, and I can prove that if I have
10 enough time. (baby crying) And here's the final
11 picture of the building where you can see primarily
12 this whole building is just red.

13 With the few units that are obstructed by
14 the Advertiser Building, or the few units that are
15 obstructed by the 10-story parking garage have
16 limited affordability for those making under 140
17 percent area median income.

18 I found that the burden to get into the
19 building's about 135 percent just to get in if you
20 factor in realistic assumptions, if you correct the
21 errors that were made and if you don't allow the
22 developer to get away with withholding generous
23 estimates that they are providing to HCDA.

24 So the purpose of this demonstration is
25 just to show the systematic debunking of what the

1 developer provided, 9 errors, omissions or generous
2 assumptions that we correct for. And we can show
3 that virtually the entire building doesn't qualify.

4 They have to meet the 75 percent
5 threshold. In reality there's virtually none of
6 these units actually meet any of the intent of the
7 law of providing affordable workforce housing.

8 So switching back now to the PowerPoint.
9 Okay. I think I got it. In conclusion do not meet
10 even the basic 75 percent requirement of the law.
11 The permit must be denied because asking for
12 density, parking structure, Kapiolani frontage
13 modifications, public facilities modifications, not
14 doing Green Building standards, not providing
15 parking access in accordance with the rules and
16 building placement.

17 It's irregular. It violates the minimum
18 rules that are set to specify the health, safety and
19 welfare of the community. We really feel strong
20 that the affordability of this thing seemed to be
21 the main reason why it was proposed in the first
22 place, and the only reason, the only justifying
23 reason behind modifying or avoiding any of these
24 rules. Thank you for your attention.

25 MR. CHING: Mr. Salinas, I'd like to ask you

1 some questions. You indicated that you can prove that
2 his CAM fees are indefensible.

3 MR. SALINAS: Yes.

4 MR. CHING: You said you could prove it.

5 MR. SALINAS: Okay. I'll prove it. So I
6 went to Tower A. If you assume Tower A has been in
7 the works longer than Tower B, and assume that their
8 association fees are more in line with what's actually
9 gonna -- what's actually gonna be real for the people
10 that are living in there, there are 680 units in Tower
11 A.

12 MR. CHING: 635.

13 MR. SALINAS: Okay. 635. (baby crying.
14 Inaudible). So if you go to each unit, calculate the
15 total association dues per unit and add that up you
16 get \$160,000 a month approximately. So that's the
17 total operational cost estimated for that building
18 Tower A.

19 Now, if you assume that Tower B is gonna
20 be of similar operational costs, it's the same
21 footprint, approximately the same size. Everything
22 is apples-to-apples just about the same. It's just
23 the unit sizes are different. So the property is
24 just about the same.

25 If you assume that those operational costs

1 are going to be comparable within a few percent of
2 each other, which I think is a reasonable
3 assumption, then you do that same calculation,
4 calculate all the listed association dues for each
5 unit and add that up. And you get about \$119,000 a
6 month. What that amounts to is a 37 percent
7 underestimate of the operational costs for Tower B
8 versus Tower A.

9 So I think that that is sufficient proof
10 for HCDA to go back to the developer and back up
11 their claims for their association dues. 'Cause all
12 that they provided was just a number in their permit
13 application. So there's significantly less units,
14 larger size that divide-by-number's a lot smaller.
15 So the maintenance fee the association dues per unit
16 will necessarily have to be higher.

17 So I think that's something that HCDA can
18 perhaps ask the developer for more information
19 about, substantiate. 'Cause from a living in
20 Honolulu and Kaka'ako perspective the \$305 a month
21 for a 2-bedroom association dues seems outrageous
22 for a 2-bedroom with nearly a thousand square feet.
23 And I can e-mail you more specific information if
24 you wish.

25 MR. CHING: I think I understand your point

1 to be that if you compute the dues at 635 units and at
2 410, that there's proportionally less.

3 MR. SALINAS: Yes, sir.

4 MR. CHING: Your assumption is that the
5 operational costs for the building is similar.
6 Therefore you'd be short the difference between --

7 THE WITNESS: 37 percent difference.

8 MR. CHING: Approximately. I just wanted to
9 hear your response. But it's not that you've -- have
10 you researched -- do you know that this developer has
11 actually produced very similar buildings elsewhere?

12 MR. SALINAS: I'm aware. So I looked at
13 1133 Waimanu. The justification for the dues in Tower
14 B where they compared it against 1133 Waimanu and 215
15 King, these are other developments that this developer
16 provided in the past.

17 What I found that the number they compared
18 to for 1133 Waimanu was actually incorrect in their
19 permit. The listed fee in their permit, and I can
20 pull it up -- I don't want to do it. I don't have
21 it on the computer right here. I had it on my
22 computer. It's about 25 to 30 percent less the
23 actual fee than the one that was listed in their
24 permit for Waimanu.

25 For North King it was about 10 percent

1 less. So the developer uses a comparable market
2 analysis; compares their units in this new building
3 to the existing units but they're using the wrong
4 figure for those existing units.

5 So that's not legitimate if you actually
6 go in and you can verify that with a simple real
7 estate search, see what the units listed on the
8 market. They have to list their association dues in
9 there.

10 MR. CHING: Did you, when you looked at your
11 -- did you analysis, did you note a stark difference in
12 the amenities of the various projects? Or were they
13 similar?

14 THE WITNESS: So, yes. The amenities are
15 spartan either way. So there's no pool. There's no
16 real recreation space to talk about. So there's very
17 little -- it's obvious that they've cut costs here to
18 literally stuff all those people in all that structure
19 into such a small area. They necessarily had to, had
20 to pretty much pave over green areas really to even
21 get the people in and out of there with their cars.
22 But what I noticed --

23 MR. CHING: Mr. Salinas, again, the question
24 was: Are the amenities at each site relatively
25 equivalent?

1 MR. SALINAS: So define "amenities".

2 MR. CHING: They're spartan.

3 MR. SALINAS: If you include some of the
4 inputs into an association fee like water service,
5 sewer service and basic cable, which usually gets
6 negotiated for a building group rate, and I suspect
7 perhaps the developer hasn't included those types of
8 fees into their listed association dues.

9 I think that those qualify as amenities
10 because it's a group benefit that you get by
11 purchasing services from the cable company, or from
12 the city as a group rate. So, like I said, I don't
13 believe that the dues that they provided are
14 defensible. I think we have a pretty strong case
15 that they're not.

16 MR. CHING: I think your testimony was that
17 in your analysis you note the difference of 10 to
18 25 percent, correct, at the other similar
19 condominiums?

20 MR. SALINAS: I've noticed errors of 10 to
21 25 percent.

22 MR. CHING: 10 to 25 percent. So they're
23 low, 10 to 25 percent.

24 MR. SALINAS: If you just do a static
25 2-bedroom versus 2-bedroom. If you quantify, if you

1 scale for the actual unit size, the unit sizes in 801
2 South Tower B are about 20 percent larger than the
3 unit sizes across the board in 1133 Waimanu.

4 So typically -- not all the time -- 'cause
5 apples-to-oranges now, your operational costs will
6 scale with your unit size. You have a larger share
7 of whatever the total cost is.

8 So if you actually do that scaling the
9 dues that I calculated are about 570 a month for a
10 2-bedroom. If you correct that initial error and
11 then if you scale it by square footage it's
12 apples-to-oranges up there. I think my most
13 apples-to-apples point is comparing the Tower A
14 versus Tower B.

15 So the point remains that I fully believe
16 that they are understating their association dues to
17 make their affordability calculations look better.

18 I believe the HCDA should have the
19 wherewithal to challenge then and ask them to
20 substantiate, to provide an accounting. (baby
21 crying) Respectfully. That was just one of a
22 series of cascading underestimates and assumptions.

23 MR. CHING: Thank you. Okay. I don't have
24 other questions.

25 THE WITNESS: All right. Thank you for your

1 questions. Who's up next?

2 MR. CHING: I think next I have Sonny Gay.

3 THE WITNESS: Mr. Gay. Good morning and
4 aloha. My name is Sonny Gay. I'm a historian,
5 personal history genealogy. I have a professional
6 certificate from Brigham Young University in Provo. I
7 believe I am the only one in the state that has that
8 credential. I've been doing this type of work for
9 over 60 years. I also worked for the Los Angeles
10 Title -- Los Angeles Trust and Title Company in
11 California.

12 And I'm very interested in the iwi, if
13 there's iwi there. I've been searching the records
14 daily, the land court records and the Mahele
15 records. And I've discovered some interesting
16 things. I'm here to request that a cultural
17 specialist be appointed before any decision is made.
18 Kindest aloha.

19 MR. CHING: Mr. Gay?

20 THE WITNESS: Yes, sir.

21 MR. CHING: Can I ask you a few questions?
22 You indicated that you've done research and you raise
23 the question that is there kupuna iwi present. Do you
24 have indications that there are?

25 THE WITNESS: Highly probable but they are.

1 As an example on one of the pieces of property there
2 the original deed went to a man by the name of Ihu. I
3 believe that Ihu was a chief because that area there
4 is an ili. You had two types of ili. Ili kupuna and
5 an ili ahupua'a. One was a direct grant from the
6 chief. Another was a direct grant from the chief -- I
7 mean the king. So if it's an ili it's nobility.

8 And the other side of the property was
9 Kawaiaha'o. What I found that there was a grant
10 made to the Kawaiaha'o Church under the Mahele. And
11 that property maybe could have been part of that
12 original grant. I'm not sure yet. But the thing is
13 I would like to have that specialist so I could
14 discuss these things with him and clear this up.
15 Because the oldest cemetery in Hawai'i, public
16 cemetery, is O'ahu Cemetery.

17 MR. CHING: In Nu'uaniu?

18 THE WITNESS: Nu'uaniu. That's the oldest.
19 That was created because of demand for people to be
20 buried. So where are these people buried, my
21 ancestors? You see, I grew up in an all Hawaiian
22 community. And there's a cultural belief about the
23 iwi. As an example when why tutu was dying I said,
24 "Tutu, you going make." She said, "Tutu no make
25 because tutu lives with you forever because tutu is

1 within you."

2 So I'm very concerned about this. I'm one
3 of the -- I'm 80 years old -- I'm one of the few
4 Hawaiians that can say I grew up in an Hawaiian
5 community where the language was spoken.

6 MR. CHING: Mr. Gay, if you'll indulge me.
7 You point O'ahu Cemetery is the oldest.

8 THE WITNESS: Yes, that's what I believe.

9 MR. CHING: So is it your point that you
10 suspect that there might be pre-O'ahu Cemetery sites?

11 THE WITNESS: Yes.

12 MR. CHING: That would be at this
13 particular location?

14 THE WITNESS: Yes. I'm in the process of
15 searching all the cemeteries because in the Land Court
16 records it gives the genealogy. As an example, on the
17 building the property went to Kamake'e. And Kamake'e
18 was a Mrs. Pi'ikoi. I believe the delegate to
19 congress Jonah Kalaniana'ole, his name was Pi'ikoi.
20 Then she was a Kamakau. So these are historical
21 names, people that lived, once lived.

22 I don't believe that people die. I mean
23 you know, you see that slogan you know, "gone but
24 not forgotten". I don't believe they're gone.
25 They're not gone and they're not forgotten. They're

1 here and I wanna show respect for these people.
2 Most of all I would like to have this specialist so
3 I can discuss this with him and clear these things
4 up. Thank you.

5 MR. CHING: So the specialist that you
6 referred to is a specialist that would be assigned to
7 and a member of the Kaka'ako Authority.

8 THE WITNESS: Yes.

9 MR. CHING: Are you aware that it's a
10 requirement regardless of whether or not we have a
11 seated cultural specialist, that DLNR has a review
12 responsibility for projects such as this?

13 THE WITNESS: No, I'm not aware of that.

14 MR. CHING: Just please be assured that it
15 doesn't just stop with a cultural specialist that
16 serves on the Kaka'ako Authority, but rather that it
17 is a state law that projects such as this, the
18 specifics be allowed to be reviewed very carefully by
19 the Department of Land and Natural Resources which
20 contains the State Historic Preservation Division
21 amongst others. And they have a responsibility and a
22 process and rules which they're obliged to conduct.

23 THE WITNESS: Okay. And is there anybody in
24 there that I could speak to if I wanted to?

25 MR. CHING: I believe the head of the

1 archaeology section is -- her name is Susan Lebo,
2 L-E-B-O. So again we do have a statutory requirement
3 to review regardless of whether or not we ourselves or
4 the members of the Authority have expertise in a
5 particular area. Thank you.

6 THE WITNESS: Thank you very much.

7 MR. CHING: So next would it be Ron
8 Okamura?

9 THE WITNESS: Good morning. Intuitively
10 when I look at this picture --

11 MR. CHING: Could you state your name for
12 the record?

13 THE WITNESS: Ron Okamura, a Kaka'ako
14 resident. Intuitively when I look at this picture,
15 the pullout section gives me some concern because it's
16 similar to size of where we live now at the 876 Curtis
17 Street. Already for a approximately 200 residential
18 unit we have, like, a backup. And it's off a side
19 street.

20 This pullout is on a major thoroughfare of
21 similar size. And it's servicing residents in
22 excess of 800 plus. So intuitively I think there
23 might be some traffic problems. To date there's
24 been no traffic analysis provided, at least to the
25 community.

1 On November 1st during an evening news
2 telecast the developer's representative Ryan Harada,
3 indicated that a traffic study was underway. We
4 hope that it's presented to the public for at least
5 some kind of feedback before you, the HCDA, makes a
6 decision.

7 To date the only traffic access analysis
8 has been shared to the public. And yesterday I
9 believe a civil engineer by the name of John Caywood
10 sent in an email testimony that points that out an
11 error on the analysis has been made.

12 According to his letter to HCDA, the
13 analysis gives rise to 128 exits at peak morning
14 hours. The Institute of Transportation Engineering
15 that the study references, only relates to or only
16 seeks its validity from determining exits and
17 entries from office building parking structures.

18 Again, I'm not an expert. I'm just kinda
19 relying on the civil engineer that's produced some
20 testimony to HCDA. I wanted to reiterate what he
21 had said to you.

22 The rest of the building's all
23 residential. So in Phase 2, 700+ cars will be
24 coming out of that structure. And there's no
25 analysis on the exit and entries from the building

1 as you can see from the alley that's going into
2 Kapiolani or into Kawaiaha'o Street.

3 So how much will -- how much worse will
4 this traffic become? That's part of, I think, that
5 we have as an intuitive conclusion. Again, we don't
6 have -- I don't have the expertise. So I'm just
7 asking the question because we have concern. That's
8 my testimony. Thank you very much.

9 MR. CHING: Mr. Okamura, can I ask you a few
10 questions?

11 THE WITNESS: Sure.

12 MR. CHING: Can you go back to the previous.
13 So the pullout that you referenced is that one on
14 South Street?

15 THE WITNESS: Yes.

16 MR. CHING: So you're not referencing the
17 driveway that goes off on Kapiolani?

18 THE WITNESS: We have issues with that, but
19 that's not part of my testimony.

20 MR. CHING: So I just want to make sure I'm
21 abundantly clear about your point. Is the error in
22 the analysis that you point out that the threshold and
23 estimate of number of cars at 128 as a threshold, that
24 it's linked to a commercial value and standard versus
25 a residential standard?

1 THE WITNESS: That's my understanding.

2 MR. CHING: And that's the error that you
3 would point out?

4 THE WITNESS: That the civil engineer that
5 sent in their e-mail testimony has pointed out. I'm
6 just reiterating what he said. Again, I'm not an
7 expert on that.

8 MR. CHING: Just to understand. Looking at
9 that slide would you say that the pull-out is intended
10 to service the projects and that we should expect --
11 or what do you think the purpose of that pullout is?
12 Is it egress-ingress?

13 THE WITNESS: I think it's a dropoff point.
14 The major beneficiary to that pullout is Tower A.
15 Although it's part of Tower B there's no visible walk
16 through for people that are dropped off at that
17 pullout to enter Tower B.

18 MR. CHING: Okay. So you would agree that
19 that pullout is not the major ingress-egress for
20 either towers and that you seem to say that it would
21 be a dropoff point primarily benefiting Tower A.

22 THE WITNESS: That's my intuitive.

23 MR. CHING: And that with respect to the
24 major -- and one of your other point on the pullout is
25 that there's no other alternatives to that pullout.

1 It's one in/one out.

2 THE WITNESS: One way street, yes. Well,
3 like Muriel said, it's undersized. It's similar to
4 our pullout which only services 200 units.

5 MR. CHING: Okay. So similar to your guys'
6 pullout. What is the purpose of your pullout at Royal
7 Capital Plaza?

8 THE WITNESS: Drop off.

9 MR. CHING: Drop off. It's similar.

10 THE WITNESS: Similar.

11 MR. CHING: Again it's not an ingress-egress
12 point but a drop off. And it's similarly sized.
13 Okay. Thank you.

14 THE WITNESS: Yes.

15 MR. CHING: Next we have Louise Black.

16 THE WITNESS: (PowerPoint) Thank you.

17 Louise Black. This slide has the most recent
18 information from city (sic) of Environmental Services.
19 They have had meetings during the recent week
20 regarding resolution 13-267. Also at these meetings
21 were the director was of the Department of Design and
22 Construction, another city department.

23 We learned from director of ENV that when
24 they say "conditional approval" they actually mean
25 not enough information to make a determination. So

1 it's not like a real approval. It should, perhaps,
2 be conditional disapproval.

3 Also most of urban Honolulu sewage flows
4 under Kaka'ako to the Ala Moana pumping station at
5 the rate of 40 million gallons daily. The cause of
6 the increasing odors in Kaka'ako is still unknown.

7 Many of the original old and small sewer
8 lines in Central Kaka'ako and near Ward Avenue are
9 in deteriorating conditions. And if you look at the
10 ENV map there are also small, old sewer lines
11 between King and Kapiolani and Ala Moana Boulevard.
12 These are probably in the same, deteriorating
13 condition. They're about a hundred years old.

14 The fourth item here should be pushed up
15 to the left. It's our contention that pending
16 projects should not be approved when conditional
17 approval is not really approval and the odors
18 problem is getting worse. We need to make sure we
19 look out the health and welfare of the community.
20 Thank you.

21 MR. CHING: Can I ask you a few questions?

22 THE WITNESS: Okay.

23 MR. CHING: So when you spoke to an employee
24 of the City Department of Environmental Services, and
25 that the one that told you that conditional approval

1 is not enough information to make a determination, did
2 you mention to him, well, your point that "it's really
3 not an approval then?"

4 THE WITNESS: I didn't speak directly. But
5 one of the members of Imperial Plaza who was at the
6 meeting spoke to Director Kalakina asking what
7 'conditional approval' actually meant. It was her
8 reply that it means "not enough information to make a
9 determination".

10 MR. CHING: And that was a quote from the
11 director.

12 THE WITNESS: Yes.

13 MR. CHING: This is just a question. When
14 somebody says "conditional approval" to you, your
15 impression would be that subject to conditions it's
16 approved. Would that be accurate?

17 THE WITNESS: That would be what I would
18 think. So I was really surprised when I heard that.
19 It really means "not enough information to make a
20 determination."

21 MR. CHING: Okay. The point would be that
22 typically 'conditional approval' as you'll see in many
23 instances, does mean that at this point you're
24 approved but I still need the final information and
25 your final buildout. So that's why it's conditional.

1 But 'conditional' and 'approval' says
2 conditionally you're all right at this point.
3 Although that can change if the information comes in
4 and is different from what's provided.

5 THE WITNESS: But then the question would be
6 when does that information come in? Does it come in
7 before HCDA does the final approval?

8 MR. CHING: Just for general information:
9 So the process typically is Zoning is the first step.
10 And Zoning says: Okay. You're all right in general,
11 land use and density and otherwise to proceed.

12 But then there's other steps to finish.
13 You have subdivision requirements to be met, if
14 there are, and ultimately building permit and code
15 requirements that you only see when the Project is
16 actually constructed.

17 Then the Final when a building is rendered
18 "okay, you're all right fully" is when a Certificate
19 of Occupancy is given. That said, that at this
20 point you've been built but before you can move in
21 "we have to check to be sure everything was set and
22 you have all your approvals." That's just an
23 information.

24 THE WITNESS: I think that once the building
25 is built then can you go in and say, "I'm sorry but we

1 can't approve"?

2 MR. CHING: Actually that *is* the purpose of
3 the Certificate of Occupancy. You must have a
4 Certificate of Occupancy which is the stamp, the final
5 approval. So if a developer is at peril, that if they
6 do not perform according to the conditions that are
7 specified, that they risk not receiving a Certificate
8 of Occupancy. Just general information.

9 THE WITNESS: But this would be after the
10 building's built?

11 MR. CHING: Yes. But cannot be occupied
12 unless that certificate is given.

13 THE WITNESS: Right. But it's kind of like
14 we're going backwards then. They should have enough
15 information to make the determination before the
16 building's built.

17 MR. CHING: And I guess that's why they
18 call it conditional approval.

19 THE WITNESS: Once it's built it's there for
20 a hundred years.

21 MR. CHING: Possibly, yes. Okay. Thank
22 you. Next we have Grace Ishihara.

23 THE WITNESS: Aloha. My name is Grace
24 Ishihara. I'm a resident of Kaka'ako. I would like
25 to point out a few things about the infrastructure

1 about the schools. There's insufficient public school
2 capacity for Kaka'ako developments. And as of the
3 2013 school year there's no more additional room for
4 elementary students at Royal or Queen Ka'ahumanu
5 Elementary Schools.

6 And based on DOE they have asked HCDA to
7 consider public school capacity for Kaka'ako
8 students. And they have also engaged in a dialogue
9 to address the overarching issues.

10 I would like to point out that the state
11 site average for elementary schools is 8.75 acres.
12 And of the 175 elementary schools on O'ahu Royal is
13 the fourth smallest at 2.89. Ka'ahumanu is the
14 twelfth smallest at 4.07 acres. Apparently there's
15 no room for additional portable classrooms for
16 additional students.

17 And the Pohukaina property is an egregious
18 example of one of HCDA's disregard for public school
19 requirements in Kaka'ako District. It is the only
20 state-owned parcel considered as a possible place
21 for a school.

22 However, instead HCDA permitted
23 development for 690 Pohukaina on that parcel which
24 increases school -- with the increasing demand for
25 schools, but eliminating the only viable location

1 for one on that state-owned parcel. I believe that
2 the Kaka'ako residents have the same need for a
3 quality public education as the residents everywhere
4 in the state of Hawai'i. Thank you.

5 MR. CHING: May I ask you a few questions?
6 Would you -- you indicate that in terms of average
7 sizes for schools -- or you did indicate that there
8 are discussions underway with the Department of
9 Education as to what direction they would take with
10 respect to schools.

11 THE WITNESS: According to my source that
12 works at DOE. I have no affiliation with DOE.

13 MR. CHING: Sure. But you did mention that
14 you acknowledged discussions. You acknowledge or you
15 state that a statewide average for elementary school
16 sites is 8.75 acres.

17 THE WITNESS: Hmm-mmm, yes, correct.

18 MR. CHING: And with the smallest, Royal
19 being the smallest at 2.89?

20 THE WITNESS: Yes.

21 MR. CHING: So if we were to take the
22 smallest 2.89 acres for an elementary school, where
23 would you think that school might be located in
24 Kaka'ako? (baby crying) Well, first what agency do
25 you believe is the sole arbiter of school policy? Who

1 makes school policy?

2 THE WITNESS: The Department of Education.

3 MR. CHING: So their challenge, you seem to
4 indicate, is that there's no space at Royal or Queen
5 K, that another school should be developed. And the
6 size of a school is at minimum the Royal, which is the
7 smallest at 2.89, that it would be incumbent upon them
8 to come up with a plan if the average is 8.75.
9 They're gonna figure out how to fit, right? They
10 should wanna fit, right?

11 THE WITNESS: Hmm-hmm, yes.

12 MR. CHING: So they're the ones that
13 understand where there's a need. They're the ones
14 that would understand where to put a school. And it's
15 not HCDA. Would you agree to that?

16 THE WITNESS: Yes. But haven't they
17 approached HCDA to negotiate a place for another
18 public school in the community?

19 MR. CHING: Actually there have been
20 discussions. And really there's a couple mechanisms.
21 One, there's a statutory. So state law that says that
22 DOE has the Authority to establish school impact fee
23 districts. And that once they establish it and they
24 present their analysis as to what they want to do,
25 they can levy -- they don't have to establish rules --

1 they can levy a requirement that X amount or the
2 school be developed by fees being collected and that
3 would be a matter of law.

4 So in that particular case I guess my
5 point is that the DOE has that power, that
6 authority, to make decisions regarding the
7 directions of schools.

8 And we're obliged, any agency because it's
9 state law, would be obliged to follow what they say.
10 So, yes, we're trying to figure out what they want
11 to say and what direction they would like in this
12 particular area because we acknowledge that's not
13 our area of expertise. And it would be, you would
14 acknowledge, that it's difficult to find a 2+ acre
15 site.

16 THE WITNESS: Yes. In our district it is.

17 MR. CHING: But your testimony is that
18 Pohukaina School, the former site, which happens to be
19 3.3 acres, and it's left with 95,000 square feet. So
20 that's just about 2 acres left after the completion of
21 an affordable rental facility for 204 residents or
22 units for sale.

23 So we can agree, certainly, that it would
24 be challenging to find a school site. And that
25 necessarily any school site anywhere would draw not

1 just from Kaka'ako. It would draw from the
2 available population, right?

3 (Witness nods head.)

4 MR. CHING: So this is a challenge that we
5 face in terms of siting schools. And that the DOE is
6 our leader in terms of where and how that happens.
7 They have a tool to say, "Developers, you must pay
8 money impact fee, or donate land," as the case may be.
9 That's a fact. I just want for us to agree that HCDA
10 isn't going to be making those policies. They will be
11 driven by DOE.

12 THE WITNESS: (Nodding).

13 MR. CHING: Thank you. Next we have Cara
14 Kimura or Eva Gallegos or both.

15 THE WITNESS: Good morning. I'm Cara
16 Kimura. We acknowledge there's a lack of available
17 public land, kind of tying onto that school thing.
18 The Mauka Area plan wisely acknowledged that Kaka'ako
19 needs about 60 acres of park space for the anticipated
20 population. And in tandem with this their Mauka Area
21 Rules require the private developers to satisfy part
22 of this need.

23 For Tower B about 23,000 square feet of
24 recreational space is required, proposed as we have
25 shown. But -- and we've pointed this out before in

1 our first public hearing, meeting room 1 is the
2 ground floor lobby.

3 And I know you mentioned that you live in
4 a single-family home. Maybe you or others are not
5 familiar with how condo living is. Your lobby is
6 one of the most busiest places in the building.
7 There's a lot of in and out, hustle and bustle. So
8 although you said it qualifies as a recreational
9 space, we would like clarification as to how it
10 qualifies.

11 By the definitions in the Mauka Area
12 Rules, a 'recreation space' means someplace that's
13 available for recreational use. If you have this
14 lobby that's full of hustle and bustle and in and
15 out, what kind of recreational activities can really
16 go on here? That's sort of what our question is,
17 particularly for children.

18 Also the open areas do qualify as part of
19 recreational space requirement. But the ones that
20 are provided on the existing plan are these little
21 narrow strips of green space that are all adjacent
22 to vehicular pathways.

23 We really want to ask is this really safe
24 for recreational activities? And don't Kaka'ako
25 families deserve a safe recreational area

1 particularly an area that's, you know, large enough
2 to have meaningful recreational spaces?

3 So if you look at what is really available
4 for meaningful recreation that only leaves us with
5 meeting Room 2, which is about 5,000 square feet and
6 roughly 20 percent of the minimum required space.

7 Kaka'ako families are no different from
8 any other families and deserve the same safe and
9 meaningful recreational areas.

10 Next we come to the driveway you had
11 referenced earlier in our traffic discussion. The
12 developers are seeking a modification in order to
13 place a driveway to their vehicular alley 6 feet
14 from the adjoining property line, the Lexus
15 Dealership site. Now, this modification presents an
16 eminent pedestrian hazard.

17 We've all already experienced that even at
18 the existing driveway to the Advertiser lot, which
19 is farther away, we've had near misses because of
20 the height of the surrounding hedges which are only
21 about 4 feet and the inattention of drivers.

22 The fact of the matter is that drivers
23 exiting onto Kapiolani are just more focused about
24 merging into busy traffic than looking at
25 pedestrians.

1 This is an illustration of the area where
2 the proposed location for that driveway is on. As
3 you can see that corner of that Lexus Building just
4 blocks off any kind of view of the pedestrian and
5 the driver.

6 And, you know, I walk around Downtown
7 Honolulu. I know you've proposed putting a flashing
8 light there. But if you walked around downtown
9 enough you know that drivers don't pay attention to
10 flashing lights or beeping sounds, and neither do
11 pedestrians.

12 You know, it's a well-known saying or
13 maybe not so well-known but at Pearl Harbor anyway:
14 "Accidents don't just happen. They are caused."
15 The developer is creating a cause for an accident.
16 (buzzer) Thank you.

17 THE WITNESS: (Ms. Gallegos) HCDA is making
18 decisions that will impact the sustainability --

19 MR. CHING: Excuse me. Can you introduce
20 yourself.

21 THE WITNESS: Oh, I'm sorry. I'm Eva
22 Gallegos. HCDA is making decisions that will impact
23 the sustainability of Kaka'ako. HCDA must be held
24 accountable for those decisions because the
25 community's interests, best interest, is clearly being

1 put at risk. HCDA must deny the development permit
2 for Tower B. That is my testimony.

3 MR. CHING: And I'll ask you a question.
4 Ms. Gallegos, can you summarize, then, why you believe
5 that from a sustainability standpoint the Project
6 Applicant doesn't meet its test?

7 THE WITNESS: There are many concerns that
8 we have as a community, and from my standpoint as a
9 person who's more focused on the health of
10 individuals. There's a laundry list of questions that
11 we have that will impact our well-being and our health
12 in this area.

13 But, again, it's really our, the residents
14 in the area, but also anybody who comes to Kaka'ako,
15 the safety, our safety's at risk with the increased
16 traffic. The lack of schools for both middle school
17 and high school, the traffic congestion, the access
18 to emergency services, although the Queen's Hospital
19 is in walking distance to Kaka'ako area.

20 The hospital itself is, only can
21 accommodate so many people. I've witnessed that
22 firsthand.

23 The sewer capability, the access to nearby
24 groceries, the electrical capability, the lack of
25 child care services, the sidewalks are not -- some

1 areas are not even walkable. We question whether or
2 not the police and fire departments and other public
3 services will have access to us based on the traffic
4 congestion.

5 Our well-being: There are open spaces but
6 these open spaces are limited. And how available
7 will they be when there are thousands of more people
8 added to that area? We see that the planning is in
9 a, is being done in a fragmented approach where one
10 area needs to decide, like HCDA needs to wait until
11 the city has input on it. The city has to wait
12 until Department of Education has input on it.

13 I was very aware, very much aware of what
14 happened about the traffic study when the planner
15 spoke with us and was pretty much set on not doing a
16 traffic study. Maybe a few weeks later he changed
17 his mind but that was after the fact. So some of
18 these decisions need to be made prior to a
19 development being done.

20 MR. CHING: Is it your understanding that a
21 traffic study is being done or is not being done?

22 THE WITNESS: Well, based on the news we
23 understood that it was going to be done. But it was
24 done -- it was -- a decision was made after we had
25 asked for one to be done. But we were told that it

1 was not going to be.

2 So we need more honest dialogue and maybe
3 not such a fragmented dialogue with the developers
4 and HCDA and anyone else who's involved with, you
5 know, creating this Project in this area.

6 MR. CHING: Thank you. Ms. Kimura?

7 THE WITNESS: Yes.

8 MR. CHING: I happen to live in a
9 single-family dwelling. I have five kids. Our
10 popular way for recreation is that we move the cars
11 and we shoot baskets in our driveway because we have a
12 small yard. So that's how we do recreation.

13 If they need a bigger space we typically
14 go down the street and we find an available public
15 park and they'll shoot a round or they'll go play
16 football or the like.

17 THE WITNESS: So you're proposing that --

18 MR. CHING: No, just a statement. Just a
19 statement. You say, and I certainly agree, I don't
20 live in a condo. How do you achieve your recreation?
21 How do you meet your recreational needs?

22 THE WITNESS: Well, we have -- we are lucky
23 enough to have a recreational area, open space. It's
24 called a rec deck. It also has a pool. I don't
25 typically use the pool, but, you know, we do have an

1 area to sit out, cook if you want to. There's a
2 little barbecue area. I might like to also mention
3 it's going to be closer to the 801 South Street Tower
4 B than *my* unit is, and just to congregate.

5 My nephew likes to run around in the rec
6 deck area. It's large enough that he can do that
7 safely. It's not adjacent to any vehicular pathways
8 but he can run around. He can't do that in the
9 lobby. He'd run into somebody or probably cause
10 them to drop something. He might also open the door
11 and run out into traffic. So the rec deck area is a
12 good place for him to play.

13 MR. CHING: So if not at the rec deck how
14 would your recreational needs be met?

15 THE WITNESS: We also have a board room. I
16 know 801 South Street is also providing a board room.
17 But it's another place where, yeah, we have birthday
18 parties.

19 MR. CHING: So your testimony is that your
20 recreational needs would be largely met at your
21 condominium and the rec deck and available board room.
22 You didn't mention going offsite to a park or anything
23 else, but if it's needed you would.

24 THE WITNESS: It's just me though. I'm not
25 an outdoor person. But what I'm submitting is that

1 for Tower B you do have a requirement for a minimum
2 amount of space. And one of them happens to be a
3 lobby. So I just -- I'd like clarification on how
4 that functions as a recreational area. Then you've
5 counted the open space as rec area, but as I've noted
6 it's all adjacent to vehicle access. So is that very
7 safe for recreation?

8 MR. CHING: Just as a point of
9 clarification. The rules that say that, that define
10 what rec space is is uniform for all condos, projects
11 in Kaka'ako uniformly. And that uniformly we ask
12 for each project that they describe or that they have
13 at least 55 square feet of rec deck, a rec space. I'm
14 sorry.

15 And that rec space could include a rec
16 deck in combination that's at aboveground, open
17 space at grade, it includes lobby areas and the
18 like. It includes even the notion -- I don't think
19 it includes lanais, but again there is a definition
20 that is uniformly applied.

21 So would you expect that your project also
22 has a similar computation? Open space would be
23 counted at the lobby and at the green areas
24 downstairs that are not driveways?

25 THE WITNESS: I would expect that.

1 MR. CHING: But notwithstanding that, you do
2 not use it. You're saying you wouldn't expect people
3 to use it if it presents harm or possibilities. They
4 would typically gravitate in terms of use of
5 recreation space to a rec deck.

6 THE WITNESS: Could you repeat that? I
7 don't understand what you're asking.

8 MR. CHING: If all projects compute open
9 space and recreation space and the rules apply to all.

10 THE WITNESS: Yes.

11 MR. CHING: And then so your lobby, your
12 open space, wherever it is at grade, as well as
13 elevated, the rec deck is computed, is all computed
14 typically? Would you agree to that?

15 THE WITNESS: I haven't done the computation
16 personally so I can't agree or disagree. But --

17 MR. CHING: Okay. Let's just say that the
18 rules apply to all.

19 MR. SALINAS: Is this the wrong rule then?

20 MR. CHING: No. I'm saying that the rule
21 that defines what rec space is applies to all
22 condominiums.

23 THE WITNESS: Okay.

24 MR. CHING: Because that rule doesn't just
25 say, "For 801 South." It says, "For Kaka'ako."

1 THE WITNESS: Yeah. But our building was
2 built in 1989. And from my understanding the rules
3 have changed significantly between that time and 2011
4 I believe was the last modification to your rules.

5 MR. CHING: Sure. But during the 1989 we
6 had very similar rules and we can go look at them.
7 I'm just asking that you accept as a general principle
8 that rules regarding the definition and the provision
9 of rec space and definition of open space, that it
10 would apply to all within the district.

11 THE WITNESS: I would hope so.

12 MR. CHING: So you're accepting that it
13 should apply. And then the next thing is that from a
14 practical standpoint, notwithstanding the definition
15 of open space and rec space.

16 THE WITNESS: Okay.

17 MR. CHING: That you would gravitate to the
18 most -- the safest place. So that might be your rec
19 deck or the most comfortable place where you can meet
20 your needs. And you indicated that it *could* be a
21 boardroom in your case.

22 THE WITNESS: Yes.

23 MR. CHING: And it could be the rec deck.

24 THE WITNESS: Yes.

25 MR. CHING: And if you chose to it could

1 also be offsite.

2 THE WITNESS: It could be.

3 MR. CHING: That's my question. I just
4 wanted us to understand. Thank you.

5 MR. SALINAS: Thank you very much.

6 MR. CHING: Next we have Mary Caywood.

7 MR. SALINAS: So are we limited to 3 minutes
8 or not?

9 MR. CHING: Everyone is limited to 3
10 minutes. If I choose to ask questions to get
11 clarification, then the 3-minute time doesn't count.
12 Holly, I think I need to give you a break.

13 (Recess was held. 11:15-11:25)

14 MR. CHING: Okay. Let's get started.
15 Holly, are you good to go? If we could come to order.
16 So now we have Ms. Caywood. Would you introduce
17 yourself and you have 3 minutes.

18 THE WITNESS: I'm Mary Caywood. I'm an
19 owner at Royal Capital Plaza but I don't live here.
20 My units are facing Diamond Head so the new building
21 is not in my viewpoint. I'm just interested in the
22 entire community. Mr. Ching, thank you for giving us
23 additional time for these herrings.

24 On HCDA's website for Phase 2 the only
25 entry for traffic is a memorandum dated July 18th,

1 2013 from the traffic management consultant to
2 Downtown Capital. That's the company asking for
3 this.

4 Most of the memorandum that the developer
5 submitted concerns improvements to Kawaiaha'o and
6 Emily Streets for traffic entering and leaving Phase
7 1.

8 In the access analysis section the only
9 comment on Kapiolani says: "The access driveway on
10 Kapiolani Boulevard is expected to operate at Level
11 of Service A during the AM and PM peak hours of
12 traffic. There's no analysis or support for that
13 statement.

14 The statement is hard to believe since a
15 traffic analysis used by McKinley High School in a
16 Traffic Impact Study in January 2011 said the Level
17 of Service was C for both weekday a.m./p.m. peak
18 hours at the Kapiolani Boulevard/South Street/King
19 Street intersection.

20 In the memorandum a trip generation
21 summary table is also hard to believe. According to
22 the table only 175 vehicles would exit Tower A
23 garage and 128 would exit Tower B garage during the
24 AM peak hour of adjacent street traffic, a total of
25 303 vehicles going out of garages with spaces for

1 more than 1500 vehicles for residents.

2 During the PM peak hours a total of only
3 247 would enter the two garages. That sounds more
4 like retirees coming and going in the middle of
5 winter on the mainland than young workforce people
6 in Hawai'i.

7 Or perhaps that we don't know the
8 demographics represented by this report, but it is
9 not appropriate for Hawai'i. It could be a dense
10 urban area with few parking spaces for highrises.
11 And the memorandum emphasis may be on Kawaiaha'o
12 since it will be difficult to enter and exist
13 Kapiolani so near the South Street intersection.

14 We think traffic problems will start
15 before drivers try to go out of either parking
16 garage. With cars waiting to enter Kapiolani the
17 driveway will be backed up and gridlock could extend
18 to the top floor of the garage. (buzzer)

19 We hope the developer plans to have plenty
20 of fans in the Phase 1 garage to blow away exhaust
21 fumes when the tradewinds aren't blowing. And then
22 a Phase 2 garage is never built.

23 HCDA should require that the developer
24 submit an acceptable traffic analysis before a
25 development project is even considered. This has

1 not been done for Phase 2.

2 Then I wanted to say, HCDA please don't
3 lose your vision for Kaka'ako that you've been
4 developing for 30 years. The cost is too much, the
5 price too high to approve any modifications that
6 lessen the already low standards you set for
7 workforce housing.

8 There's always going to be a need for
9 moderate and low cost housing. Just because the
10 developer waves the workforce housing flag and asks
11 for unsupportable modifications, does not mean that
12 they will solve the need for housing. I could go on
13 and on, but thank you.

14 MR. CHING: Thank you for summarizing. And
15 we have you written comments. I do note your points
16 with respect to the adequacy of the TIAR. Thank you.
17 That's it for the people who have signed up for 801
18 South that I have today. Is there any other person
19 who desires to provide testimony on 801 South Street?

20 Yes, ma'am. Please step forward. If you
21 would state your name any organization that you
22 might represent. And if I could ask that before you
23 leave you fill out one of these registration forms
24 because we keep a record.

25 THE WITNESS: Hi. My name is Daci Armstrong.

1 I live at 626 Coral Street in Pohulani, a low income
2 retiree building. I joined forces sort of with the RCP
3 people because I can remember not too long ago when I
4 had ancy kids and there was a place for them to play.

5 And, Mr. Ching, you're very lucky to have
6 a driveway and maybe space down your block where you
7 can send kids to. But if this building and
8 development goes through the way it's planned with
9 no outdoor play space, I can just imagine there's
10 going to be a lot of mothers looking for mental
11 health help. (laughter) And I would be one of 'em.
12 You know the little current climbers get on your
13 nerves. You've got to have someplace to send 'em.

14 UNKNOWN SPEAKER: Right.

15 THE WITNESS: Do you want to send them down
16 -- "Go down and play in the lobby"? Oh...come.... on.
17 That's absurd! That the first place people see when
18 they come into your building and it's going to full of
19 ancy kids? Gee, what an impression. That's about it.
20 (sighing)

21 MR. CHING: Ma'am?

22 THE WITNESS: Yes.

23 MR. CHING: So I take it you oppose the --

24 THE WITNESS: Oh, I definitely do. I
25 definitely do.

1 MR. CHING: Thank you. Anyone else to
2 testify on 801 South? Please step forward.

3 THE WITNESS: My name is Pamela Wood. I
4 live in the Imperial Plaza. And I'm against this
5 Project. And I hate speaking publically, and you guys
6 know it. I am -- when -- I'm really concerned about
7 the workforce housing. I think the community has been
8 concerned about it from the beginning. (baby crying)

9 We all support the concept. However, the
10 more we've learned about the 2 pages that were added
11 to the reserve housing law which is titled
12 "workforce housing" we have now come to understand
13 that this is -- it's just a license to double
14 density ask for any change to the Mauka Area Rules.
15 And we have no assurance as a community.

16 And what I have learned is until the
17 building is completed and you are trying to issue a
18 Certificate of Occupancy, that's when you can tell
19 the community that by us supporting doubling the
20 density, that we have -- we have provided to the
21 target group the benefit that we as a community are
22 giving up.

23 We're giving up our space. We're giving
24 up our rights, our values, our beliefs, our
25 understandings. And we're giving it to these

1 people. But in the end it may not be even the
2 people that we think we're giving it to.

3 I know this because I called in to Marcus
4 and Associates in July. And I asked if I could
5 purchase one of these units. You see up until that
6 time we as a community believed that 'workforce
7 housing' was going to be 75 percent of that hundred
8 to 140 percent of the median income.

9 What we found out subsequently is that's
10 only for 60 days. And when they talk about
11 workforce housing they talk about workforce-priced
12 housing. You see? So it's the price and the size
13 that creates it to be workforce housing because
14 really it's only for 60 days that it is being
15 offered to this workforce and the owner occupant.
16 But that owner occupant is really tied to the condo
17 law, not to the workforce housing. So people use
18 all these terms. And until we started learning more
19 about things -- and, Tony, there is -- I'm sorry.

20 There is a way that you can find out who
21 is on that buyer's list. And are we really right
22 now in escrow? Are we meeting what the public
23 believes we are meeting in the workforce housing and
24 serving that population?

25 Because I know from my experience. I was

1 licensed as a broker in 1976 and I've done project
2 development and general brokerage sales. I've
3 managed. I've done marketing and I've worked in
4 development. (buzzer)

5 You can find out. We used to have to sell
6 these projects three times over knowing that in 2
7 and-a-half years people were gonna fall out of
8 escrow. We can get a reading who we're targeting
9 before the community is being asked again to give up
10 this open space, this beautiful Kaka'ako that we
11 thought we were buying into. And we do support
12 workforce housing. Just let's do it right. Thank
13 you.

14 MR. CHING: Thank you. Anybody else for 801
15 South? (sic)Hearing no one else for 801 South I'm
16 going to shift to our next development action
17 KAK13-091, 801 Waimanu. I have a bunch of people who
18 have signed up. May I ask is there a Julia Dyer? If
19 you come up you have 3 minutes.

20 THE WITNESS: Just a correction. I think
21 it's 803.

22 MR. CHING: I'm sorry. Did I say that?
23 It's 803 Waimanu.

24 THE WITNESS: So I'm actually --

25 MR. CHING: Could you identify yourself.

1 THE WITNESS: My name is Julia Dyer.

2 MR. CHING: Thank you. Please proceed.

3 THE WITNESS: I'm a resident here. I grew
4 up here. I went away for college but I moved back
5 when I was 25 years old. Basically I'm in support of
6 developing Kaka'ako. I feel that the area simply
7 needs more housing.

8 In terms of the recreational issues my
9 view point is that Hawai'i it's in and of itself a
10 recreational destination. It's warm all year
11 'round. There are a number of different places to
12 go out of doors. But the shortage lies in the
13 housing. People need housing.

14 When I -- just this past year I've been
15 able to come see this direct area and how it has
16 been revitalized. And I'm incredibly impressed with
17 how the arts have come into this area. I got a
18 chance to go see the night market in this area which
19 I was incredibly impressed.

20 I didn't know this was all going on. In
21 my opinion a way to further the revitalization of
22 the area is to provide housing for the people, for
23 people who wannabe here.

24 Honolulu's population is growing. And
25 there's a shortage of housing. It's my

1 understanding that with this development that we're
2 talking about now has been already modified in
3 several ways to appease the people already in the
4 area. It's my understanding that the size has been
5 reduced, the directions, things like that.

6 I think the people who are interested in
7 housing in this area are just interested in making
8 the area better.

9 One of the things about being an urban
10 setting is, I think, is safety is something that
11 people are concerned about, I think bringing in new
12 residents where people are actually living in the
13 area I think will improve that.

14 I think that there's people who wanna take
15 advantage of everything that's going on in this
16 area. And there are people who wanna be closer to
17 it. I think that the people living in this area,
18 more people living in this area would help that.

19 And in terms of recreational space: When
20 I was living on the mainland one of the places I
21 lived where I moved to back to Honolulu from was New
22 York City. So I completely understand that space is
23 a commodity.

24 But I have seen people (buzzer) work in
25 New York, not that Honolulu will ever turn into what

1 New York is, but I've seen people, you know, work
2 with the space that they have and make it a
3 beautiful, beautiful thing. I think that Hawai'i is
4 for everybody.

5 MR. CHING: Thank you. Just for
6 clarification. For the permit for the application at
7 the hand KAK 13-091, 803 Waimanu, do you support,
8 oppose or just provide comments?

9 THE WITNESS: Support.

10 MR. CHING: Thank you. Next we have Cheree
11 Smith. Good morning.

12 THE WITNESS: Good morning. My name is
13 Cheree Smith. I am here to support 803 Waimanu. I
14 have been living in Hawai'i since I started college.
15 The idea of workforce affordable housing is something
16 that I think is really important that Hawai'i lacks
17 in. If it did I would definitely be owning a place
18 right now that I lived in.

19 So I think Kaka'ako, the area, as well as
20 had a face lift. It's definitely a place to go to
21 now. In the past it wasn't. You wouldn't come down
22 here or hang around in this part of Honolulu.

23 I think that it is important to keep it
24 going and bring in housing for the people who work
25 here and who live here and for it to be affordable.

1 So, yeah, I just wanted to take time out of my day
2 today to come and just let everybody know that I'm
3 in support of that.

4 MR. CHING: Thank you. Next we have Cindy
5 Mahoney.

6 THE WITNESS: Hi. I'm Cindy Mahoney. I'm
7 in support of 803 Waimanu too. I have 2 children that
8 live here. One lives way in the back of Hawai'i Kai.
9 The other one lives in Wahiawa. And both my daughter
10 and her husband that live in Hawai'i Kai work in town.
11 And my other daughter works at the airport.

12 And they spend so much time on the road
13 driving and then the cost of gas too, takes up a
14 large part of their earnings. They would love to
15 live down closer to where they work. Of course, I
16 would love to have 'em here too because I enjoy
17 being around them.

18 The other thing is that I live downtown
19 myself. I live there because it's convenient to
20 work. It's convenient to a lot of other things that
21 are going on. And I'm sure that that's one of the
22 reasons that the people who are opposing 803 -- I'm
23 not positive, but I'm pretty sure, I have an idea
24 that they probably moved in this area for
25 convenience of work and things to do.

1 And I think that other people ought to
2 have that opportunity too. There aren't a whole lot
3 of other places where people do work that are going
4 to be -- where else can we grow? Waikiki is taken
5 up. Downtown's pretty much taken up. Many other
6 places are getting really dense too. And it's going
7 to happen. I mean I don't know how you could -- we
8 live on an island. Where else are you gonna go?

9 So I'm hoping that my children will have
10 an opportunity to move in and enjoy living close to
11 where they work, spend time with families eventually
12 and enjoy what downtown has to offer and Kaka'ako
13 has to offer now. Thank you.

14 MR. CHING: Thank you. Next we have Steven
15 Lam. Oh, I'm sorry. For 803 Waimanu Justin Powers.

16 THE WITNESS: Hi. My name is Justin Powers.
17 I'm in support of 803 Waimanu. Originally it was my
18 understanding that 803 Waimanu was going to be
19 developed for workforce housing. And it was gonna
20 give an opportunity for my wife and I to be able to
21 actually own a place and be part of this community.

22 And because there were so much opposition
23 we were denied that opportunity. I know that there
24 was some things that were wrong with the sort of
25 mandates that the building was too high or certain

1 things were not in, like, code I guess.

2 Then I think that they came back with a
3 new sort of idea for development. And it's still
4 being opposed. I don't know if there's always going
5 to be opposition no matter what. Or if once we
6 finally, we finally meet all the terms and what's
7 asked of the development, if they'll actually be
8 given that opportunity to actually start building
9 and will be given that opportunity to actually own a
10 piece of that property.

11 Me and my wife have both grown up here our
12 whole lives, and would like nothing more than to
13 have the ability to be a part of the community. And
14 I don't think it's too much to ask. That's it.

15 MR. CHING: Mr. Powers, would you --
16 because there was some question as to whether the
17 developer would rent or sell, would you be renting or
18 sell?

19 THE WITNESS: Renting or owning?

20 MR. CHING: Yes.

21 THE WITNESS: We'd like to own.

22 MR. CHING: Thank you. Mr. Lam.

23 THE WITNESS: Sure. Good morning,
24 Mr. Ching. My name is Steven Lam. I spoke with you
25 earlier today. I am speaking on behalf of both

1 properties 801 South Street, and 803 Waimanu Street.
2 But since I'm here with opportunity I'm going to go
3 ahead right now.

4 I'm speaking primarily on road structures.
5 As an consumer I drive around. I have a Honda 2013
6 Civic. And I noticed that the transitions of road
7 structures both on public property and on private
8 property transitions from lanes is very dynamic.
9 It's very difficult.

10 I really feel that the Department of
11 Transportation should take a look at that. Not to
12 mention also the policies and regulations that has
13 to be met for other consumers to abide by rules,
14 policies and regulations. Thank you.

15 MR. CHING: Mr. Lam, do you take a position
16 on either of these projects for or against?

17 THE WITNESS: Excuse me?

18 MR. CHING: Do you take a position either
19 for or against either one of these projects or you're
20 just providing comments?

21 THE WITNESS: I've done more research on 801
22 South Street. I've done very little bit on 803 Waimanu
23 Street. I'm supporting both of them at the moment.

24 MR. CHING: Support.

25 THE WITNESS: Yes.

1 MR. CHING: Okay. Thank you. Is there
2 anyone else who wishes to provide comments at this
3 time for either -- well, let's first for 803 Waimanu?
4 Please step forward and state your name. Afterwards
5 if you could fill out one of these.

6 THE WITNESS: Certainly. Good morning. My
7 name's Eddy Johnson. I just want to speak to the folks
8 that came here to support development at 803. I live
9 in Imperial Plaza. Just a few notes. First, I guess
10 for Cindy, you had mentioned about affordability and
11 being close. I think it's your daughter that would be
12 seeking to live there in that area. Again, I opened
13 this up the last time.

14 There's a unit for sale right next to us
15 that's completely affordable that you're more than
16 welcome to move in. There are other vacancies in
17 Kaka'ako that you can move to that are affordable.

18 In terms of safety I think your daughter
19 brought it up, this building -- I don't know if you
20 looked at the drawings -- okay, maybe you're not the
21 lady -- I'm not sure. But the building is right
22 next to where we live. There's absolutely no
23 separation from our living spaces. So it's not
24 going to be safe. Anybody can scale the wall, jump
25 into our lana'i and then walk into our living room.

1 Also I think it was Mr. Powers, I'm not
2 sure if you looked closer at the plans. But for you
3 and your wife and your child to live in any of this
4 new development I think the largest unit may be
5 700 square feet possibly, if that. It's very, very
6 tight. This is a concrete sardine can that they are
7 creating.

8 *And you may or may not be able to get a*
9 *parking space because there's not enough parking in*
10 *that building for the tenants. So I encourage you*
11 *please before you continue to support the*
12 *development, please take a real close look at those*
13 *plans and see what you would be buying into. 'Cause*
14 *I'm not sure you'd wanna live there. I know I*
15 *wouldn't quite honestly. So that's all I have to*
16 *say.*

17 MR. CHING: Thank you. Is there anyone else
18 who wishes to provide comment? Are you speaking on
19 803 Waimanu? You had your 3 minutes.

20 THE WITNESS: Yes. (Ms. Gallegos)

21 MR. CHING: Okay. Then you can.

22 THE WITNESS: Just a rebuttal. Real quick.

23 MR. CHING: Can you identify yourself.

24 THE WITNESS: My name is Eva Gallegos. The
25 terms used that are very common is 'revitalize'. I'm

1 absolutely for revitalization. I lived in Chicago and
2 I lived in the New York area. And I have experienced
3 revitalization in those areas. However, the smart way
4 to do it is to improve the infrastructure.

5 I have seen facelifts. And if you've ever
6 seen them going bad they're pretty bad when they go
7 bad. We don't want facelifts. We want
8 construction, solid construction that's going to
9 sustain Kaka'ako for the long haul beyond our years
10 of even life for the generations to come.

11 Seriously. If you think that Queen's is
12 going to be there for their emergency services when
13 you need them, they may not be there as --
14 physically they'll be there but accessibility is
15 questionable. I see it firsthand every day where
16 people have to wait for services, pediatric
17 children. In fact Kapiolani is now just starting a
18 new structure to accommodate the pediatric
19 population.

20 So just be very careful when you invite
21 thousands of people to an area. Are we going to be
22 able to take care of them? That's part of looking
23 at building a safe and health community. It's just
24 not building buildings. We have to look at the
25 entire thing. Okay?

1 And affordability. If people really want
2 affordability there are units available in all the
3 high-rises that are in Kaka'ako. In fact Royal
4 Capital Plaza has units available that are just as
5 affordable as the incoming residences or buildings,
6 units that are being built.

7 So come into our lobby. We have a list of
8 units and they're just as affordable. You don't
9 have to qualify. I just want to say to the
10 supporters: Think about it. Be open to wanting to
11 sustain and build a community that's going to be
12 safe for your family. Thank you.

13 MR. CHING: Ms. Gallegos, can I ask you how
14 much would a unit be that you speak of and what would
15 be --

16 THE WITNESS: A 1-bedroom at maybe
17 500 square feet would be about 3- at right now market
18 it would be somewhere between 325 and 360,000.

19 MR. CHING: And what would the association
20 fees be?

21 THE WITNESS: Depending on square footage it
22 would range a little bit over \$300 a month.

23 MR. CHING: \$300 a month?

24 THE WITNESS: Right.

25 MR. CHING: Thank you. Is there anyone

1 wishing to provide testimony? Sorry, Pam you already
2 did. (Pam Wood)

3 THE WITNESS: I did on their Project not on
4 803.

5 MR. CHING: Okay. I'm getting confused.
6 (laughter) Can I ask that you fill out the speaker
7 registration.

8 THE WITNESS: I just wanted to make a
9 commented, especially to they -- oh, they left. I was
10 just going to say that really our concerns are
11 infrastructure, especially sewer and roads, sidewalks,
12 pedestrian safety, traffic congestion, street
13 landscaping, things that make a community, things that
14 will benefit the new buyers as well as current
15 residents and things that will sustain the future.

16 So I just wanted to make that comment.
17 And I -- at this point because again we don't have
18 enough information about the plans, there were so
19 many questions at that first public hearing.

20 And hopefully we'll through the website, I
21 would assume, get some of this updated information
22 and answers to the questions that you specifically
23 asked during the first presentation, because it's
24 not a completet project.

25 We don't know. We don't know exactly what

1 it is. So it's hard to decide how you feel exactly
2 about it. Thank you.

3 MR. CHING: Anybody else for 803 Waimanu?
4 Hearing none, then at this point I'm going to adjourn
5 the portion where I take testimony and it's recorded
6 by a court reporter. And I'm going to shift. Last
7 chance for testimony. Okay. So, Holly, thank you.
8 It is 11:52.

9
10 (The proceedings were adjourned at 11:52 a.m.)

11 --oo00oo--
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C E R T I F I C A T E

I, HOLLY HACKETT, CSR, RPR, in and for the State
of Hawai'i, do hereby certify;

That I was acting as court reporter in the
foregoing HCDA matters on the 16th day of November
2013;

That the proceedings were taken down in
computerized machine shorthand by me and were
thereafter reduced to print by me;

That the foregoing represents, to the best
of my ability, a true and correct transcript of the
proceedings had in the foregoing matters.

DATED: This_____ day of_____2013

HOLLY M. HACKETT, HI CSR #130, RPR #5910
Certified Shorthand Reporter

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3 HAWAII COMMUNITY DEVELOPMENT AUTHORITY

4
5 COMMUNITY Q&A

6
7 November 19, 2013

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9 5:30 a.m.

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11 461 Cooke Street
12 Honolulu, Hawai'i

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21 Reported by: Holly M. Hackett, CSR, RPR
22 Certified Shorthand Reporter
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A P P E A R A N C E S

EXECUTIVE DIRECTOR: ANTHONY CHING

COMPLIANCE ASSURANCE and

COMMUNITY OUTREACH OFFICER: LINDSEY DOI

AUDIO/VIDEO/SECRETARY SHELBY HO'OTA

I N D E X

PUBLIC COMMENTS

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Louise Black

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Clara Morikawa

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Steve Lam

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Ron Schwalbaum

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1 MR. CHING: Good evening, everyone. Anthony
2 Ching, Executive Director HCDA. And serving as
3 hearing officer for two dockets that we're taking
4 testimony on today.

5 On June 19, the Authority authorized the
6 Executive Director to schedule and conduct
7 supplemental public comment sessions. Again, these
8 are designed to augment, not replace, public
9 hearings that are already scheduled. I note that
10 every third Tuesday we typically have a community
11 briefing at this time. And it's a chance for people
12 to speak informally to staff about the upcoming
13 agenda and items of interest.

14 So we're looking to supplement that
15 briefing. So we'll be taking public comment on two
16 development permit applications that are before the
17 Authority at this time. So all comments received
18 for each of the development permits will be captured
19 by our court reporter and will be forwarded to the
20 Authority for their review.

21 If you previously testified at our public
22 hearings, those testimonies are already part of the
23 record as will your testimony tonight. There will
24 be no presentations by the Applicants. However,
25 their presentations or their materials are on a

1 table on the back wall. They're available for your
2 viewing. I need to ask you not to remove these
3 materials from the room as they are intended for all
4 to view.

5 So I'll be taking first comments for
6 KAK13-057, 801 South Street, Phase 2. And that will
7 be followed by KAK13-091, 803 Waimanu. After
8 testimony for each project has been taken, I will
9 dismiss our court reporter and then we can discuss
10 informally with you present those questions that you
11 might have for any agency activities in the format
12 of our regular community meetings.

13 Our intention in doing these supplemental
14 briefings is to allow for people to, again, make
15 comments. Our intention as we receive your comments
16 is we're trying to understand what's being said,
17 what issues are foremost in your folks' minds to
18 make sure that we include that. It's my intention
19 to report that to the Authority.

20 Some of the issues in general that have
21 been raised are -- especially for 801 South
22 Street -- that the developer's calculations are
23 incorrect and the units are not affordable. I
24 should note for you that I have a meeting with
25 Mr. Salinas on this Friday morning to go over his

1 calculations.

2 That there's insufficient infrastructure
3 to support more growth. And I think the last time I
4 talked about where the infrastructure is in a
5 particular area, how we get to any determinations.

6 That there's too much density in this
7 particular area. And there was notions about how
8 traffic will get worse and that the curb cut
9 modifications along Kapiolani Boulevard might
10 compromised pedestrian safety.

11 In addition, there are not enough schools
12 in Kaka'ako and not enough park space in Kaka'ako.
13 So these are items that I'll be reporting back on
14 what your comments are and with our own analysis.

15 But certainly, you know, I wanted to
16 demonstrate that we are hearing what your issues
17 are. And we're fairly reporting that back to the
18 Authority.

19 So at this time I'm going to start off
20 with, again, 801 South Street. KAK13-057 and
21 that's 801 South Street Phase 2. I have signed up
22 to testify first Louise Black. You're together and
23 Mary Caywood.

24 MR. CHING: So Louise and Mary Caywood. If
25 you will come forward and introduce who's going to

1 speak first.

2 MS. CAYWOOD: Okay. My voice is not too
3 good today but Louise will take over if I can't
4 finish. Of course this is objection to 801 South
5 Street Phase 2. In reviewing requests from developers
6 for permits to build workforce housing, HCDA may
7 consider modifications to provisions of the Mauka Area
8 Rules section of Hawaii Administrative Rules.

9 Developers hoping to maximize their
10 profits, since that's what developers do, read that
11 statement as anything goes or at least it's worth
12 trying. Since workforce housing rules are new and
13 relatively untried there are as yet few precedent
14 cases to indicate to developers what modifications
15 might or might not be approved.

16 When major modifications were approved for
17 801 South Street Phase 1, the developer was
18 encouraged to ask for modifications for Phase 2.
19 However, trying to squeeze a similar high density
20 Project onto the remaining small portion of a city
21 block calls for extreme major modifications.

22 The developer asked for approval of a
23 10-story 107-foot high parking garage tower in lieu
24 of a 65-foot podium type of structure. According to
25 Mauka Area Rules a podium may be separate from the

1 residential tower.

2 Does the fact that it is a separate
3 structure is not in question. To allow an increase
4 in height from 65 feet to 107 feet is a 60 percent
5 increase, an extremely high amount. Another
6 23 feet and the 65-foot standard would be doubled.

7 By definition "modification" is a partial
8 alteration. To modify is to reduce and extend or
9 agree to change somewhat the form or qualities of
10 something. For residential construction we would
11 probably think of reasonable modification as a few
12 feet in difference or small percentage.

13 The fact that the land area is too small
14 for the Project as proposed is not a valid reason
15 for HCDA to approve a major modification in a
16 structure that's a part of other concerns such as
17 traffic impact on the community.

18 Another modification is the developer's
19 request for a curb cut that's 6 and-a-quarter feet
20 from the adjoining property line rather than the
21 required 22 foot setback from adjacent properties.
22 This curb cut connects the Phase 2 driveway to
23 Kapiolani Boulevard and provides vehicular access to
24 the parking structure.

25 On a measurement basis alone the

1 modification would move the edge of the drive
2 72 percent of the distance closer to the property
3 line. (time buzzer) The resulting location makes it
4 a major hazard to pedestrians and bicyclists as cars
5 leave the driveway and it's part of the critical
6 traffic impact.

7 We hope that HCDA has a rule of thumb or
8 line in the sand to think about in considering
9 proposed modifications, and is willing to set a
10 precedent. Those that -- this extreme an impact on
11 the community should be denied. Any small gain in
12 moderate priced housing over the number of units
13 that could be built without major modifications is
14 not worth the cost to the community. There must be
15 better solutions.

16 HCDA should encourage developers to find
17 more suitable locations for their projects.

18 MR. CHING: Thank you. Can you introduce
19 yourself for purposes of the record?

20 THE WITNESS: Oh. I didn't tell you? I'm
21 Mary Caywood. C-A-Y-W-O-O-D:

22 MR. CHING: Thank you. And if you stay at
23 the table, I'm going to ask some questions for you.
24 Ms. Black.

25 MS. BLACK: To summarize: In responding to

1 community concerns HCDA's answer to the more difficult
2 question is, "We need workforce housing." Of course,
3 we do. We need it and always will need moderate and
4 low cost housing in Hawai'i no matter what it's
5 called.

6 That ongoing need does not excuse HCDA
7 from making enlightened community responsive
8 decisions on proposed construction projects. HCDA
9 makes the rules and makes decisions on the rules.
10 Phase 2 of the 801 South Street is the developer
11 trying to squeeze a too large high-density Project
12 into too small a space in the wrong location.

13 HCDA should deny this Project based upon
14 the major modifications requested as well as
15 community concerns about traffic impact and other
16 infrastructure needs. Thank you.

17 MR. CHING: Thank you. Ms. Caywood, can I
18 ask you a question?

19 THE WITNESS: All right.

20 MR. CHING: You oppose the developer's
21 modification request for 107-foot versus 65.

22 THE WITNESS: Right.

23 MR. CHING: And you note that the curb cut
24 next to the Lexus building is too close.

25 THE WITNESS: Right.

1 MR. CHING: So I ask you if we were to
2 limit the parking garage to 65 feet and move the curb
3 cut, would you support the Project?

4 THE WITNESS: Well, I can't say that I would
5 support it but I don't know that I could object to it.
6 If it met all the basic requirements of Mauka Area
7 Rules it would be hard to object to it.

8 MR. CHING: Okay. Ms. Black, same question.

9 THE WITNESS: It would be moving in the
10 right direction. There are a lot of other
11 considerations involved, but we would welcome any
12 corrections, I guess you could say, or changes to the
13 way it is now.

14 MR. CHING: So you have the same objection.
15 Neither of you mentioned the fact that the tower's
16 400-foot tall. It's 84,000 square foot of lot and the
17 footprint of the tower itself is actually not very
18 great, but in the greater scheme of things. I was just
19 trying to -- is your objection to the height of the
20 parking garage?

21 THE WITNESS: Well, there isn't time in 3
22 minutes to tell you all of our objections. There's
23 the high density of the Project is a concern, and the
24 number of cars and the traffic that would be generated
25 is a concern. But I think the two that I mentioned,

1 which is about all we could tell you about in 3
2 minutes, are the primary concerns.

3 MR. CHING: I would encourage you, you know,
4 because, just because that if you have other concerns
5 that you want to raise, that you can do this in the
6 form of written correspondence. And I know you're
7 very quite clear and concise, Ms. Caywood, when you
8 write. So we would certainly be able to receive and
9 understand what other issues besides the parking
10 garage height and the curb cut modification that you
11 would object to or support or otherwise.

12 Ms. BLACK: I think we were concerned that
13 we didn't want to keep repeating something that was
14 talked about before so we just concentrated on a
15 couple things. But I think perhaps something written
16 to summarize everything that we've discussed at the
17 other hearings would be good.

18 MR. CHING: Sure.

19 Ms. BLACK: Put it all together.

20 MR. CHING: Especially if, again, some of
21 the modifications that are requested relate to the
22 setback along Kapiolani Boulevard and whether it's a
23 6-foot wall versus a 3-foot wall. If you folks,
24 again, if those modifications are, you know, again, if
25 you have great dissatisfaction with them it would be

1 good for us to hear that and then know that then if
2 those modifications were addressed that the Project
3 would then be all right or not. It would still be
4 good for us to know.

5 MS. CAYWOOD: Well, thank you for asking.
6 Actually we even have some advice for the developer
7 because the 6-foot wall I think is there because they
8 have units on the ground floor. I don't think that
9 they need 5 units on the ground floor unless it's just
10 to make a huge profit. Because the space could well
11 be used for some amenities that are lacking in the
12 Project. They could have a recreation room, a card
13 playing room. They could even have a child care
14 center. There's all kinds of things they could use in
15 lieu of 5 units on the ground floor.

16 We have a lot of ideas, but there isn't
17 time to express them. But if you would like
18 something in writing we'll work on that.

19 MR. CHING: Sure. Please know that
20 everything you submit to us will be forwarded to the
21 Authority for their consideration.

22 THE WITNESS: Thank you. We'll work on
23 that.

24 MR. CHING: Thank you. That's if for those
25 people who have signed up to testify on the first

1 docket, KAK13-057. Is there anyone else here who
2 would like to speak on this particular development
3 permit application? Okay. Hearing none, I'm going to
4 move to the next item. This is again KAK13-091 803
5 Waimanu. Again I have 2 people signed up. First is
6 Clara Morikawa. Ms. Morikawa?

7 THE WITNESS: Good afternoon. My name is
8 Clara Morikawa. Building a second multi-residential
9 building next to on already existing one with no space
10 between is like giving anyone easy access to the other
11 property. The open recreation space for 803 is
12 adjacent to Imperial Plaza's 6th floor lanais. I was
13 asked: "Is this allowed?"

14 It appears that developers are no longer
15 concerned about people's safety and welfare.
16 Forewarned is forearmed they say. So having
17 knowingly created, placed us all in this precarious
18 position will the developer be responsible for
19 burglaries or illegal entries? If developers can
20 ask for modifications and exemptions to the rules,
21 by the same token can't HCDA ask developers to make
22 concessions when safety and security becomes an
23 issue in the Project? Isn't this a give-and-take
24 situation?

25 This side-by-side building will certainly

1 diminish the value of our property. Who would want
2 to purchase our apartments when it can be easily
3 accessed from another building? When selecting an
4 apartment this is an important consideration.

5 With only 91 parking stalls for 153 units
6 it is presumed that there will be more pedestrians
7 on our streets. Both Waimanu and Kawaiaha'o between
8 Cooke and Ward are rough and rugged streets which
9 are unsafe and not pedestrian friendly.

10 In certain areas after a heavy rain the
11 street is a puddle from side to side. I do hope
12 that HCDA will make the developer fulfill his entire
13 obligation under the public facilities dedication
14 requirement.

15 The Mauka Area Rules were adopted to
16 protect the general welfare of the community. Under
17 the circumstances we ask that this Project be
18 rejected as it infringes on our right to privacy,
19 security and safety. Thank you.

20 MR. CHING: Thank you. Can I ask you a
21 couple questions?

22 THE WITNESS: Sure.

23 MR. CHING: Asked: "Will the developers
24 give concessions in exchange for modifications?" At
25 this point the developer is not asking for a

1 modification. But I'm curious as to what concession
2 you would ask of the developer.

3 THE WITNESS: I would ask that his building
4 not be placed side by side with ours. It's so scary
5 to have somebody so close to you. All they can do,
6 you can jump over to the one apartment or climb a
7 ladder to get to the other from one building to the
8 other. To me it's very unsafe. Even in a private
9 residence you can't have 2 houses right next to each
10 other.

11 If it was something else other than a
12 multi-residential building, then that's another
13 story. But these are living quarters. That's 153
14 units in that small little building.

15 MR. CHING: With respect to the public
16 facilities dedication the developer is -- has
17 committed to providing all the public facility
18 dedication that he's obliged to by our rules. He will
19 be providing a street frontage improvement. And
20 whatever can't be given he's paying in lieu fee which
21 is calculated according to our rules.

22 THE WITNESS: Right. But it's less -- he's
23 giving less than a third. He's doing less than a
24 third of what is required.

25 MR. CHING: Again, you know, our rules say

1 that if he needs to make certain frontage
2 improvements, which means widen the sidewalk, at that
3 particular area especially in Kawaiaha'o and, of
4 course, on Waimanu side. And so those are counted
5 towards public facility because that's a public
6 facility. A sidewalk.

7 THE WITNESS: Right.

8 MR. CHING: But he has no more public
9 facility to give. So our rules say that when you fix
10 the sidewalk like that and you have no more to give
11 then you can do a cash in lieu. So a cash in lieu
12 because it's a square footage requirement. So he's
13 obliged to pay \$189 square foot price for any area
14 that's short in terms of public facilities.

15 THE WITNESS: Can't he fix the road around
16 his property?

17 MR. CHING: He may very well have to. Let's
18 say as he digs up to make his connection to the sewer
19 he may -- when he does that he may be obliged to,
20 again, pave and repave to the city's satisfaction.

21 THE WITNESS: But that's only a small
22 portion.

23 MR. CHING: Typically public facility
24 improvements in Kaka'ako are done proportionally. So
25 if you have a frontage, that you pay proportionally.

1 If it costs -- if we do a whole stretch you would only
2 pay for that section in front of you. If we did a
3 street improvement --

4 THE WITNESS: You mean half the street? He
5 would pave just half the street?

6 MR. CHING: No, likely the whole street
7 frontage. But in a situation like that if we wanted
8 to repave and curb and gutter Kawaiaha'o Street, for
9 instance, what we would do is we would assess all
10 landowners proportionally according to their frontage.

11 So even Imperial Plaza would have to pay
12 proportionally for that frontage which would be
13 improved.

14 Typically our rules would provide that
15 27 percent of the construction cost is borne by
16 benefiting landowners. That's typically by Rules.
17 It's not guaranteed. So everybody always has to
18 share where if the developer for 803 Waimanu digs up
19 the road for whatever reason, he's going to have to
20 restore the road. And typically they make it that
21 he has to return it to a decent form. So it's at
22 least going to be smooth in front of where he dug
23 up.

24 THE WITNESS: Right. So that means that
25 because 803 Waimanu is what it is and so is

1 Kawaiaha'o, that means they'll never, ever be
2 improved? I mean going this way, you go property by
3 property and everybody says, "No, we don't. We can't
4 do it," or whatever. Then that means it'll never,
5 ever be improved.

6 MR. CHING: You know, I see somebody in the
7 audience that might be able to shed some light on it.
8 But whenever you propose an improvement district in a
9 particular area and you seek to restore the curb and
10 gutter and sidewalks and roads and underground
11 utilities and the like, we've had an experience in
12 this particular area where the impacted landowners
13 objected to the change and the costs and the
14 particulars of the Project.

15 So therefore we abandoned the Project
16 because why go someplace where they don't want you.
17 So I think we're in a situation where we've tried
18 with surveys. We've tried with going door to door
19 and having design charrettes and talking about what
20 frontages could look like.

21 But we could never get that kind of
22 support. And I'm not talking about consensus. I'm
23 talking about support which means people generally
24 say that's a good idea.

25 So we couldn't get that kind of support.

1 So we will not pursue any project that people don't
2 have support for. And I'm not, again, even talking
3 about consensus.

4 So, unfortunately, it would appear that
5 unless there is a design that, you know, or a need
6 that the neighborhood sees as justifying their
7 participation and giving support for a, in large
8 part, legislative project to fix the road. Then,
9 yes, it might not be fixed for some time.

10 THE WITNESS: You know, for 801 South the
11 entry and exist from their property is Kapiolani,
12 South and Kawaiaha'o. And people will be going right
13 through Kawaiaha'o from Cooke to Ward. It's such a
14 narrow little thing, you know, narrow little street.
15 And the traffic is really going to be jambed in there.

16 MR. CHING: Sure. However, I suspect that
17 for 801 South the access points are on Kapiolani
18 Boulevard for Building B. For Building A it would be
19 Kawaiaha'o Street. The South Street dropoff, that's
20 not where you park your car and you can leave the
21 garage that way. That's only a dropoff. So it's
22 primarily Kawaiaha'o and again, Kapiolani.

23 I would suspect that if I were leaving and
24 if I lived there in Building A I would either turn
25 right to go to South Street on Kawaiaha'o and then

1 go that way or left. If I went left I would
2 probably go to Cooke. At Cooke I would turn left or
3 right. Left can get me to the highway and right can
4 get me to Ala Moana.

5 THE WITNESS: Remember you said that because
6 you've been driving Kaka'ako so much and you know
7 where all the heavy traffic is you'll go where you
8 think there's the least traffic.

9 MR. CHING: Mm-hmm.

10 THE WITNESS: Which would be between Cooke
11 and Ward you know, because you think, "Okay. Traffic
12 is" --

13 MR. CHING: Actually I see you folks all the
14 time. So I go home, I go straight up to Cooke and
15 turn right on King Street. I never go down Kawaiaha'o
16 because that's not a short cut for me. It ends up --
17 ending up on Ward is not a good place to be.

18 THE WITNESS: It isn't. Now you're going to
19 have South Street, you're going to have 801 South, and
20 then you're going to have 803 Waimanu.

21 MR. CHING: They would likely go to Cooke.

22 THE WITNESS: Yeah. But Cooke is already
23 jambed. So then they'll go onto Kawaiaha'o because
24 they're gonna try to take the easy way out but it's
25 going to be a stumbling block.

1 MR. CHING: Okay. Again, you know, that's
2 the beauty of having these kinds of sessions that we
3 can have this kind of interchange.

4 THE WITNESS: Right.

5 MR. CHING: I don't expect to convince you
6 otherwise, but we can at least agree on or have a
7 human scale discussion. So actually it looks like on
8 the 'out' is on Kawaiaha'o, the 'in' is on --

9 THE WITNESS: Waimanu.

10 MR. CHING: Waimanu. So out they would have
11 the option to go, again, right to go to Cooke or left
12 to go Ward.

13 THE WITNESS: Ward or that Middle Street.

14 MR. CHING: If they go down Ward likely
15 they'd make a right turn and not try to make a left
16 turn because they would go down. Right?

17 THE WITNESS: Yeah.

18 MR. CHING: Thank you. So next person to
19 speak, signed up for this topic is again Mr. Lam.
20 Mr. Lam, if you can identify yourself.

21 THE WITNESS: Sure. I'll just be within the
22 3 minutes. Well, again, good evening. My name is
23 Steve Lam. I spoke on the Saturday comment, public
24 comment session. I was speaking very broadly on both
25 properties. So after some research I decided to

1 narrow down my property to speak on. And that would
2 be 803 Waimanu Street.

3 From looking at the blueprints the height
4 is the most attention-grabbing thing that anyone
5 will see, especially if you are looking at it from a
6 laptop or computer. Visualizing it, thinking about
7 how it would be when you actually see it physically
8 you might just think that it's not proportional to,
9 say, Imperial Plaza because that's the most
10 important, prominent building established at the
11 moment.

12 Just speaking on that quickly and with the
13 sources that I got on 803 Waimanu Street, that there
14 are various numbers of units available. So possibly
15 thinking about the different stories that can be
16 constructed if there is still time, would be really
17 appreciated amongst the public, myself and I'm sure
18 HCDA.

19 The second thing to take into
20 consideration is also the measurements of the
21 building, requirements, regulations and certain
22 constraints that will go accordingly with HCDA. The
23 measurements are designed by professional engineers
24 I'm sure.

25 However, with my review of just how

1 Kaka'ako has been developing that -- the spaces
2 amongst the different applications, especially since
3 new technology is is coming up, that there might be
4 some issues with calculations especially with a
5 developing economy. That's it. Thank you very
6 much.

7 MR. CHING: Mr. Lam, can I ask you, again,
8 for clarity you said that the height could be adjusted
9 on...?

10 THE WITNESS: It should be taken into
11 consideration if anything, yeah.

12 MR. CHING: So do you support or oppose?

13 THE WITNESS: I still support it. Is there
14 any further questions?

15 MR. CHING: No. Thank you.

16 THE WITNESS: Thank you.

17 MR. CHING: Is there anyone else wishing to
18 testify on 803 Waimanu?

19 THE WITNESS: Unidentified speaker. Yes,
20 I'd like to.

21 MR. CHING: Please come forward. And if I
22 can ask you before you leave to complete one of these
23 speaker registration forms. Thank you.

24 THE WITNESS: Thank you. My name is Ron
25 Schwabam. I'll refer to my notes, here, so please

1 bear with me. I wanted to speak to the 803 Waimanu
2 regarding the developer's plan regarding adequate
3 parking. I don't believe that the developer has an
4 adequate parking plan.

5 There are 91 -- to my understanding there
6 are 91 parking units planned for the proposed 153
7 units. Note that the units for the parking stalls
8 are not conventional parking stalls. I call it like
9 it is "roboto, mechanicalized carousel car conveyor
10 system."

11 To my knowledge I'm not sure if you can
12 fit an SUV in there. But you might need one because
13 you might need the extra space because the
14 apartment's relatively small.

15 There is no parking system similar to this
16 in place in Hawai'i at a residential project of the
17 scale that I'm aware of anywhere. Maybe in a
18 commercial location, a car lot, a gas station,
19 that's different.

20 But residential users, you know, they need
21 to get in and out of their cars. The cars leak gas,
22 oil, battery acid. If your car happens to be
23 spinned over by a car that's leaking oil or
24 transmission fluid, then it might hurt your car
25 finish. I don't know. If I was living there I'd

1 have concerns if I had a car there.

2 Might trip off your car alarm system. If
3 you have a dead battery, good luck. The developer
4 proposes and states that it'll take 90 seconds for
5 people to get in and out of their car. But if you
6 use a car like I do you have flat tires, your
7 battery's died, people like to work on.

8 Them. You need to load and unload your
9 car trunk from Costco groceries, strap in the kids,
10 the babies, the dog -- if they allow dogs there -- I
11 don't know that you, if you're waiting in line for
12 that in 90 seconds on average.

13 So I question these stalls. They're not
14 conventional and I don't think they should be given
15 the same equal rating like a regular parking stalls
16 like others in the area. Because of the system
17 that's not really true improvement.

18 The concern is that 62 residents of the
19 153 won't have *any* parking stalls allocated to them.
20 If they're making 80,000+, which is a lot more than
21 a lot of people I know that have cars, really
22 they're not going to buy a car, want to have a car?
23 There's a BMW's Lexus Mini. They're all around you.
24 But that's a concern.

25 So seemingly they're gonna bring their

1 car, try to bring their car in the area, and get it
2 into other areas, legally, illegally.

3 With so many vehicles going in in the peak
4 a.m. and p.m. hours there may be cars waiting in
5 line on the street with Waimanu, not good, or the
6 large condo at Imperial Plaza, or the large car
7 dealer at BMW in addition to other businesses that
8 use the area.

9 Kawaiaha'o is not much better. Also, I
10 believe the plan was to have a 4-foot trench into
11 the parking system. If there's flooding, sewage
12 backup, power failures, I wish those people luck.

13 I really feel sorry for them getting
14 access to their cars if they're stuck with such an
15 unconventional parking system.

16 These are not parking stalls. I don't
17 what it should be but I would not give them equal
18 rating to a conventional parking stall.

19 My thought was on this Project, this
20 wedding cake design of a building, perhaps should be
21 in another area of Kaka'ako. (buzzer) Maybe HCDA
22 can swap with them. I don't know. But the idea is
23 give it a real parking, maybe put it along the rail
24 line.

25 But something like that along the rail

1 line where people might minimize their need for
2 parking would be better. But that area feels pretty
3 quite filled now.

4 And the other last thing I just want to
5 mention and I'll be brief, some of the pipes in the
6 area's from 1897. I'm not sure about adequate water
7 runoff.

8 If there are sewer concerns whether it
9 merits another sewage pumping station I'm not clear.
10 But I've not heard anything and haven't followed it
11 completely. But if there's a problem and the EPA
12 gets involved and there's fines and the city and the
13 taxpayers will bear the brunt of that. Thank you.

14 MR. CHING: Thank you again. Can you
15 pronounce your last name for Holly.

16 THE WITNESS: S-C-H-W-A-L-B-A-U-M.

17 MR. CHING: Thank you. Ms. Morikawa, you can
18 see a picture there of the -- (cursor adjustment) so
19 this is the 803 Waimanu. So you can see here it's
20 actually lower, a great height here so you'd have to
21 climb up if you wanted to get through. There's
22 another view from the mauka elevation. Again you can
23 see that the difference in height it's lower. And you
24 can see the other side. We asked the developer to
25 flip this building around from a design standard.

1 THE WITNESS: (Ms. Morikawa) That was the
2 first.

3 MR. CHING: So you wouldn't prefer it to be
4 flipped back.

5 THE WITNESS: I don't want it to be right
6 next to us. I mean that isn't right.

7 MR. CHING: Okay.

8 THE WITNESS: You can't have 2
9 multi-residential buildings side-by-side. You know
10 it's not safe. There's no security.

11 MR. CHING: Okay. Is there anyone else who
12 wishes to give testimony on this? Is there anyone
13 else wishing to give testimony on either 803 or 801
14 Waimanu? Okay? Hearing none, I'm going to adjourn
15 this portion of our supplemental public hearing and
16 switch to our community briefing time. It's 6:09.
17 Thank you, Holly. (pau)

18
19 (The supplemental public hearing proceedings were
20 adjourned at 6:09 p.m.)

21 --oo00oo--

22

23

24

25

C E R T I F I C A T E

I, HOLLY HACKETT, CSR, RPR, in and for the State of Hawai'i, do hereby certify;

That I was acting as court reporter in the foregoing HCDA matters on the 19th day of November 2013;

That the proceedings were taken down in computerized machine shorthand by me and were thereafter reduced to print by me;

That the foregoing represents, to the best of my ability, a true and correct transcript of the proceedings had in the foregoing matters.

DATED: This _____ day of _____ 2013

HOLLY M. HACKETT, HI CSR #130, RPR #5910

Certified Shorthand Reporter

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY

COMMUNITY BRIEFING

December 14, 2013

10:30 a.m.

461 Cooke Street

Honolulu, Hawai'i

Reported by: Holly M. Hackett, CSR, RPR
Certified Shorthand Reporter

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A P P E A R A N C E S

HCDA STAFF: PATTI YOSHINO, Secretary
 SHELBY HO'OTA, Audio/Visual

I N D E X

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1 HEARINGS OFFICER CHING: It's Saturday,
2 December 14th. In accordance with action taken by the
3 Authority on June 19 authorizing the executive
4 director to schedule and conduct supplemental public
5 comment sessions, that's our purpose in part for
6 today's meeting.

7 It's designed to augment, not replace, the
8 public hearings that have already been scheduled. I
9 note that we're going to take on the format of our
10 third Tuesday community briefing. And you also get
11 a chance to speak informally to staff about the
12 upcoming agenda for Kaka'ako and any items of
13 interest.

14 So we'll be taking public comment on the
15 one development permit application before the
16 Authority at this time. All comments received for
17 this development permit will be captured by our
18 court reporter and forwarded to the Authority for
19 their review. If you've previously testified at our
20 public hearing, that testimony is already a part of
21 the record. There will be no presentations by the
22 Applicants.

23 However, their presentation materials is
24 available for viewing at the back desk and table.
25 Please do not remove these materials from the room

1 as they're intended for all to view. Our procedures
2 today was that I'll be taking comments for
3 KAK13-091, 803 Waimanu Street.

4 Then after testimony for this Project has
5 been taken I will dismiss our court reporter and
6 will discuss informally with all present those
7 questions that they might have for agency activities
8 in the format of our regular community briefings.

9 I note just as a disclaimer that we are
10 recording the hearing proceedings and so the
11 intention is to create a record that the Authority
12 might have and others might view. If there's no
13 questions I'm gonna take in turn people who have
14 signed up. And if you haven't signed up I'll give
15 you an opportunity.

16 First, we have Clara Morikawa. Please
17 come forward. Given the crowd I'm not even going to
18 impose a three minute on you.

19 PUBLIC SPEAKER: Thank you.

20 HEARINGS OFFICER CHING: Please carry on.

21 PUBLIC SPEAKER: Good morning.

22 HEARINGS OFFICER CHING: Good morning.

23 PUBLIC SPEAKER: My name is Clara Morikawa
24 and I'm with the Imperial Plaza. As one of several
25 neighborhood zones Central Kaka'ako is said to support

1 the continued operation of service businesses such as
2 repair shops and manufacturing or distribution as well
3 as residential mixed-use projects which are defined as
4 "occupied by business operator who lives in the same
5 structure that contains retail activity."

6 Consequently, Rule 62-2 says there's no off-street
7 parking requirement for the Central Kaka'ako
8 neighborhood zone. However, 803 Waimanu is a
9 combination of three small properties projected to
10 house 153 apartments which then becomes a unique
11 situation.

12 And to handle these unique situations rule
13 62-3 reads "When there's uncertainty as to the
14 requirements for a proposed use the executive
15 director will review and determine the applicable
16 off-street parking requirement. The Mauka Area
17 Rules are guidelines.

18 And the Authority was established to
19 oversee and ensure that not only are the rules
20 followed but where there are unique characteristics
21 in projects, that HCDA impose reasonable standards,
22 conditions or requirements to protect the public
23 welfare.

24 Where is the logic in applying a rule
25 which is relevant to one unit and applying it to a

1 project with 153 units? I would like to know. The
2 FAR for Central Kaka'ako is 1.5. The May 2009
3 supplemental EIS said: Many small businesses
4 continue to operate under adverse conditions. And
5 improvements to the conditions will be needed.

6 When HCDA increased the FAR to 3.5 their
7 explanation referred to 57D which reads, "When the
8 Executive Director finds the public infrastructure
9 is adequate to support a project, or where a project
10 would construct improvements to said infrastructure
11 and future developments, then the Executive Director
12 may elect to waive the FAR limitation."

13 What is more important than that which has
14 been overlooked is Rule 57A which applies only to
15 Central Kaka'ako and which reads "This section
16 intends to limit development within portions of the
17 Mauka Area with known infrastructure deficiencies,
18 until such time as availability of infrastructure is
19 sufficient to accommodate the maximum level of
20 development provided for by the Mauka Area Rules."

21 HCDA has publicly admitted, and I quote,
22 "That there has been no infrastructure improvements
23 to wastewater distribution, traffic controls and
24 drainage."

25 The stakeholders in the Central Kaka'ako

1 neighborhood have resisted any improvements to
2 roadways and drainage facilities that would cause
3 the loss of lands typically associated with the
4 construction of city standard roadway facilities.
5 Further, that there is no timetable for any
6 improvements in the Central Kaka'ako neighborhood.

7 803 Waimanu will be making only minor
8 changes to the infrastructure, contributing less
9 than one-third of their public facilities dedication
10 and obviously nothing to improve future
11 developments.

12 So in this case the FAR must remain at
13 1.5. Then perhaps the Project will be properly
14 designed and constructed and we will avoid all the
15 safety concerns that are now envisioned. It was
16 disturbing to find that the Project proposal and
17 illustrations were not very clear and details not
18 finalized before they were brought to the hearing.

19 Many questions were posed by HCDA to the
20 developer who had no specific answers. Will the
21 stormwater cistern have sufficient capacity and
22 where would it be located? The traffic study had
23 not been completed. Will the units be rented or for
24 sale? What are the prices of the units? Who will
25 finance? And there were a bevy of other questions.

1 It is unfair and a disadvantage to the
2 community when we are required to evaluate a project
3 with indefinite plans that will affect our living
4 conditions and our safety. HCDA will be making
5 their final decision in three weeks. And we still
6 do not have the final details on the Project. Thank
7 you.

8 HEARINGS OFFICER CHING: If I can ask some
9 questions.

10 PUBLIC SPEAKER: Sure.

11 HEARINGS OFFICER CHING: That was actually
12 very nice testimony, very clear and concise, and you
13 make a number of points. So in the interest of
14 discussion we'll have some dialogue because, again,
15 it's important for us to have an understanding. You
16 raise questions.

17 In any case, please know that our
18 procedure has been to note the questions that are
19 raised and then respond directly to those questions
20 at the decision-making because we are obliged to.

21 But I wanted to give you the benefit of
22 hearing or having discussion at this point with the
23 court reporter present so that the Authority will
24 know that we had this discussion and interplay.

25 PUBLIC SPEAKER: Could I say something?

1 HEARINGS OFFICER CHING: Sure.

2 PUBLIC SPEAKER: I brought up these points
3 because I thought that if I brought this out at the
4 final hearing....

5 HEARINGS OFFICER CHING: Too late.

6 PUBLIC SPEAKER: That's right. The
7 Authority would already have made their -- mostly
8 would have made their decision. So I thought if I
9 brought it up before that it would be considered
10 rather than just set aside.

11 HEARINGS OFFICER CHING: You know, that's --
12 quite frankly they're obliged to wait until the whole
13 record is made before they make a decision. That
14 includes testimony even received at the
15 decision-making hearing. Although I'm not disputing
16 that this is a good thing that you raise questions.
17 These are similar questions that have been raised
18 before but they do deserve answers. So I was going to
19 take the opportunity to address that.

20 PUBLIC SPEAKER: Thank you.

21 HEARINGS OFFICER CHING: First off, you
22 noted that there's no off-street parking requirement
23 in Central Kaka'ako. And that you noted from our
24 rules that the executive director may impose certain
25 standards on there in a unique situation.

1 PUBLIC SPEAKER: Right.

2 HEARINGS OFFICER CHING: I'm just noting
3 that's your first point. Again, the reason that --
4 and you cited public comments that were made with
5 respect to how stakeholders and tenants in Central
6 Kaka'ako are feeling have been resistant to or not
7 supportive of previous efforts to design some sort of
8 general infrastructure improvement or improvement
9 project.

10 You correctly cited statements that the
11 Agency has issued. So again Central Kaka'ako is a
12 unique situation. Some of these lots are
13 5,000 square feet. And it's very difficult for
14 these small businesses to accommodate required
15 parking on site as well as their physical
16 development.

17 So the 2011 rules, after much, actually
18 approximately eight years of development, concluded
19 that we should allow for the current pattern of use
20 and occupancy to continue to occur in Central
21 Kaka'ako until such time that other changes are
22 made.

23 So part of the HCDA mandate does
24 specifically speak to preservation of some of the
25 uses and activities and patterns of use in places

1 such as Central Kaka'ako. They specifically say
2 that we should look to help preserve that existing
3 pattern.

4 So adopting a no off-street parking
5 requirement in Central Kaka'ako was a measure of
6 that's consistent with what these small businesses
7 typically have to endure.

8 PUBLIC SPEAKER: Okay.

9 HEARINGS OFFICER CHING: And that they
10 typically use street parking or they have parking in
11 the right of public right-of-way as a part of doing
12 business. So you cite to how there's a difference in
13 803 Waimanu in that there's going to be a hundred 53
14 units. And that we should -- and that there should be
15 some consideration of this unique circumstance.

16 In this particular case the unique
17 circumstance is that they're required on any
18 residential development over 20,000 square feet to
19 provide reserve housing. So that reserve housing
20 number we have imposed on them that they must,
21 because that's a part of our rule, that reserve
22 housing units must have at least one parking stall.

23 So notwithstanding the fact that there's
24 no off-street parking requirement in Central
25 Kaka'ako, and 803 Waimanu is within Central

1 Kaka'ako, we have imposed that given that they're
2 required by other parts of our rule to provide
3 parking for reserve housing, that we've imposed it
4 at a minimum they must provide parking for their
5 reserve housing units. Hence there is a parking
6 requirement. We have made that adjustment which is
7 consistent with our rules.

8 PUBLIC SPEAKER: But that is 24 reserve,
9 they have only 24 units that are reserve, right?

10 HEARINGS OFFICER CHING: Yes.

11 PUBLIC SPEAKER: When we talk about Central
12 Kaka'ako it's a special zone. It's comprised of
13 service businesses, small repair shop, manufacturing
14 and distribution. These are all little things.

15 So one lot would have, would take care of
16 the small business. And they have those residential
17 mixed use projects. That is what Central Kaka'ako
18 is supposed to be. I mean that's the way they've
19 described Central Kaka'ako.

20 In that respect they said yes, you do not
21 require off-street parking. But when you
22 consolidate three of these small lots and put up a
23 building with 153 units, what is the logic? How do
24 you say that where you only can have -- where you
25 have one little business so they don't need any

1 parking, they don't need off-street parking?

2 Then you say: Here is this building with
3 153 units and that same rule will apply? It doesn't
4 make sense. Where is that logic? I don't
5 understand. I don't comprehend.

6 HEARINGS OFFICER CHING: I've tried to
7 explain it to you that within Central Kaka'ako we also
8 have Kamake'e Vista, for instance, which is a large
9 residential condominium. It is possible that other --
10 the current character is with 5,000 square foot,
11 10,000 square foot lots it's very difficult to
12 assemble enough land to produce a project from a
13 business point.

14 In this particular case, this is -- and
15 there are 35,000 square foot lots that are in
16 Central Kaka'ako. There are larger lots.

17 PUBLIC SPEAKER: Mm-hmm.

18 HEARINGS OFFICER CHING: And larger holdings
19 such as the Gas Company lot and others. So the rule
20 was intended and there was much discussion which the
21 Central Kaka'ako stakeholders doing rulemaking
22 accepted that the market would determine whether or
23 not a business without any -- which did, chose not to
24 offer off-street parking could survive. So we let the
25 market determine and we let the landowner choose in

1 this particular case. And this was a principle that
2 was accepted by the Central Kaka'ako stakeholders.

3 So while we can have a lengthy discussion,
4 I think I've tried to explain to you that the
5 rationale behind Central Kaka'ako's unique
6 situation, which we did not force landowners or
7 tenants to develop off-street parking, and instead
8 allowed them to choose as they've done over the many
9 years of existence in this particular area. And
10 that the imposition that we have made consistent
11 with rules is to require reserve housing parking.

12 So, again, you gave testimony. You've
13 made particular points. And given the number of
14 people here please allow me to address your points
15 and then afterwards we can also have discussion.

16 PUBLIC SPEAKER: Can I just can make one
17 statement then?

18 HEARINGS OFFICER CHING: Sure.

19 PUBLIC SPEAKER: Suppose there were three
20 other similar projects for Central Kaka'ako. Let's
21 say each one had 150 units. Are we gonna let 450
22 units with no parking spaces? Central Kaka'ako is
23 not, it does not have all of those, the nice roadways
24 and everything. They're all narrow like Waimanu and
25 Kawaiahao. They're all narrow little streets.

1 To have 100 -- like this one 153 units
2 with no parking -- well, Mr. Mola said he's going to
3 have 91. Okay. But still to interpret it that way
4 I think is wrong.

5 How can you have anybody with a -- let's
6 say a combination of three properties because it's
7 less than, like, a hundred fifty units, they all
8 will have free parking -- I mean off-street parking?
9 Nobody is required to have a parking space for their
10 people? It doesn't make sense.

11 HEARINGS OFFICER CHING: Since you asked to
12 make a statement I'll leave that statement as is. The
13 next point is that with respect to the public
14 infrastructure determination. You've said that, and
15 you've quoted, that there hasn't been an improvement
16 project and district in Central Kaka'ako in recent
17 times. Again that is certainly true.

18 In the public facility or infrastructure
19 determination I noted the distance in feet from
20 Cooke Street for hooking up to wastewater. I've
21 indicated there that 1) There's no shortage of
22 drinking water. There is not a power utility
23 question being available.

24 There is not -- and given the proximity of
25 a major transmission or distribution line on Cooke

1 Street that that's not a consideration; that the
2 existing character in Central Kaka'ako is a lack of
3 curb and gutter. And because of that that they're
4 required to manage all stormwater runoff onsite.
5 That's a very typical requirement when you do not
6 have a public facility, the curb and gutter, to take
7 away and manage storm water.

8 You question that the cistern will not be
9 accurate or adequate. At this point typically
10 zoning is the discretionary approval that says
11 whether or not according to zoning rules a building
12 or activity can be granted.

13 Subsequently, down the line, especially at
14 building, prior to granting a building permit, the
15 developer must present engineered solutions to
16 demonstrate how X number -- and he must have an
17 engineer's plan -- that indicates how much a
18 structure will produce in terms of runoff, and then
19 the accompanying engineering determination that the
20 cistern system will be adequate. But cisterns are
21 not, you know, a revolutionary technique. They're
22 actually an accepted engineering technique.

23 But I wanted to tell you at this time we
24 do not get into the engineering details at this
25 point. That occurs prior to the granting of any

1 building permit. The next item that you bring up is
2 the minimal contributions then by the developer. I
3 think I've noted certainly the public facilities
4 formula is quite straight forward.

5 He's going to meet with a combination of
6 making roadway improvements or frontage improvements
7 and contribution of those frontage improvements as
8 public space. Again, that's by formula and by the
9 rule. And then in accordance with the rule because
10 he has no more space to or land to give up that he
11 is allowed to do a cash in lieu contribution. You
12 say that that's a minimum contribution to public
13 infrastructure.

14 A typical condition on any landowner
15 throughout Kaka'ako is (1) If we make an improvement
16 on the infrastructure in the area it's typically
17 funded by the Legislature. And that we're required
18 to, by law, to establish a rule that says how each
19 specifically benefiting landowner must
20 proportionately then contribute to the improvement
21 Project.

22 So whether or not and over and above the
23 public facility dedication fee that any developer
24 must pay in accordance with rule, when and if a
25 public improvement project is designated for this

1 particular area, the landowner will be required by
2 rule to proportionately pay for a share of that
3 improvement.

4 And just for your general information. In
5 times past and other improvement districts
6 throughout the district, that equates to about
7 27 percent of construction cost. The rest of the
8 costs are borne by state tax dollars because it's
9 deemed to be in the public interest.

10 So I'm just answering your question as to
11 is he getting off by just paying a minimal fee and
12 will not have to participate in any future
13 improvement district project that would improve curb
14 and gutter and other utilities. I think I've
15 answered that that by rule he will be required, as
16 will all, and way of frontage on the street that
17 would be improved.

18 PUBLIC SPEAKER: It wouldn't be him that
19 will be paying. It would be the people who bought the
20 units, right?

21 HEARINGS OFFICER CHING: He's indicated that
22 it's gonna be a rental. And it's a rental --

23 PUBLIC SPEAKER: Oh, it's all going to be
24 rental now?

25 HEARINGS OFFICER CHING: He's indicated

1 either for sale or rental. In the event it's a rental
2 certainly he will have a continuing stake. But you
3 see that's true whether or not it's the original
4 developer or the people who live there.

5 If and when we did an improvement on
6 Waimanu, I'm sorry to say or Kawaiaha'o probably
7 more likely, then Imperial Plaza residents would
8 have to pay a proportional share of that improvement
9 if it benefits the property.

10 PUBLIC SPEAKER: Right.

11 HEARINGS OFFICER CHING: So whoever is there
12 has that responsibility. Next, in terms of you say
13 that there's -- the details presented by the developer
14 and subject to questions that the Authority raise of
15 the developer, that you say that that presents an
16 incomplete picture for decision-making.

17 PUBLIC SPEAKER: Right.

18 HEARINGS OFFICER CHING: I just have to,
19 again, offer that the questions about: What is your
20 intentions? Are you going to keep it for sale or for
21 rent? And they raised the possibility that they
22 might want to use the other units as reserve housing
23 credits to be sold, bartered with other developers.

24 And the questioning that followed simply
25 has to do with, you know, if you do that there's

1 certain requirements such as the parking
2 requirement, that will have to be met.

3 With respect to what's before us it's
4 quite clear that we have a 153, 65-foot high. We
5 have sufficient design presentation and concept here
6 that we understand what the Project is.

7 The final detail as to whether or not he
8 rents it, sells it as reserve housing or rents it as
9 reserve housing is actually immaterial to the
10 consideration of whether or not you can have 153
11 units.

12 PUBLIC SPEAKER: But isn't, like, the façade
13 still not definite? The front, the frontage? There
14 are 10 townhouses that will be -- that you'll access
15 from Kawaiaha'o or Waimanu. Can you imagine people
16 accessing from Waimanu and Kawaiaha'o? Waimanu is a
17 service street.

18 Kawaiaha'o is irregular. It's rough.
19 It's narrow. There's so much traffic going by. The
20 street has -- I mean it's not safe for pedestrians.
21 There's people sleeping in cars or homeless sleeping
22 in cars, sometimes between the cars.

23 You have graffiti on the walls. It's not
24 a safe street. I don't walk on the street after
25 sunset. I never have.

1 HEARINGS OFFICER CHING: Ms. Morikawa, I'm
2 going to -- certainly I will accept that, but please
3 know that how the Project design and the developer
4 choosing to have front doors and stoops on street
5 frontage, that's a project design choice. It isn't
6 something that we would, that our rules speak to.

7 Our rules don't forbid that somebody could
8 have front doors for their units on the street
9 frontage. There's just no prohibition for that.
10 That's a project design issue. That's a choice of
11 the developer.

12 PUBLIC SPEAKER: But wouldn't they be afraid
13 for the people that buy?

14 HEARINGS OFFICER CHING: You know, again,
15 I'm not trying to be argumentative, but in Central
16 Kaka'ako in any situation while the law might say:
17 Okay, you can build something," but if nobody buys it
18 then that's the market determination, right?

19 So somebody choosing to build something in
20 a particular manner is subject to the rules that
21 say: Is that appropriate in that exact location?
22 We do not get into should you be--shouldn't you be
23 having less front door stoops? Or shouldn't you
24 have this or that? That's beyond what government
25 does. We cannot regulate -- we can't regulate

1 stupidity. We can't regulate logic. It's on the
2 landowner to determine what it is they want to do.

3 And then within the overall framework of
4 what they want to do as it applies to the zoning
5 rules that are in place, we're obliged then to say:
6 Does it fit or does it not?

7 In this particular case unfortunately the
8 developer does not request any modifications or
9 variations from the rule. He's operating within the
10 rule. So we're obliged to treat it as if it is any
11 other request.

12 Whether it's within the rule or not we
13 have to look at it and then we have to determine is
14 it within the rule. If so we would have to be -- we
15 have to have a basis for then saying: Here it is.
16 Here's the facts. It's within the rule. Or here it
17 is. These are the facts. It's outside of the rule
18 and therefore it's discretionary. We can't grant.

19 But he's making no such request. As I
20 have no vote it is, you know, it makes it very
21 difficult for one to make a case that this
22 application *should* not be approved. It is within
23 the rules.

24 So with that, please know that our court
25 reporter has captured your points in detail. If I

1 haven't addressed or at least provided some light on
2 the questions that you raised, we can certainly talk
3 about it more. But this discussion will be reviewed
4 by the Authority. So, thank you.

5 PUBLIC SPEAKER: Thank you.

6 HEARINGS OFFICER CHING: Again, I thought
7 your testimony was very concise. It spoke to your
8 points very well. Thank you for doing that.

9 Do we have anybody else signed up? Since
10 fair is fair I'm not going to be running a clock.
11 Can you just identify yourself for the court
12 reporter.

13 PUBLIC SPEAKER: I'm Paula Tadaki. I live
14 in Imperial Plaza. Clara was very, like you said,
15 very clear. She was very detailed. And you answered
16 a lot of questions, but I just wanted it to be on
17 record my feelings of the Project. Okay. It's real
18 simple.

19 My main concern or one of my concerns with
20 the proposed Project is the number of off-street
21 parking stalls provided. Believe it or not Clara
22 and I did not get together on our testimonies but
23 this is just my feelings. Ninety-two stalls for 153
24 units. That means 61 units will have no parking.

25 CLRsearch.com stated that in 2010 the

1 median vehicles per household in Honolulu was 1.7.
2 We are not New York City, San Francisco or even
3 Amsterdam where people bike, walk, and use public
4 transportation. You may say that is where we want
5 to be but in reality we are not there now and nor
6 will we be there in 2014 or 2015.

7 Where will all the cars park? If you
8 check Kawaiaha'o Street or Waimanu Street there's no
9 on-street parking or not much. Why does the Mauka
10 Area Rules say: There shall be no off-street
11 parking requirements for Central Kaka'ako
12 neighborhood zone?

13 Is it because it is intended primarily for
14 industrial or mixed-use and the density or FAR
15 should be 1.5? I know you addressed it but I just
16 throw that out again. Thank you.

17 HEARINGS OFFICER CHING: Thank you. Is
18 there anyone else who would like to provide comment?
19 Thank you for filling out the sheets.

20 PUBLIC SPEAKER: My name's Eddie Johnson.
21 I'm from Imperial Plaza. Good morning, Director.

22 HEARINGS OFFICER CHING: Morning.

23 PUBLIC SPEAKER: I guess like Clara said
24 we're, you know, kind of waiting for some answers back
25 on things. I know in the end you're going to prepare

1 a presentation to answer most of them. Again, I have
2 that same fear that it's kinda like too late in order
3 to influence the board's decision.

4 So I guess in my first testimony I kinda
5 mentioned about some of the inconsistencies in the
6 drawings. I guess I'll call out the drawing, A,
7 A-2.3; A-4.3 and A-5.1 where you have the floor plan
8 elevation at the building information model.

9 Floor plan seems to indicate walls facing
10 the Imperial Plaza and some windows. And the
11 elevation seems to depict all windows and a little
12 bit of wall at the stairwells.

13 The VIN model also seems to indicate it
14 doesn't match either one of those. So while I know
15 you guys don't want to get too much into the design
16 and engineering of it, I want to believe that the
17 façade and how that façade may influence adjacent
18 properties would be one of the concerns of the board
19 in terms of making their decision.

20 I would also ask because of the
21 inconsistency would that not dictate some sort of
22 re-submittal so that we could get a better idea of
23 exactly what is the building going to look like with
24 respect to how it's going to truly affect the
25 neighbors?

1 Additionally, there's incompleteness in
2 terms of the landscaping. Yeah, they do show some
3 trees and indicated some shrubs in the elevations.

4 However, it doesn't really show exactly
5 what's going to happen particularly if the
6 developer's going to utilize complete storage of the
7 stormwater and use that stormwater to irrigate the
8 landscape.

9 I think it's essential that they show
10 exactly the amount of landscaping that's going to be
11 provided in this Project. I appreciate you,
12 Director, bringing up that question regarding the
13 stormwater management and the methodology.

14 Just running a few quick numbers here,
15 looking at what could potentially be the worst case
16 for a stormwater event for one month of
17 approximately 1 and-a-half feet or 18 inches of
18 stormwater accumulated. If you multiply that by the
19 site area it's approximately 30,000 cubic feet,
20 which is a lot of water.

21 If you look at the demands of the
22 landscape that he has, he has approximately 34 trees
23 and approximately a thousand square feet of lawn
24 which equates to, I don't know, the water
25 requirements for his landscape, maybe it's

1 1200 cubic feet. So he's got about 29,000 cubic
2 feet of water, stormwater, that he has to retain and
3 cannot emit to the stormwater system.

4 So what does that look like? I looked
5 into the City code. Apparently the maximum height
6 for any sort of storm water management retention
7 system can only be 8 feet. So again it goes to --
8 this would be a significant change in the drawings
9 without getting into the engineering, but in terms
10 of what happens with the subsurface, the interaction
11 with the parking that he's proposing.

12 I think it certainly deserves a rework and
13 a presentation to the board to give them a true
14 understanding of what it's like to store
15 30,000 cubic feet of stormwater on the site. And
16 you can only store it for so long and it does go
17 septic.

18 The general rule for detention is only
19 about three days, then you have to release it. So
20 then you're talking treatment to the water. If he
21 treats the water will that then effect the
22 landscape?

23 Additionally, there's some concerns if
24 he's using that water to irrigate the recreation
25 areas, and he's using chemicals and so forth to keep

1 the water acceptable, how might that affect the
2 residents when, I don't know, their small dog starts
3 licking the grass or something? I'm not sure.

4 But to me I know that there are some
5 fairly strick health rules in terms of the quality
6 of water that can be used for irrigation whether it
7 be stormwater, gray water or otherwise.

8 The other thing I wanted to bring up, and
9 I don't think it's been addressed, and I know the
10 design board had some comments on it. I still wanna
11 stick to my guns with respect to proximity of the
12 building.

13 In my earlier testimony I mentioned that
14 there's very few buildings that are within 30-foot
15 standoff of another residential building. Well, if
16 the recreation area is considered residential space,
17 this has zero standoff.

18 There is no place in all of Honolulu, in
19 all of Hawai'i where there's zero standoff between
20 public space -- between residential spaces which
21 draws me to the landscaping plan. There's a
22 narrative in there. Basically it says the
23 recreation deck can be used for large gatherings,
24 dinners, et cetera, and that sort of thing.

25 And I don't believe the architect has

1 taken a close look at the acoustical effects that
2 may cause additional harm to what this building is
3 already doing to the adjacent site. Essentially his
4 courtyard's a bathtub.

5 And I'm not an acoustical engineer but
6 I've been in the business long enough to know that
7 if you put one person down there and they speak it's
8 going to bounce all over the place and shoot right
9 up towards the adjacent property.

10 There are some noise limits that the city
11 has imposed and the state has imposed. Typically
12 they're at speaking volume. I would wonder if a
13 large gathering of folks were to get together with a
14 couple beers, have a good time, how that might
15 affect the adjacent properties.

16 We were fairly successful in stopping the
17 scooters driving through the streets. My thoughts I
18 think deserve some consideration. I would ask the
19 board when they look at their charter, because you
20 had mentioned here that it doesn't make business
21 sense to put a project in place because it's just
22 not -- it doesn't make any sense.

23 But I want to believe that the HCDA is
24 looking at it from a community perspective, not a
25 businessman's perspective because the charter of

1 HCDA is for the community's benefit. So, again, I
2 would ask they look at what the true meaning of HCDA
3 stands for. And I believe it's the 206E HRS, if I'm
4 not mistaken.

5 Then just the other points, and again
6 going back to the community. You had mentioned
7 that, yeah, there's -- he can pay, the developer can
8 pay to not have to develop parklands, et cetera.

9 While the monies may go to the broader
10 public, and I understand that that's great, again
11 with the community in mind how is that monies will
12 never go towards our park nextdoor? I don't see an
13 extension of our park.

14 So I don't see any direct benefit to the
15 immediate community for what the developer's paying
16 to not have to develop that space.

17 Just one other point that you had
18 mentioned to Clara as well as to Paula that the
19 board reviews it for the rules. If it's in the
20 rules there's nothing we can do. But I don't
21 believe that's true. I believe most of the language
22 does not have the word "shall" in it.

23 I believe there's certain terminologies
24 you "shall do this," or you "may". That is what
25 allows the board to exercise discretion. The

1 65 feet, for example, is an allowable. It's not a
2 mandatory. So while he may be in the "allowable"
3 it's the board's discretion to decide: Does this
4 make sense? Does it follow our charter? Does it
5 follow the core values of HCDA?

6 So I just have a real problem with that.
7 It just seems like it's being explained as if the
8 board has no choice with this particular
9 development. I would argue that it does because
10 they do have discretion in many attributes of this
11 particular building. Thanks for giving me more than
12 3 minutes.

13 HEARINGS OFFICER CHING: Since we had the
14 discussion with Clara, and I wanted to be sure that's
15 on the record and you raised several points. Please
16 allow me to go through that. First, can I ask again.
17 You started off. You showed the floor plans. You
18 referred to A-5.7.

19 PUBLIC SPEAKER: I did point to A-2.3 is the
20 floor plans floors 5 through 7 I think or 5 and 6.
21 Then A-4.3 the elevation that faces the condominiums.
22 Unless I'm reading it wrong there appears to be some
23 inconsistencies. The floor plan -- and it could be
24 just choice of scale -- I'm not sure -- but it appears
25 to be a wall in the floor plan. Then in the elevation

1 it shows something quite different. As you know I
2 appreciate your comments with respect to requested
3 draperies on the new development. Will that be
4 provided?

5 This is a very intimate setting, you know.
6 It's, again, probably not much farther than being
7 this wall to where we could potentially have
8 residents right there. I'm not sure what reviewer
9 guys saw. But I review drawings every day for
10 acceptance.

11 To me I would kick it back and say, "You
12 know what? What do you mean? Is this glazing? Is
13 this a wall? What is it?" Because it significantly
14 impacts the adjacent property.

15 Think you got a block and white there.
16 I'm not sure. The color ratio a little bit
17 different. But there's, again, some inconsistencies
18 there. They do a little crop-out at the very end to
19 make sure they're blocking a certain area there.
20 But doesn't seem consistent. I think they actually
21 show kitchens if I'm not mistaken on the floor plan.

22 HEARINGS OFFICER CHING: Maybe you can --
23 after this we can go over it and you can point out
24 the --

25 PUBLIC SPEAKER: Sure.

1 HEARINGS OFFICER CHING: -- the
2 discrepancies that you see in the elevations. I'm not
3 necessarily seeing it but I want to understand for
4 sure.

5 PUBLIC SPEAKER: No problem. (pause) I did
6 have one other point, Director.

7 HEARINGS OFFICER CHING: Sure.

8 PUBLIC SPEAKER: The methodology or the
9 systems for the cooling, the AC, it has the entire
10 rooftop filled with photovoltaic. Is there going to
11 be a compressor farm? He's gotta have something. It
12 does not seem to be depicted on the drawings.

13 Again, this is from an acoustical
14 standpoint not only for the new residents but for us
15 as well. He's gotta have something. Those
16 compressors have to reside somewhere. I just don't
17 see it. To me that is pretty significant in terms
18 of appearance and effect on the adjacent property.

19 HEARINGS OFFICER CHING: Let me try speak
20 to -- you raise questions about the elevations and
21 we'll go over that just so that I can understand it.
22 With respect to the landscaping plans at this point
23 since these are still early drawings and subject to
24 further review, especially before it goes to -- gets
25 clearance on the building from the Building

1 Department, I would guess that they're not final
2 drawings.

3 PUBLIC SPEAKER: Oh, I know they're not. I
4 understand that.

5 HEARINGS OFFICER CHING: Then with respect
6 to your concern about the plan and design for the
7 system and your notes about maximum heights for
8 storage facilities and requirements for treatment,
9 that's certainly something that at this point again,
10 as I would pose can't be built until he shows that
11 it's an engineered appropriately and that there is a
12 specific plan.

13 That's something that perhaps from our
14 standpoint, just so that you know, we review
15 building code stuff. So the plans come back to us
16 to see if it's for our sign off on the development
17 permit. That's something that perhaps we can
18 address as a condition in the development permit.

19 You mentioned proximity of buildings and
20 very few buildings being in this particular
21 situation. Unfortunately, I have a direct comp on
22 that kind of distances.

23 It occurs on Kalakaua Avenue or Beretania
24 Street, there's Hale Ikena which is a senior rental
25 project. My uncle happened to live in there so I

1 visited that site. It's back into the Holomua
2 project which is located on Kalakaua.

3 If you were to go look from the other side
4 of the street into there you would see it's very
5 much likely even closer than what we're talking
6 about here.

7 So when you say "very few" unfortunately
8 if there was a ban or a clear rule that you cannot,
9 you know, in terms of distances then certainly
10 that's something that would be something for us to
11 apply.

12 But at this particular point, and it's
13 unfortunate, there does not seem to be that kind of
14 Best Practice that's employed elsewhere or even
15 covered by our rules.

16 So I'm just obliged to say, you said, and
17 I think your words were exactly "very few".
18 Unfortunately if there is, an exception is typically
19 of if there are there are. If there's a complete
20 ban then there's, certainly it would speak against
21 practice to have things so close, but I hear your
22 point.

23 With respect to that and the acoustic
24 impact: When Imperial Plaza was built that blank
25 wall, 45 foot high, was put up on the property line.

1 And your neighbors were obliged to deal with that
2 because that was allowed at that particular point.

3 Mr. Mola initially came forward with a
4 plan that showed an equivalent blank wall up against
5 the Plaza. I suspect that that would remove all
6 doubt as to any acoustic impact or the like. So,
7 you know, it is hard for me to say this, it gives me
8 no pleasure to say, but you have a choice at this
9 point as I see it. And this is only my opinion,
10 that the developer could build a facing wall, a
11 blank wall with no openings. And I believe that's
12 allowed by law anywhere on the property line. You
13 could be looking at a blank wall versus the rec
14 deck.

15 PUBLIC SPEAKER: He showed us that proposal.

16 HEARINGS OFFICER CHING: So in that
17 particular vein that blank wall would eliminate,
18 quote, "acoustic impact" of any rec deck that's
19 located next because you have a blank and there's no
20 rec dec. So it would be as provided. And, again, I
21 understand that's a difficult choice.

22 Those are things that certainly the
23 Authority should wait to hear from you folks as to
24 whether or not, which is a preference, should it go
25 forward. Then that's something that we can

1 certainly insist on. But I take your comments that
2 there are impacts of having activity, human activity
3 next to, in proximity to each other. I just have to
4 let that stand.

5 PUBLIC SPEAKER: Would you agree that in the
6 rules the 65 feet is written because it's allowable
7 that it's discretionary?

8 HEARINGS OFFICER CHING: I would agree with
9 your interpretation that it's a maximum allowance and
10 that there can be discretion given and it has to be in
11 a total view.

12 PUBLIC SPEAKER: Right. That's what I was
13 trying -- when we went through the first development I
14 think you were kind enough to come out and take a look
15 at the situation. I go back to my towering effect.
16 The effects are the same, just not as many people.

17 I guess my question what's the criteria
18 for the discretion? Because you don't have a vote
19 I'm searching for what the board may use as their
20 criteria to make their decision on this knowing that
21 the language from the effects of the larger tower
22 would not change for the smaller one.

23 It would be the same thing basically. I
24 forgot what the board had said in their summary, but
25 it was basically unacceptable, would have

1 detrimental effects on the adjacent property, et
2 cetera.

3 It seems to be the same situation, just
4 not as many people. So I guess my question is how
5 many people does it need to affect before it's, you
6 know --

7 HEARINGS OFFICER CHING: There's no doubt
8 there's effect in terms of proximity. I think the
9 difference between the two applications was a 250-foot
10 tower is clearly a tower.

11 PUBLIC SPEAKER: Understand. Understand.

12 HEARINGS OFFICER CHING: But a 65-foot
13 structure is a 65-foot structure.

14 PUBLIC SPEAKER: Understand, yeah.

15 HEARINGS OFFICER CHING: So again tower
16 spacing doesn't come into play. So that's why in the
17 other case clearly there was impact and effect from
18 the tower spacing. It was a discretionary ask as to
19 give that additional height which we declined to.

20 So in terms, again, there's still impact
21 whether it's a 65-foot building or a 250-foot tower
22 I understand that there's impact. But, again, we
23 cannot apply a tower rule, spacing rule, against a
24 65-foot building.

25 PUBLIC SPEAKER: I understand. I understand.

1 I was just hoping the board scratches their head and
2 does, "Hmm, this sort of has the same sort of effects,
3 it's just not as many people."

4 HEARINGS OFFICER CHING: I think your
5 statement should stand for itself. That is the truth
6 of it that there are impacts and effects. And, again,
7 there are only hard choices for me to offer.

8 PUBLIC SPEAKER: I understand.

9 HEARINGS OFFICER CHING: You noted that
10 there's no direct benefit for the immediate community
11 on the public facility dedication fee. That's also a
12 situation where typically the public facility
13 dedication fee is that -- okay. If you got the land,
14 you give us land we try to aggregate it into a park
15 type situation.

16 If you don't have the land you can't force
17 it from them. They don't have the land. So there's
18 an in lieu fee. If you noted, though, any
19 improvement district is heavily underwritten by the
20 state Legislature.

21 I indicated that even -- and that's
22 consistent throughout, small, big or sideways, the
23 formula typically does not place the full cost and
24 share upon the landowners.

25 PUBLIC SPEAKER: I understand.

1 HEARINGS OFFICER CHING: Again, 27 percent
2 of construction costs typically is a small fraction of
3 the overall costs. Even though there's no direct
4 benefit, again any improvement district would seek to
5 benefit all at largely the state's expense. So that's
6 not likely to be satisfactory to you.

7 PUBLIC SPEAKER: When I hear HCDA I just
8 look for the definition of community and the extent of
9 it. If we're going project by project, you know,
10 could it be narrowed? Because if the developer was
11 forced to do something on the building it certainly
12 would influence its shape and size, et cetera.

13 So in my view it looks like buying that
14 off to avoid having to reconfigure anything rather
15 than saying, "I'm a good guy. Tell you what, I'm
16 going to give you the \$300,000 to do a park
17 somewhere." That's all. I know where you're coming
18 from.

19 HEARINGS OFFICER CHING: You know in terms
20 of design and in terms of we do look at the building,
21 any development, must make sense and meet certain
22 guidelines. It's not just: Okay, if you build a box
23 and there's no windows and it's 65 feet high, that's
24 fine.

25 But this particular developer has shown

1 his determination in coming back very quickly with a
2 design that does, quite frankly, allow for
3 fenestration or openings appropriate for each one of
4 the units.

5 And it's done in a way that it is -- this
6 is no endorsement -- but it is efficient because it
7 does seem to work. It's very similar to what was
8 done on that rental project on Beretania Street
9 especially with this setback and the way -- it's
10 easy to produce a building that meets all building
11 code in terms of openings and the like. I'll just
12 leave that.

13 PUBLIC SPEAKER: I know it relates probably
14 to the LEED requirements. I know he's trying to -- I
15 guess that's why I go back to his comment, his window
16 or in pursuant of the LEED credits and introducing the
17 outside air into the space, proposing floor-to-ceiling
18 sliding glass doors. But I don't see that in the
19 plans. I don't see it in the elevation, quite
20 honestly. So it's not clear to me even from a LEED
21 perspective. I know you guys don't get into that.
22 But it seems inconsistent from the drawings.

23 HEARINGS OFFICER CHING: Unfortunately the
24 LEED requirement is only on state buildings. So we
25 can't require private development that has no subsidy

1 or no participation to produce to that particular
2 standard.

3 You did also mention the PV plans. From
4 my understanding PV requires transformers to step
5 the power up and down depending on the particular
6 situation. And those installations are not
7 typically governed by us, but I hear your admonition
8 to check, be more concerned about acoustic problems.
9 That might be related to it. That's something just
10 for us to be cognizant of.

11 I think that the standard for PV
12 construction would not come from us. It would come
13 from being allowed by HECO and a contractor
14 following contracting laws in terms of installing
15 that.

16 PUBLIC SPEAKER: I guess it wasn't so much
17 the PV. I guess it's where does the developer intend
18 to put the compressors? Doesn't look like there's not
19 much room.

20 HEARINGS OFFICER CHING: Although I'm not
21 sure the compressor's the term. I think it's
22 transformer.

23 PUBLIC SPEAKER: Not for PV but for AC.

24 HEARINGS OFFICER CHING: Yes.

25 PUBLIC SPEAKER: The transformer, of course

1 for the PV I know that's located somewhere. He's got
2 to cool the building, especially those many units. Or
3 is he suggesting to have individual window units? I'm
4 not sure. But it doesn't look like there's enough
5 room for the mechanical on the roof at all. It's not
6 depicted on the drawings. I suspect he's going to
7 place it on the roof because he won't put it on the
8 rec deck.

9 HEARINGS OFFICER CHING: At the heart of
10 this -- again this is the purpose for this informal
11 type of discussion and I can accept comments back from
12 anyone in the audience -- is given that there's a
13 private property interest which he possesses, given
14 that there are rules saying: "Okay, you can do
15 certain things in this particular area," and he's
16 provided that, and given that there are impacts from
17 your guys' perception, this is two logical things.
18 1 -- and again hard question: Which do you prefer? A
19 blank wall or the rec deck?

20 Then 2. The larger question I think you
21 asked: How can you influence the Authority? Is
22 that what suggestions from a design side or from a
23 logical side would you make to still allow someone
24 to exercise their private property interest and
25 right to do as they please within rules and

1 mitigating impact upon you folks.

2 I'm not asking that answer be given now,
3 but certainly we're going to have next week Tuesday
4 at 5:30 you'll have another shot at this. But if
5 you can offer suggestions as to how the developer
6 might mitigate and how -- what conditions that you
7 feel the Authority should impose which does not
8 trample over his private property rights.

9 You asked me what could you guys come up
10 with that would make the Authority want to do and
11 employ discretion. I think I'm trying to answer
12 that.

13 PUBLIC SPEAKER: Okay.

14 HEARINGS OFFICER CHING: That if you can
15 make certain suggestions looking as closely as you
16 have at his design to mitigate effect. Those are
17 things that, you know, are that's certainly allowable.
18 We're required to look at it from a very specific
19 analysis as to, you know, in terms of conformance with
20 rule. Believe me we also look from a code standpoint
21 too: Does this make sense? Can this be built?
22 Therein lies our responsibility.

23 So, again, if it occurs to you and don't
24 wait until next week Tuesday, if you come up with
25 those ideas as a group or individually, please just

1 communicate that to me directly. And I'll include
2 it in the record as a suggestion.

3 If you do that before Tuesday and then we
4 can have some discussion as that what that might be,
5 certainly the fact that this record is going to the
6 Authority. And certainly that staff is obliged to
7 do its analysis that we would have the benefit of
8 those comments.

9 I'm sincere in saying that if you do have
10 those comments or suggestions that we would
11 entertain them. This is the time to entertain them.

12 PUBLIC SPEAKER: Could I just ask one more
13 question? In the rules there's no clear definition
14 between a loft and urban block other than height
15 allowance. It seems like the frontage rules apply
16 both in the same way the open space requirements are
17 the same. The only difference is that a loft has a
18 limited height of 45 and urban block goes to a
19 hundred.

20 And I'm just wondering if the intent of
21 the rules because of the word "allowable" was
22 included, that perhaps due to the industrial kind of
23 area that we're in that they were thinking more loft
24 type buildings in this particular area rather than
25 the urban block which typically do rise higher.

1 It's post war type concept. It wasn't very
2 successful. Mostly urban block was the result and
3 remains left over public housing in a lot of areas.

4 But I guess that would be first and
5 foremost one of my suggestions would be to look at
6 the loft option which would reduce the density of
7 the building. Could be very nice, quite honestly.
8 I just throw that out there off the top of my head.

9 But the rules don't, if you call it "loft"
10 this is your restriction. If you call it "urban
11 block" it's that. It's only in name only. There's
12 no other salient requirements.

13 HEARINGS OFFICER CHING: I need to give my
14 court reporter a break. So why don't you hold on to
15 that thought, we'll just take a quick break and then
16 we'll start again. It's 11:07. We'll take a short
17 break for convenience. You're off the record now.
18 (Recess. 11:10).

19 HEARINGS OFFICER CHING: We're back on the
20 record. This is a supplemental public hearing for
21 KAK13-091, 803 Waimanu. At this point and it's 11:15,
22 at this point is there any other persons wishing to
23 provide testimony on this subject?

24 Hearing none, or seeing no requests then
25 I'm going to close the formal portion of our

1 supplement hearing and shift to our informal staff
2 briefing. It's now 11:15. Thank you. So we're
3 adjourned.

4
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6 (The proceedings were adjourned at 11:15)

7 --oo00oo--
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C E R T I F I C A T E

I, HOLLY HACKETT, CSR, RPR, in and for the State
of Hawai'i, do hereby certify;

That I was acting as court reporter in the
foregoing HCDA community briefing on the _____ day of
_____ 2013;

That the proceedings were taken down in
computerized machine shorthand by me and were
thereafter reduced to print by me;

That the foregoing represents, to the best
of my ability, a true and correct transcript of the
proceedings had in the foregoing matters.

DATED: This _____ day of _____ 2013

HOLLY M. HACKETT, HI CSR #130, RPR #5910
Certified Shorthand Reporter

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY

COMMUNITY BRIEFING

December 17, 2013

5:30 a.m.

461 Cooke Street

Honolulu, Hawai'i

Reported by: Holly M. Hackett, CSR, RPR
Certified Shorthand Reporter

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A P P E A R A N C E S

Executive Director: ANTHONY CHING
Compliance Assurance
and Community Outreach Officer: LINDSEY DOI
Secretary: PATTI YOSHINO

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I N D E X

PUBLIC COMMENTS

PAGE

Clara Morikawa

5

Eddie Johnson

10

Wayne Takamine

20

1 HEARINGS OFFICER CHING: Good evening. It's
2 5:30. My name is Anthony Ching. And I'm serving as
3 hearings officer for the Authority. The Authority
4 action in June of this year authorized the Executive
5 Director to schedule and conduct supplemental public
6 comment sessions. These sessions are designed to
7 augment and not replace public hearings that have
8 already been scheduled.

9 In addition, they serve to piggyback on
10 third Tuesday community briefings that we typically
11 have had for the past year at least, if not more,
12 where it allows staff an opportunity to speak
13 informally and answer questions from the community
14 about the upcoming Authority agenda and items of
15 interest.

16 We'll be taking public comment on the
17 development permit application before the Authority
18 at this time. That is KAK 13-091 803 Waimanu. All
19 comments received for the development permit or this
20 development permit will be captured by a court
21 reporter, that's Holly right here, and forwarded to
22 the Authority for their review.

23 If you've previously testified at our
24 public hearing those testimonies' already a part of
25 the record. There'll be no presentations by the

1 Applicant. However, their presentation materials
2 are available for viewing at the back table. Please
3 do not remove these materials from the room as
4 they're intended for all to view.

5 So I'll be taking testimony on KAK 13-091.
6 After testimony for the Project has been taken, I
7 will dismiss our court reporter and will discuss
8 informally with all present those questions that
9 they might have for any agency activities in the
10 form of our regular community briefings.

11 With that in mind, again, I will be giving
12 you 3 minutes to discuss. We've had extended
13 discussions on this. Typically, just for your
14 information, I do take notes and we tried to
15 incorporate concerns as best we can to conditions as
16 appropriate. So today we have Ms. Morikawa. So if
17 you can come up and identify yourself for the
18 record. And please provide your statement. Good
19 evening.

20 PUBLIC SPEAKER: Good evening. I'm Clara
21 Morikawa from Imperial Plaza. The proposed 803
22 Waimanu Project is a urban block type building which
23 is allowed in Central Kaka'ako with exceptions. It
24 will be a mass built boundary-to-boundary without any
25 distinctive character and not in any way enhancing the

1 character of our neighborhood. The proposed Project
2 is a 153 multi-residential building which will be
3 built immediately next to the Imperial Plaza Townhouse
4 with only inches separating the two buildings.

5 Its 5th floor recreation space and
6 apartments will be adjacent to the Imperial Plaza's
7 6th floor apartments and lanai's so close that
8 anyone can easily access the other property. Our
9 rights to privacy, security and safety will be
10 jeopardized. And we will no longer feel safe to
11 leave our lanai doors open to let in the fresh air
12 and breeze. Our safety net will be gone.

13 All the residents in our townhouses facing
14 803 will daily be exposed to their voices and
15 activities. In comparing the two proposed projects
16 by MJF Development we find that the number of floors
17 was reduced from 27 to seven eliminating 20 floors,
18 but the number of units dropped only by 64 from 217
19 to 153 making this a very dense building.

20 A reduction in the number of units would
21 not only reduce the noise level, but it will be a
22 safer environment for their residents. Could this
23 be done? Two multi-residential buildings
24 side-by-side creates an unsafe environment because
25 in the event of a fire it will be difficult for the

1 firemen to access either building. And it will
2 impede their ability to handle the fire from either
3 Kawaiaha'o Street or Waimanu Street or both. Being
4 so close a fire could also readily jump from one
5 building to the other.

6 It was suggested to me that perhaps an
7 open lane or walkway be created between the two
8 buildings for easy access by firemen and for their
9 residents as well, similar to the DAB report.

10 At the same time it will be separating our
11 two buildings and eliminating the fear for our
12 safety and security. Could this be incorporated?
13 Regardless whether safety was an issue, I was told
14 that unless it was in a give and take situation a
15 developer could not be asked to make any
16 concessions.

17 Quite to the contrary, Rule 15-217-4 says
18 the, "The provisions of the rules are minimum
19 requirements for the protection and promotion of
20 public health, safety and welfare. Satisfaction of
21 the minimum requirements does not mean that a
22 decision-maker cannot impose additional requirements
23 where appropriate."

24 Developers must care and be respectful --
25 (Timer buzzer)

1 HEARINGS OFFICER CHING: Please continue but
2 summarize.

3 PUBLIC SPEAKER: Developers must care and be
4 respectful of the environment and the lives of the
5 people who will be affected.

6 For approval by HCDA the Project must not
7 only be consistent with the Mauka Area Rules but the
8 proposal must also protect, preserve or enhance the
9 desirable neighborhood characteristics and that it
10 be compatible with the planned use of the
11 surrounding area.

12 In view of these and other objections
13 earlier made, I feel that HCDA cannot approve this
14 project at this time. Thank you.

15 HEARINGS OFFICER CHING: Ms. Morikawa, I'm
16 sorry, can I ask you a question?

17 PUBLIC SPEAKER: Sure.

18 HEARINGS OFFICER CHING: With respect to
19 your request for a fire lane, you understand that
20 typically that fire lane because -- do you understand
21 that the Plaza Tower is to your property line?

22 PUBLIC SPEAKER: You mean ours? Yes, it is.

23 HEARINGS OFFICER CHING: So then you would
24 be requesting that this fire lane be entirely taken up
25 on the side or the property of the MJF?

1 PUBLIC SPEAKER: Yes.

2 HEARINGS OFFICER CHING: And you believe
3 that's reasonable?

4 PUBLIC SPEAKER: Well, because he is
5 building it, you know.

6 HEARINGS OFFICER CHING: I think he's coming
7 second. That's what it means. Okay.

8 PUBLIC SPEAKER: But we were developed under
9 separate rules, weren't we? Because we were --

10 HEARINGS OFFICER CHING: There's similar
11 zoning regime. And so --

12 PUBLIC SPEAKER: And we're also under --
13 we're not in central -- our Imperial Plaza is not
14 Central Kaka'ako. It's outside.

15 HEARINGS OFFICER CHING: I'm just asking if
16 you consider it fair that you're built to the property
17 line that you would request a fire line that's
18 entirely to the benefit of both properties, in your
19 opinion, and you would have it all on the adjoining
20 neighbor's property?

21 PUBLIC SPEAKER: Yes, because *he's* coming
22 in.

23 HEARINGS OFFICER CHING: Thank you. That's
24 all I have signed up. Is there anyone else?
25 Mr. Johnson.

1 PUBLIC SPEAKER: My name is Eddie Johnson.
2 I'm here, of course, to oppose, but I'm also here to
3 kind of follow up on earlier testimony this week on
4 Saturday where the Director kinda indicated to perhaps
5 offer some suggestions that we might have outside of
6 what we've typically been testifying for.

7 HEARINGS OFFICER CHING: Please proceed.

8 PUBLIC SPEAKER: So with that, haven't had a
9 lot of time for some research, but it appears that
10 from your very earlier presentation you had on
11 reserved housing that there's about almost 1700
12 reserved housing units that are proposed to be built
13 within Kaka'ako.

14 I believe that estimate was with the
15 earlier MJF Development of -- and I'm not sure how
16 many they had -- but it was quite a bit more than
17 what they're offering in this new development.

18 This new development's offering 24
19 reserved housing. That number, if you look at it,
20 is about 18,000 square feet that he's required to do
21 based on the plan that's proposed. The floors 5
22 through 7 are about 24,000 square feet.

23 So I put on my thinking cap here and
24 looked to see what might be some opportunities to
25 meet half way here without penalizing the developer

1 and allowing them to go forward with some sort of
2 plan that could be built. Apparently, and I believe
3 it's HRS 15-218 that that addresses reserved
4 housing. This is 17J, I believe. It says that,
5 "The Authority may suspend the requirements for
6 reserved housing for a limited duration given sole
7 judgment it determines that these requirements may
8 unduly impede, preclude, otherwise negatively impact
9 the primary objective of the Authority to promote
10 development within the Kaka'ako community
11 development district."

12 So I wonder if maybe with only 24 units
13 being proposed and understanding that there's gonna
14 be at least 1600 reserved housing units available,
15 could you perhaps waive the reserved housing
16 requirement on this development granting developer
17 that additional 18,000 square feet, let him enter a
18 loft type development which has limitation of
19 45 feet. Looking at his numbers it appears he would
20 have more sellable area. It would provide him,
21 perhaps, the flexibility (buzzer) --

22 HEARINGS OFFICER CHING: Please continue.

23 PUBLIC SPEAKER: -- provide him the
24 flexibility to reconfigure his interior space to maybe
25 not have a hundred fifty-three units, but just doing

1 some quick sketching he certainly could do 12 units
2 per floor, go up four floors and have about 48 units,
3 still maintain reasonable parking, a parking spot per
4 units. So we're not looking at 91.

5 There's some great opportunity there. I
6 would ask that the board take a look at that option
7 as a possibility as it is within their Authority,
8 to, it appears, to suspend the requirement for
9 reserved housing.

10 It seems to be, perhaps, forcing the
11 developer to build his building the way he's
12 building it. That's all I have at this time.

13 HEARINGS OFFICER CHING: Okay. I have a
14 couple of questions and some statements for you.

15 PUBLIC SPEAKER: Sure.

16 HEARINGS OFFICER CHING: First of all,
17 Mr. Johnson, that's very creative. But I would
18 suggest that you take this up with the developer. And
19 if you happen to get some traction with that idea that
20 perhaps the developer has to make that amendment.
21 It's not the Authority to make that amendment.

22 PUBLIC SPEAKER: Understand. He would have
23 to request that. Understand that.

24 HEARINGS OFFICER CHING: The second thing is
25 that when you have that discussion you have to note

1 that our reserve housing rules currently are intended
2 where a developer has a lot greater than 20,000 square
3 feet and proposes new residential development.

4 Without subsidy or any government
5 assistance they're supposed to provide 20 percent of
6 their floor area for reserve housing. If you didn't
7 know it, and I suspect you didn't, reserve housing
8 floor area does not count towards the total density.
9 It's a bonus because we make a requirement. And
10 it's a private sector market development. So we
11 make a requirement.

12 So to ease the burden of that requirement
13 we do not charge the floor area for the reserve
14 housing units to the property. That's in our rules.

15 You're correct that we can choose to waive
16 those rules. If I were you, and speaking just from
17 a personal basis, then if you were to then approach
18 the developer and you said, "If the reserve housing
19 requirement was waived, would you build X number of
20 less floors?" Because that's important, right?

21 PUBLIC SPEAKER: Correct.

22 HEARINGS OFFICER CHING: You don't want to
23 end up with the same shell --

24 PUBLIC SPEAKER: Correct.

25 HEARINGS OFFICER CHING: -- without the

1 reserve housing. So the only way this works for you
2 folks -- and I see where you're going -- is to see if
3 the developer would go down that line and perhaps that
4 is something that would present a win/win situation.
5 So it might be the same shell, but you're going to
6 have to say X number of floors lower.

7 PUBLIC SPEAKER: Correct.

8 HEARINGS OFFICER CHING: And that with no
9 reserve housing units he might alter his business plan
10 because then it can all be perhaps marketed for sale
11 or for rental units. However, I caution you that Mr.
12 Mola has, the Applicant has indicated already that he
13 might potentially want to market all units as reserve
14 housing units.

15 PUBLIC SPEAKER: Right.

16 HEARINGS OFFICER CHING: On a credit basis
17 to be sold or bartered in the marketplace. While
18 there are a number of requirements that he would have
19 to meet before we could do that, and we have yet to
20 see that presentation, I think now is the time for you
21 to make that kind of presentation to him 'cause
22 perhaps that is viable.

23 PUBLIC SPEAKER: I know you don't have a
24 vote, but what would be the pulse for the board?
25 Would this be the first time this type of request

1 would go forward?

2 HEARINGS OFFICER CHING: At this point in
3 time it's unusual for us to turn down the provision of
4 reserve housing units, but perhaps this might be one
5 of those times given that it's not a ton of units,
6 that it might be worthwhile to mitigate some of the
7 impacts of the taller, albeit 65-foot, development on
8 the adjacent tower.

9 I don't see why you can't ask that. If
10 you can gain support for that idea and, you know, if
11 there's no harm to, you know, Mr. Mola, because he's
12 on a track to do something right now, then perhaps
13 he would consider.

14 That's very creative. Just make sure you
15 figure out how many floors you want him to eliminate
16 because you don't wanna make that deal -- I mean,
17 quite frankly, if you make that deal and you came to
18 us and you said, "Okay. Give away the reserve
19 housing units, and oh, by the way...."

20 PUBLIC SPEAKER: I understand.

21 HEARINGS OFFICER CHING: I don't think we
22 would like it. There would be no support. There has
23 to be a compelling reason why we would waive the
24 reserve housing requirement. But, again, to me it's
25 very much a possibility if you can get to that point.

1 So I would encourage you to, you know, broach this
2 idea because, you know, you're trying to be creative.

3 I would hope that he would listen to you
4 folks. But remember there was sort of a negative
5 relationship or it was adversarial.

6 PUBLIC SPEAKER: You can always go back,
7 right?

8 HEARINGS OFFICER CHING: So I would, again,
9 that might be something that's worthwhile. I can say
10 for myself that if parties come back agreeing to do
11 something that's a way of working things out.

12 PUBLIC SPEAKER: That would cause him
13 probably to have to resubmit. Is there any sort
14 of...?

15 HEARINGS OFFICER CHING: That might.
16 Although if you guys aren't going to complain, I
17 believe that he could alter his application so that it
18 might be reduced.

19 PUBLIC SPEAKER: Okay.

20 HEARINGS OFFICER CHING: With the same
21 footprint but it might be reduced. So I think that's
22 a possibility. I don't think he would take it kindly
23 if he's forced to reapply.

24 PUBLIC SPEAKER: That was my point. I can
25 go to him, but I can't speak for the board in what all

1 he may have to go through with the re-submittal or
2 otherwise. So I have very little information other
3 than saleable area, of course, us not badgering him.

4 HEARINGS OFFICER CHING: I commend you. And
5 I gave you instructions to try to look for a way to
6 mitigate the building. And you're taking it out of
7 our hide, but still that's all right. I think, you
8 know, please communicate to him that if you can work
9 something out that reaches his business objectives
10 then -- it sounds funny, but we're slave to the
11 application that comes forward for a private
12 development.

13 We can't tell the developer: You build it
14 this high this wide. We have standards that you can
15 build to. But it's up to the developer, the
16 Applicant, to say what he wants to do with private
17 property. Government cannot tell private property,
18 "This is what you will do."

19 PUBLIC SPEAKER: Okay.

20 HEARINGS OFFICER CHING: But your suggestion
21 is very commendable. If you happen to get a response
22 and perhaps you need more time, or you need more
23 information, please feel free to call my office and
24 we'll try to assist in whatever way we can legally.
25 Mr. Mola has rights, due process rights, that we're

1 obliged to observe.

2 You folks have a right of being impacted
3 to seek a solution, but it must be in this case
4 amicable or mutually agreeable. So please proceed
5 and let me know if there's any way I can help.

6 PUBLIC SPEAKER: I'll give it a whirl. Just
7 to close the loop. I don't think we ever got together
8 on the conflict of the drawings that we spoke about
9 earlier with respect to, I believe, it's the ewa
10 elevation, window or wall.

11 HEARINGS OFFICER CHING: You know, really
12 from a design standpoint, and I looked and I can see
13 the elevation again. Whether or not there's window or
14 walls, the code will speak to if you have window
15 openings how they might be in the design of that.

16 Reconciling elevations at the zoning level
17 is not -- it's not as imperative because these
18 drawings are subject to the review by the city
19 Building Department. When they review for the final
20 they will approve the final.

21 PUBLIC SPEAKER: Yeah.

22 HEARINGS OFFICER CHING: So observance of
23 code or translation from concept, design to the final
24 drawing and construction schematics, that would be
25 within the province of the city and county.

1 PUBLIC SPEAKER: I wasn't speaking from
2 necessarily a code perspective. I was more in terms
3 of fire protection. It was more the impact of
4 windows, living spaces facing each other head on at
5 that close a distance. And to me it's maybe a feature
6 that the board might look at. And I mean you can't
7 tell them, "Don't put windows," but maybe could. I
8 don't know.

9 But it's just that's where I was going
10 with that not necessarily from a code perspective
11 but just exposure, privacy, et cetera.

12 HEARINGS OFFICER CHING: Again, you know,
13 I'm not sure -- our rules, our form-based rules that
14 create the shell of the physical environment. So that
15 shell then has to -- as long as it falls within the
16 available parameters of the heights that are available
17 to the developer, in this case 65 feet, the
18 setbacks -- we don't typically dictate the exterior
19 elevations and designs, only to the extent that if
20 each room didn't have any openings, and obviously that
21 would be glaring.

22 But in this case it would be a design
23 preference or at a concept level. So I'm not sure
24 how far we would get or how productive that would
25 be. But if you like we can still talk about it.

1 PUBLIC SPEAKER: Yeah, just interested, you
2 know, end of the day would it, in fact, are we facing
3 a wall from a distance or would we be facing folks'
4 living space and they're facing us?

5 HEARINGS OFFICER CHING: Sure. And as I've
6 indicated we're receptive to whatever, you know, you
7 folks, residents of Imperial Plaza, Plaza Tower might
8 opine with relation to the side of the building and
9 that design. And if it's your preference again to go
10 wall we would -- or if he reduces the building and
11 then you'd want him to flip it the other way, then to
12 me those are options. Okay. Thank you. Is there
13 anyone else wishing to provide testimony? Step
14 forward, identify yourself for the reporter and
15 proceed.

16 PUBLIC SPEAKER: Wayne Takamine. I'm a
17 Honolulu resident, also participated in the Kaka'ako
18 Makai Conceptual Master Plan as the chair of the
19 Kaka'ako Makai Community Planning Advisory Council.

20 I guess one of the concerns -- and I am
21 testifying as an individual -- but one of my
22 concerns about the growth in Kaka'ako Mauka has to
23 do with how it relates to Kaka'ako Makai at the 801
24 South Street here. I heard you use a model saying
25 that we had 12,000 residents in Kaka'ako and that

1 the law calls for, I think, 2 acres for every
2 thousand people I believe for park space. That
3 might be correct or not. I think it's around there.

4 But I'm thinking that that's a little bit
5 deceiving when you put that in your report because
6 they're talking about the current population that's
7 not really -- my understanding is that the
8 population will grow with the additional condominium
9 towers.

10 So current proposals for Kaka'ako Makai is
11 taking away park space with a lot of lease and
12 commercial use. So I'm just hoping that in future
13 reports that you also include projected increases in
14 population and also how they might impact the
15 limited park space.

16 I noticed today there was another
17 development project for Ala Moana that will have
18 luxury residential inside Ala Moana Shopping Center.
19 If that proposal goes forward we will have more
20 population. Of course, every project that goes
21 forward in Kaka'ako Mauka will impact the area
22 little bit more and will require more park space.

23 I believe that Kaka'ako Makai is part of
24 the whole Honolulu area. It services not just
25 Kaka'ako itself but the greater, the greater

1 population in Honolulu area. I know that many of
2 the people I know from Manoa go to Kaka'ako for
3 ocean recreation, body surfing, surfing, et cetera.
4 Also people from the North Shore, if there's a good
5 swell they'll come down here also.

6 As stated in our vision and grading
7 principles it is the community's gathering place.
8 So I think there also should be a focus on what the
9 community can use as the resources in Kaka'ako Makai
10 and not just limit it to visitors.

11 I think in our Master Plan what was stated
12 is that the examples that what's good for the
13 community was good for people in the area usually
14 will draw people from, visitors will come in and
15 attract other people because they see (buzzer) a
16 generalization of a very good, well-thought out area
17 for gathering and participating. And I think --

18 HEARINGS OFFICER CHING: Can you summarize?

19 PUBLIC SPEAKER: Yeah. Basically it is
20 perceived by a lot of people that when you talk about
21 the needs for park space it appears a little deceptive
22 because you're using a number that is current
23 population and not really taking into consideration
24 what the overall growth of the Kaka'ako Mauka area
25 will be and how that's gonna affect the park space or

1 limited park space that we have now.

2 My conclusion is that our Kaka'ako Makai
3 Master Plan was really built to maintain open park
4 areas, open green spaces. And I think that's in
5 that way our vision and guiding principles should be
6 upheld.

7 HEARINGS OFFICER CHING: Mr. Takamine, can I
8 ask you a few questions?

9 PUBLIC SPEAKER: Thank you. Yes.

10 HEARINGS OFFICER CHING: So what is your
11 position on 803 Waimanu? Do you oppose? For? Or
12 provide comments?

13 PUBLIC SPEAKER: I am -- I am providing
14 comments.

15 HEARINGS OFFICER CHING: So just comments.
16 Then, Mr. Takamine, are you aware that 1,000
17 population in 2 acres of park is not a law? That it
18 is a guideline in some use?

19 PUBLIC SPEAKER: Yes.

20 HEARINGS OFFICER CHING: Okay. So it's a
21 guideline. Are you also aware, then, that if we add
22 10,000 people with 5,000 units and that takes up to
23 about 22,000 people if my arithmetic is correct. And
24 with 50 acres of park that would say that we have
25 enough park for 25,000 people. So projections it will

1 appear that we do meet that. Were you aware of that?

2 PUBLIC SPEAKER: Well, I'm aware that --
3 okay. One.

4 HEARINGS OFFICER CHING: I think it's a yes
5 or no question. Are you aware of that?

6 PUBLIC SPEAKER: I'm aware of it now.

7 HEARINGS OFFICER CHING: Okay. Are you also
8 aware that Ala Moana Park, which is directly adjacent
9 to Kaka'ako has 76 acres, less the beach front. And
10 we do not compute it into parklands even though
11 Kaka'ako residents could certainly go to Ala Moana
12 Beach Park. Are you aware of that?

13 PUBLIC SPEAKER: Yes.

14 HEARINGS OFFICER CHING: Are you also aware
15 that Thomas Square is 6 acres directly adjacent to
16 Kaka'ako for its residents to enjoy? Are you aware of
17 that?

18 PUBLIC SPEAKER: Yes.

19 HEARINGS OFFICER CHING: So that would be 81
20 more acres that Kaka'ako residents could enjoy but
21 it's not being counted. Are you aware of that?

22 PUBLIC SPEAKER: I'm aware of it now.

23 HEARINGS OFFICER CHING: Thank you.

24 PUBLIC SPEAKER: I would just like to add --

25 HEARINGS OFFICER CHING: Thank you.

1 PUBLIC SPEAKER: Could I add?

2 HEARINGS OFFICER CHING: Thank you. You're
3 done.

4 PUBLIC SPEAKER: Because you are taking --
5 you're planning to take away park space from Kaka'ako
6 Makai.

7 HEARINGS OFFICER CHING: Mr. Takamine, does
8 this proposal envision taking away park space in
9 Kaka'ako?

10 PUBLIC SPEAKER: What it does it increases
11 the population.

12 HEARINGS OFFICER CHING: Which can be
13 covered by the existing park quotient if you use a
14 guideline. Yes. Thank you for your testimony. Is
15 there anyone else wishing to provide testimony?
16 Hearing none, we're going to shift to the second
17 portion. It is 6:02. Thank you, Holly.

18

19

20 (The proceedings were adjourned at 6:02 p.m.)

21 --oo00oo--

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C E R T I F I C A T E

I, HOLLY HACKETT, CSR, RPR, in and for the State
of Hawai'i, do hereby certify;

That I was acting as court reporter in the
foregoing HCDA community briefing on the 17th day of
December 2013;

That the proceedings were taken down in
computerized machine shorthand by me and were
thereafter reduced to print by me;

That the foregoing represents, to the best
of my ability, a true and correct transcript of the
proceedings had in the foregoing matters.

DATED: This_____ day of_____2013

HOLLY M. HACKETT, HI CSR #130, RPR #5910
Certified Shorthand Reporter

DEVELOPMENT PERMIT

for

803 Waimanu Street

Approved by the

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
461 Cooke Street
Honolulu, Hawaii 96813

on

January 8, 2014

Pursuant to Chapter 206E, Hawaii Revised Statutes

DEVELOPMENT PERMIT NO.: KAK 13-091

Exhibit C

I. PROJECT SUMMARY AND ENTITLEMENTS

Refer to the attached Table 1, *Project Summary and Entitlements*, as Exhibit A.

II. RESERVED HOUSING

The Applicant shall comply with the provisions of Hawaii Administrative Rules, Title 15, Subtitle 4, Chapter 218, and Kakaako Reserved Housing Rules. The Applicant shall designate no less than twenty percent (20%) of the residential units in the Project as reserved housing units for purchase or rental according to income requirements and qualifying conditions established by Subchapter 3 of the Kakaako Reserved Housing Rules.

The Applicant may submit a reserved housing credit program for additional reserved housing credit for the Authority's consideration at a later time.

The Applicant shall execute an agreement with the HCDA as to how the Project conforms to the provisions of the Kakaako Reserved Housing Rules and such agreement shall be binding upon the Applicant and any successors in interest. No construction of the Project shall commence unless the Applicant has provided satisfactory documentation to the HCDA that the Project conforms to the provision of the Kakaako Reserved Housing Rules.

III. INFRASTRUCTURE IMPROVEMENTS

Infrastructure improvements can be divided into two categories: (1) infrastructure improvements or requirements which are immediately necessary to proceed with the Project; and (2) improvements which are necessary to improve and upgrade the vicinity in total through the HCDA District-Wide Improvement Program.

- A. Improvements Necessary to Proceed with the Project:** With regard to infrastructure improvements or requirements which are necessary to proceed with the Project, the Applicant shall be responsible for providing necessary developer improvements.
- B. Improvements Proposed for the HCDA District-Wide Infrastructure Improvement Program:** As part of the HCDA District-Wide Improvement Program, road and utility improvements are being undertaken in increments throughout the Kakaako District, financed in part through an Improvement District Program.

In this regard, the Project shall be subject to assessments for its pro rata share of the cost of improvements which may, in the future, be necessarily undertaken in the vicinity of the respective projects under the HCDA or other government agencies' improvement

programs. The Project will be assessed under the same methods and in the same manner as other properties in the area.

In order to ensure the participation of the Project, the Applicant, and its successors and assigns, shall agree to participate in the HCDA District-Wide Improvement Program at the time said program is implemented. The terms specified in the agreement shall be made a part of all condominium and conveyance documents for the Project and said documents shall be reviewed and approved by the HCDA prior to submission to the Real Estate Commission and execution.

IV. DECISION

The staff report for the Development Permit application dated January 8, 2014 is hereby incorporated into this Development Permit and made part of this Permit. The Development Permit for the Project is hereby approved, subject to the following conditions:

- A. Provide a Development Agreement with the HCDA that binds the Applicant, and its successors and assigns, individually and collectively, to develop and to maintain the Project site in conformity with the provisions of this Development Permit and with the Mauka Area Rules. This Agreement shall be recorded as a covenant running with the land with the Bureau of Conveyances or the Assistant Registrar of the Land Court. Proof of such recordation in the form of copies of the covenants certified by the appropriate agency shall be submitted to the HCDA.
- B. Comply with all applicable requirements of Subchapter 2 (Regulating Plan and Neighborhood Zone) of the Mauka Area Rules.
- C. Comply with all applicable requirements of Subchapter 3 (Thoroughfare Plan and Standards) of the Mauka Area Rules.
- D. Comply with all applicable requirements of Subchapter 4 (Area-Wide Standards) of the Mauka Area Rules.
- E. Comply with all applicable requirements of the Kakaako Reserved Housing Rules, Hawaii Administrative Rules, Title 15, Subtitle 4, Chapter 218.
- F. Comply with all requirements as specified under Parts I., II. and III. of this Permit.

- G. Conduct an Archaeological Inventory Survey that is acceptable to Department of Land and Natural Resources, State Historic Preservation Division prior to HCDA approval of the initial building permit for the Project. Comply with all Conditions imposed by the Authority with respect to any Historic Properties, Aviation Artifacts or a burial site that may be discovered at the Project site.
- H. Comply with any other terms and conditions as required by the HCDA Executive Director to implement the purpose and intent of the Rules.

All conditions shall be met prior to the issuance of the initial Building Permit for the Project.

Dated at Honolulu, Hawaii, this 8th day of January, 2014.

HAWAII COMMUNITY DEVELOPMENT
AUTHORITY, State of Hawaii

By _____
Brian Lee, Chairperson

Attachment: Exhibit A - Table 1, *Project Summary and Entitlements*

I. PROJECT SUMMARY AND ENTITLEMENTS

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Neighborhood Zone and Land Use	HAR §15-217-23(a)(2) Neighborhood Zones, Figure 1.2 Regulating Plan, Figure 1.9 Land Use	Central Kakaako (“CK”)	CK housing project	Project conforms to Rules; residential use is permitted in all zones.
Site Area	N.A.	N.A.	Oahu TMKs: 2-1-049: 50, 70 and 72 21,192 SF	See Project Plans Sheet A-1.1.
Density	Figures 1.3 & NZ.5 D Building Form, Maximum Density	21,192 SF (Site Area) x 3.5 FAR = 74,172 allowable SF; Reserved Housing (“RH”) excluded from floor area calculation, per §15-218-18(1).	71,012 SF, excluding floor area for RH. RH floor area is 17,994 SF.	Project conforms to Rules; see Sheet A-1.2.
Reserved Housing	HAR §15-218-17(a)	At least 20% of the total residential floor area to be allocated for RH units (i.e., 17,896 SF in this project).	Excluded floor area for RH is 17,994 SF.	Project conforms to Rules; see Sheet A-1.2. Applicant may submit a separate proposal for additional reserved housing credit to the Authority at a later time for its consideration.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Maximum Height	Figures 1.3 & NZ.5.1	65 FT from “Ground Elevation”, excluding rooftop mechanical room (Block 24 on map).	65 FT from “Ground Elevation”, excluding rooftop mechanical room and stair(s).	Project conforms to Rules.
Building Type	Figures 1.3 & NZ.5 A Building Types, and BT-8 Urban Block	Urban Block	Urban Block	Project conforms to Rules.
Frontage Types	Figures 1.3 & NZ.5 B Frontage Types	Stoop; Dooryard; Terrace Front; Forecourt; Shopfront; Chinatown Shopfront; Kakaako Frontage	Stoop frontage on both frontages, as allowed in Figure FT-2.	Project conforms to Rules.
Frontage Occupancy	Figure 1.3 Building Placement Frontage Occupancy at Build-to-Line	No build-to-line specified at Kawaiahao and Waimanu frontages, but requirement is 75% occupancy if build-to-line were required.	Project places frontage at property line on both the Waimanu and Kawaiahao frontages; ground level contains about 75% occupancy by active uses.	Project conforms to Rules.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Building Placement	Figure NZ.5 CK and Figure NZ.5-1	Build-to-lines at Waimanu and Kawaiahao – Not Specified Side and Rear Setbacks – 0 FT	Building built to property line except for recessed “stoops” at levels R-1 and R-1.5 areas at Waimanu and Kawaiahao frontages (see Sheet A-1.2).	Project conforms to Rules.
Floor Plate	Table BT-8.1, Maximum Floor Plate Ratios for Urban Block buildings	100% lot coverage allowed on floors 1 through 4 (21,192 SF in this project); average of 60% coverage on floors 5 through 7.	20,229 SF on Levels R-2; 12,136 SF (average 60%) on Levels R5 through R7 (see Sheet A-1.2 and A-3.1).	Project conforms to Rules.
Open Space	Figure BT.8 Urban Block E. Open Space	15% of Site Area = 3,179 SF 40 FT minimum dimension.	8,477 SF, with 40 FT Dimension on R2 and R5 (i.e., 3,148 SF on R2 and 2,953 SF + 2376 SF on R5).	Project conforms to Rules.
Recreation Space	§15-217-56 Landscape and Recreation Space	55 SF of recreation space per dwelling; 55 SF x 153 dwellings = 8,415 SF in this project; if outdoors, may be used to satisfy open space requirements.	8,477 SF, with 40 FT Dimension on R2 and R5 (i.e., 3,148 SF on R2 and 2,953 SF + 2376 SF on R5).	Project conforms to Rules. See Sheet A-1.2 and L-1.1.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Off-Street Parking	§15-217-63(e)(2) §15-218-18(a)(3) §15-218-55(b)	No off-street parking required in CK zone, but RH requires 1 parking stall per unit; 24 RH units in this project.	91 parking stalls in multilevel unattended semi-automated mechanical parking including 24 parking stalls (12 standard and 12 compact) for the 24 RH units; see Sheets A-1.2 and A-2.1.	Project conforms to Rules.
Off-Street Loading	§15-217-63(l)(1) and (5) Loading Spaces	1 loading stall for 20,000-150,000 SF of floor area; one stall to have minimum dimensions of 12 FT x 35 FT and 14 FT vertical clearance.	1 handicap van loading space and 1 loading space with dimensions of 12 FT x 35 FT and 14 FT vertical clearance provided in garage; see Sheet A-2.1.	Project conforms to Rules.
Bicycle Parking	§15-217-63(m) Bicycle Parking	Short- and long-term bicycle parking to be provided within 400 FT of building entrance 400 FT of building entrance. Front facades to have at least one encroaching element (e.g., porch, balcony) for at least 10% of facade.	Short-term bicycle parking provided. Short-term and long-term bicycle parking provided in parking garage on ground level of parking garage.	Project conforms to Rules.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Building Massing	Figure BT.8 H	Front facades to have at least one encroaching element (e.g., porch, balcony) for at least 10% of facade.	Plane break provided.	Project conforms to Rules.
Public Facilities Dedication	§15-217-65(d)	4% of total residential floor area less RH (2,840 SF in this project).	866 SF provided in widened sidewalk along Kawaiahao frontage (see Sheet A-1.2 and A-2.1.	Request for remaining requirement to be satisfied by payment of in lieu fee, per §15-217-65(d)(3) approved by the Authority at its January 8, 2014 Public Hearing.
Landscaping	§15-217-56 Landscape and Recreation Space; Figure 1.7 Street Tree Plan	Provide automatic irrigation system with rain or moisture sensor; no street trees required on Waimanu Street, but Tulipwood tree required on Kawaiahao Street.	For landscaped open space, automatic irrigation system with rain sensor control; two Tulipwood trees provide on Kawaiahao Street.	Project conforms to Rules.
Green Building Standards	§15-217-59 Requirement for Green Building standards	Qualify for base LEED rating; document achievement of LEED points.	Project will meet base LEED rating.	Project conforms to Rules for basic certified standard; see LEED rating sheet.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Parking Placement	Figure 1.10B Parking Placement Figure BT.8 Urban Block	Place parking with allowed parking zone, per map; upper floors of parking to be screened from view of the public frontage by a liner building or by landscaping, green screens or cladding.	Parking placed within allowed parking zone; ground floor parking concealed by liner of habitable space on Levels R-1 and R- 1.5.	Project conforms to Rules.
Parking Access	§15-217-63(c)(3) Figures 1.14 and PZ.5	Curb cuts shall be set back a minimum of 22 FT from adjacent properties.	Driveways are more than 22 FT from side property lines on both frontages (see Sheet A-2.1).	Project conforms to Rules.
Pedestrian Zone Treatment	Figures 1.14 and PZ.5	Pedestrian Zone width standards: Waimanu Street (service street) sidewalk to have 6-foot wide Throughway; Kawaiahao Street (street) sidewalk to have 2-foot wide Frontage, 6-foot wide Throughway, and 5-foot wide Furnishing zones.	Pedestrian Zone on Waimanu frontage to retain existing improvements, except for relocation of driveway curb cut; Kawaiahao frontage improved to conform to prescribed Pedestrian Zone standards.	Project conforms to Rules; see Sheet L-1.1.