

SUMMARY - PUBLIC HEARING

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
State of Hawaii
June 19, 2013 – 10:00 a.m.ATTENDANCE

Members Present: Randy Grune (DOT)
Miles Kamimura
Brian Lee
Lois Mitsunaga
Luis Salaveria (DBF)
Dean Seki (DAGS)

Members Absent: Richard Lim (DBEDT)

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 10:42 a.m. on Wednesday, June 19, 2013, at the Authority’s principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

Development Permit Application KAK 13-033:

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 13-033 (“Application”) dated April 18, 2013. The Master Plan Permit Number is PL MASP 13.2.8. 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 August 7, 2013, during which the Authority will render a decision on the Application.

Chairperson Lee stated that the applicant is The Collection LLC (“Applicant”), and the project address is 604 Ala Moana Boulevard. The TMKs for the property are: 2-1-055: 004, 009, and 017. The project description is to demolish the existing AutoMart USA building and develop Land Block E to include a 400-foot high mixed-use residential tower with

dwelling units and retail space, a 22-foot high retail building, a 47-foot high mixed-use mid-rise with dwelling units and retail space; a row of townhouses, and a parking garage.

Notice of the public hearings was published on May 19, 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, Association of Apartment Owners of residential buildings adjacent to the Project, surrounding landowners and businesses, and various interested community groups and individuals were notified of the hearing by fax and e-mail. In addition, public hearing notice was provided to approximately 260 individuals and organizations that have shown interest in development in Kakaako in the past and requested that they be kept informed of development activities in the district. Pursuant to HRS 206E-5.6, notice was provided to the President of the Senate and Speaker of the House.

Executive Director Anthony Ching presented staff's report on the Application. He explained that the Application would be reviewed under the Kamehameha Schools' Kaiāulu 'O Kaka'ako Master Plan ("KKMP") Permit No. PL MASP 13.2.8 which was approved by the Authority on September 2, 2009 and is vested under the Hawaii Administrative Rules ("HAR") Chapter 15-22, Mauka Area Rules, that were in effect on that date. The Applicant has fulfilled the following conditions required by the Findings of Fact, Conclusion of Law and Decision and Order ("D&O):

1. As required by Condition #5 of the D&O, the Applicant submitted a historic building inventory, a cultural impact assessment, and an archaeological inventory survey.
2. As required by Condition #7 of the D&O, the Applicant submitted an open space design guideline for the HCDA's approval.
3. As required by Condition #10 of the D&O, the Applicant provided sustainability guidelines.

The Applicant has provided the Project Eligibility application to the following City and County of Honolulu and State agencies for review and comments: Department of Planning and Permitting, Honolulu Board of Water Supply, and State Historic Preservation Division of the Department of Land and Natural Resources ("SHPD").

Mr. Ching summarized the project description of the Application, including the land use and zoning; density and height; tower footprint; front, side and rear yard setbacks; open space; recreation space; off-street loading; off-street parking; view corridors; building orientation, tower spacing and circulation; public facilities dedication; and reserved housing. He noted that the Applicant is requesting modifications of the Mauka Area Rules in two areas: (1) increase of the podium height from 45 feet to 65 feet to accommodate parking and mid-rise residential

blocks that act as a liner building for the parking, and (2) modification of view street corridor setback along Ala Moana Boulevard for the mid-rise residential building.

The project site is currently occupied by AutoMart USA car dealership. The landowner Kamehameha Schools ("KS") intends to give 120 days prior written notice to the current tenant who will be displaced and will work the tenant to explore relocation alternatives.

Chairperson Lee asked whether Members had any questions for Mr. Ching. There were none.

Mr. Rick Stack, Mr. Jeff Renterghem, Mr. Mike Goshi, and Mr. Paul Anderson were present for the Applicant. Mr. Stack provided details of the project via a PowerPoint presentation (see Exhibit A).

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

Mr. Ching asked whether an archaeological inventory survey ("AIS") had been done.

Mr. Stack replied that KS did the AIS, and there were no findings. The AIS had been approved by SHPD.

Mr. Ching asked whether a study had been done on the tower impact with respect to shadows.

Mr. Renterghem stated that a shadow study had been done at different times of the day on July 12, 2013, and the tower did not throw any shadows on the neighboring tower.

PUBLIC TESTIMONY

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

1. Benton Pang, oppose
2. Tyler Dos Santos-Tam, Hawaii Construction Alliance, support
3. Karen Piltz, support
4. Hawaii Building and Construction Trades Council, AFL-CIO, support
5. Alan Furuno, support
6. Sam Aiona, support

Chairperson Lee explained that any testimony received after 5:00 p.m. on June 18, 2013 was not included in the list just read. However, such testimony would be compiled, made available to the Members, and included in the analysis of the Application.

The following persons provided oral testimony:

1. Tyler Dos Santos-Tam, support
2. Jack Hamada, questions only

3. Brent Nakano, support
4. Galen Fox, oppose
5. Lauren Mack, support
6. George Beavin, oppose
7. John Horvath, oppose
8. Sharon Moriwaki, oppose
9. Virginia Aycock, oppose
10. Jena Nishida, support
11. Stevie-Lyn Kim, support
12. Stan Young, support
13. Tom Wheeler, oppose
14. Brandon Askew, support
15. Karisa Hayashi, support
16. Ching Hu, oppose
17. Dr. C. Bell, oppose
18. Edith Nomi, oppose
19. Mildred Inouye Hanaoka Kaerstner, oppose
20. S. Bell, oppose

Member Grune exited the hearing at 11:32 a.m.

A recess was taken at 11:56 a.m.

The hearing was reconvened at 12:07 p.m.

Member Mitsunaga disclosed that she is an owner occupant in One Waterfront Towers. She clarified that any testimony submitted by the Association of Apartment Owners (“AOAO”) did not reflect her opinion or position on the project. As a Member of the Authority, she remained independent.

Chairperson Lee stated that Member Mitsunaga was appointed to the Authority by the Governor as a community member.

Questions/Discussion by Authority Members during the Testimony Period

Chairperson Lee noted for Mr. Fox that there actually was affordable housing in Kakaako, and the HCDA would be getting that information out to the community.

Chairperson Lee asked Ms. Mack if she owned a business in Kakaako and had looked into what critical mass was needed for her business.

Ms. Mack replied that she had an interior design business and invested in Kakaako because of the expected increase in residential business.

Member Salaveria asked Mr. Young for the demographics of his callers who were interested in the project. Chairperson Lee asked Mr. Young to also describe the kind of jobs the callers represented.

Mr. Young responded that the interested parties were in law, banking and teaching. They also represented people who were currently renting or living with their parents.

ADJOURNMENT

The public hearing was closed at 12:40 p.m.

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

Attachment: Exhibit A - The Collection PowerPoint Presentation



The COLLECTION



AB
ALEXANDER & BALDWIN, INC.



INTRODUCTION

- Developer
 - The Collection LLC
 - Manager is A&B Properties, Inc.
- A&B History
 - Hawaii company for 143 years
 - 4th largest private land owner in State
 - 3rd high-rise condominium project in Kakaako
- Project Team
 - Architects: Pappageorge Haymes Partners / Design Partners Inc.
 - Traffic engineer: Parsons Brinckerhoff



EXISTING

PROJECT SUMMARY

- 3.3 acre Site
- Land Owner – Kamehameha Schools
- Block E of KS Master Plan approved in 2008



KAMEHAMEHA SCHOOLS MASTER PLAN URBAN VILLAGE

- **Integrating** the neighborhood into the **surrounding community**.
- The neighborhood must have a clear **sense of community with full time residents** and workers finding ways to connect with each other and the place.
- A **pedestrian-friendly district** where residents can meet most daily needs without an auto.
- A neighborhood that contains **local serving commercial** uses for the population.
- A **diversity of housing** able to attract a broad demographic mix.
- A **vibrant culture** and active street-life.



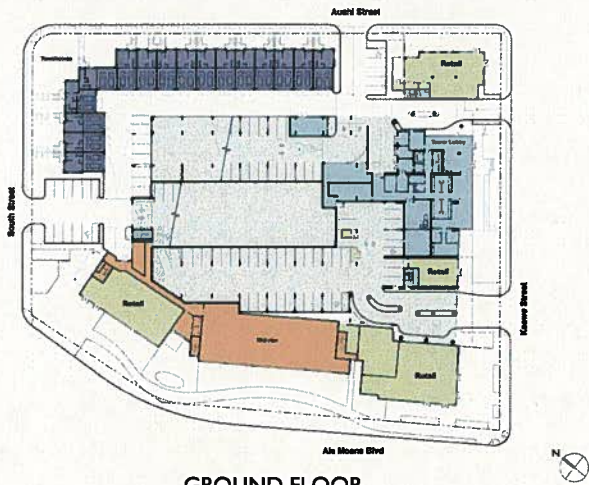
AERIAL



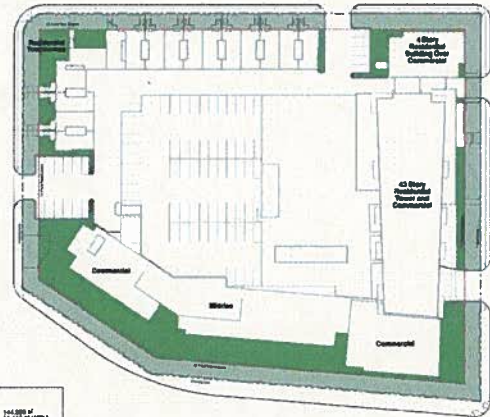
ALA MOANA BLVD. CONCEPT



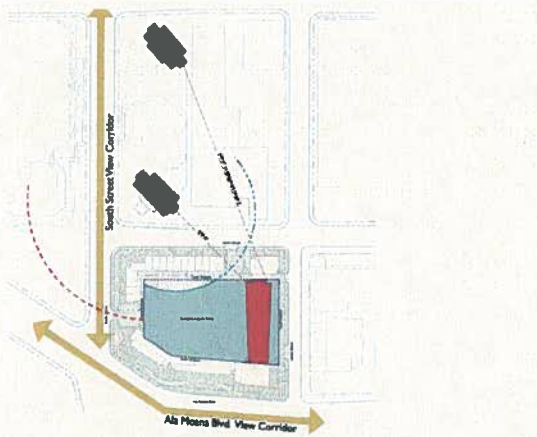
SITE PLAN



GROUND FLOOR



OPEN SPACE DIAGRAM



TOWER ORIENTATION



Residential Tower: 397 units
VIEW FROM KEAWE STREET & ALA MOANA BLVD



KEAWE STREET



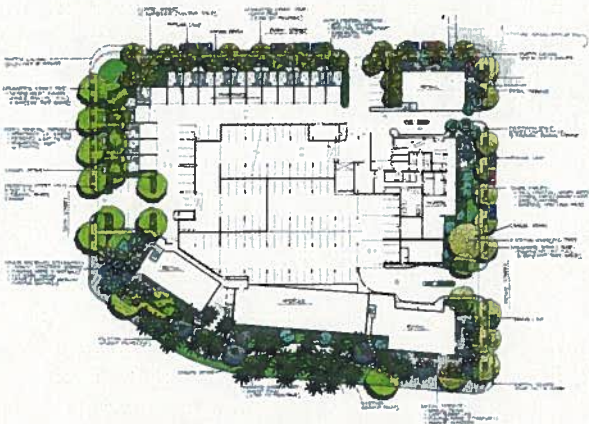
VIEW FROM AUAHI & KEAWE STREET



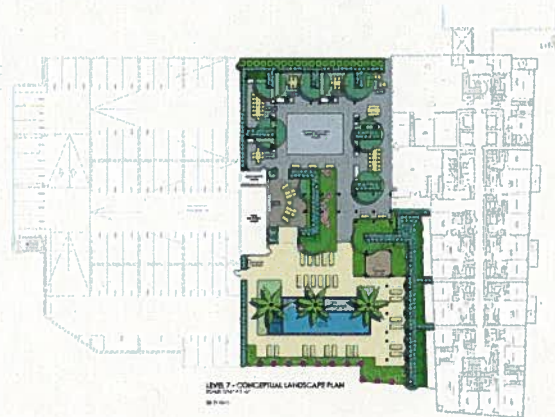
Townhomes: 16 residential Townhomes
VIEW FROM AUAHI & SOUTH STREET



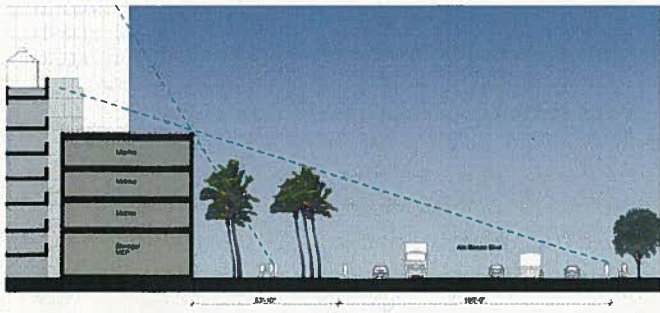
Midrise: 54 units
ALA MOANA BLVD



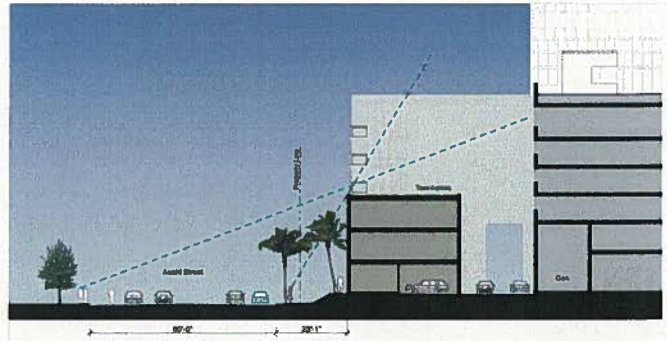
LANDSCAPE PLAN



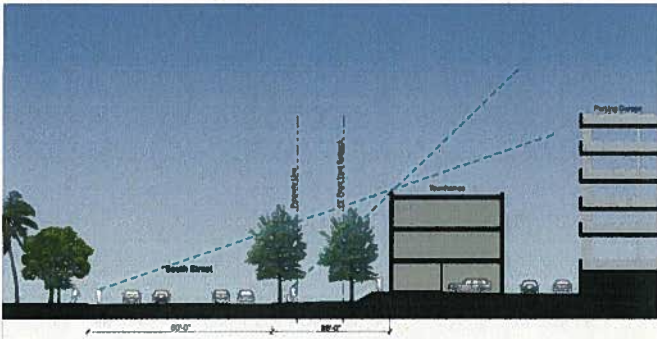
LANDSCAPE PLAN- 7TH FLOOR REC DECK



SITE SECTION ALA MOANA BLVD.



SITE SECTION AUAHI STREET



SITE SECTION SOUTH STREET

PROJECT SUMMARY

- Community Outreach
 - Meetings with neighboring project
 - Ala Moana/ Kakaako Neighborhood Board

