

SUMMARY - PUBLIC HEARING

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

October 2, 2013 – 9:00 a.m.

ATTENDANCE

Members Present: Randy Grune/Jade Butay (DOT)  
Miles Kamimura  
Brian Lee  
Lois Mitsunaga  
Dean Seki (DAGS)

Members Absent: Mary Alice Evans (DBEDT)  
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 9:05 a.m. on Wednesday, October 2, 2013, at the Authority’s principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

Development Permit Application KAK 13-057: 801 South Street, Phase 2

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 13-057 (“Application”) dated June 7, 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 December 4, 2013, during which the Authority will render a decision on the Application.

Chairperson Lee stated that the applicant is Downtown Capital LLC (“Applicant”), and the project address is 801 South Street. The TMKs for the property are: 2-1-47:004. The project proposes to redevelop a partial city block and will consist of multiple structures including an approximately 46-story residential tower with approximately 410 units and an approximately 10-story parking garage.

Notice of the public hearings was published on September 1, 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 285 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 via PowerPoint Presentation (see Exhibit A). He provided the project summary; public hearing notice and community outreach; state and county agencies consultation; design review, Ch. 217 Mauka Area Rules compliance; proposed density, homes that are affordable; HCDA rules; and encroaching elements. He described the Honolulu Advertiser ("HNA") building's historical and cultural sites; relevant historic preservation status; consultation and mitigation commitment; archaeology and unresolved issues.

Mr. Ching discussed the following modifications requested by the Applicant:

1. Modification of Podium Height
2. Modification of Build-to-Line
3. Modification of Green Building Standards
4. Modification of Parking Access Curb Cuts
5. Modification of Frontage Type.

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

Mr. Ryan Harada, Mr. Derek Lock of Downtown Capital LLC were present for the Applicant. Also present was Mr. Jason Nishikawa, Marcus & Associates Inc.

Mr. Harada and Mr. Nishikawa provided details of the project via a PowerPoint presentation (see Exhibit B).

A recess was taken at 10:00 a.m.

The hearing was reconvened at 10:14 a.m.

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

Mr. Ching noted that the 3-bedroom units in the project would not be included as part of the workforce housing. He asked if the total number of workforce housing units in the project would be compliant with the 75% requirement.

Mr. Harada responded that the project would still have 75% of the units eligible for workforce housing.

Mr. Ching asked if the prices for the project would all be below 140% of the area median income ("AMI") and would not increase.

Mr. Harada responded in the affirmative.

Mr. Ching asked if an audit of the qualifying purchasers for Building A would be provided prior to the certificate of occupancy.

Mr. Harada responded in the affirmative.

Mr. Ching asked if there would be a 60-day initial sales period and what would happen if units are still available after the initial period.

Mr. Nishikawa explained that they would continue to offer the units to eligible purchases after the 60-day period. For the first project, units were offered at a lottery and nearly 100% were reserved.

Mr. Ching requested Mr. Bill Wilson of Hawaiian Dredging Construction Co. and Mr. Glenn Mason of Mason Architects approach the witness table to answer questions regarding the Phase 3 intended purchase of the HNA building and use as a commercial building.

Mr. Ching stated that the HNA building was not listed on either the HCDA or State listing of historical properties. He asked Mr. Wilson if the building was covered by Section 13-284, Hawaii Administrative Rules, for historic preservation review.

Mr. Wilson answered in the affirmative.

Mr. Ching asked if the mitigation commitment would be to preserve the red roof portion of the HNA building and demolish the flat roof portion.

Mr. Wilson responded in the affirmative.

Mr. Ching asked if the witness was aware that if the purchase closed and due diligence is completed, he would be required to submit a mitigation commitment and plan for review by the HCDA and the State Historic Preservation Division.

Mr. Wilson responded in the affirmative.

Mr. Ching asked the witness to comment on their plan for the Phase 3 project.

Mr. Wilson explained that the building would be used as their corporate headquarters. The significant historic features would be preserved. He has a letter of intent with the developer to provide adequate parking spaces in the parking garage.

Mr. Mason explained that a site inspection was conducted when the building was owned by Gannett. He described the architectural elements of the red roof portion of the building that were noteworthy. The flat roof portion had wood block floors where the printing press was located, but the structure did not have a lot of architectural details as had been utilitarian areas. They would do their best job to preserve as much of the historic character of the building.

Mr. Ching asked what would happen if Hawaiian Dredging was not able to complete purchase of the building.

Mr. Harada responded that they would look for another buyer with the same mitigation commitment.

Mr. Ching asked if partial demolition of the building was essential to the project.

Mr. Harada replied that if they could not demolish a portion of the HNA building, they would not be able to move forward with the project.

#### PUBLIC TESTIMONY

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

- 436 Written Comments in support
- 221 Written Comments in opposition
- 1 Written Comment
- 221 Comments from HCDA Website in support
- 50 Comments from HCDA Website in opposition

Of these totals, 90 Residents of Royal Capitol Plaza who submitted testimony in opposition.

Chairperson Lee explained that any testimony received after 4:30 p.m. on October 1, 2013 was not included in the list read. However, such testimony would be compiled and made available to the Members and included in the analysis of the Application.

The following persons provided oral testimony:

1. Representative Scott Saiki, comments
2. Momi Cazimero, support
3. Leon De Souza, support
4. LouAnn Grant, support
5. Reid Okaneku, support
6. Lewis Chandler, support
7. Nathan Yoshimoto, support
8. Patrick Loo, support
9. Andrea Simpliciano, support

10. Dale Nishikawa, support
11. Greg Endo, support
12. Michael Pio, support
13. Charlie Cook, support
14. George Outlaw, oppose
15. Lorraine Fukumae, support
16. Trisha Dang, oppose
17. Sonny Gay, oppose
18. Webster Nolan, Louise Black, oppose

A recess was taken at 11:17 a.m.

Member Grune exited the hearing at 11:35 a.m.

Member Butay arrived at 11:50 a.m. to represent the Department of Transportation in place of Member Grune.

The hearing was reconvened at 11:50 a.m.

PUBLIC TESTIMONY - continued

19. Grace Ishihara, oppose
20. Jenny Lei, support
21. Ronald Okumura, oppose
22. David Williams, support
23. Cara Kimura, oppose
24. Yuki Pedersen, oppose
25. Eva Gallegos, oppose
26. Leslie McCabe, support
27. Niki Tejata, support
28. David Arita, support
29. David Pederson, oppose
30. Newton Chung, support
31. Tyler Dos Santos-Tam, support
32. Joseph Gronwald, support
33. Michelle Matson, oppose
34. Pele Lui-Yuen, support
35. Kiersten Faulkner, oppose
36. Jesse Ryan Kawela Allen, oppose
37. Todd Jackson, support
38. Eric Hashizume, support
39. Cindy McMillan, support
40. Ariel Salinas, oppose
41. Paul Cassidy, support
42. Bernard Nunes, oppose
43. Beatrice (anonymous), oppose

ADJOURNMENT

The public hearing was closed at 1:12 p.m.

Attachment: Exhibit A - KAK 13-057, 801 South Street, Building "B" Staff Report  
Exhibit B - Downtown Capital LLC Presentation

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

# KAK 13-057

801 South Street, Building "B"  
Staff Report

Project Rendering



Project Renderings



Kapiolani Boulevard Day Rendering



South Street Day Rendering

Project Lot Area	84,432 sf
Total Number of Units	410 Units
Open Space	16,603 sf
Recreation Space	23,134 sf
Tower Floor Plate	9,511 sf
Total # of Parking Stalls	788 stalls
Loading Zone	3 stalls
Proposed Floor Area	480,153 sf

## Project Summary

- Public hearing notice for the Project was published in the Honolulu Star-Advertiser on September 1, 2013
- Public Notified of Project and Public Hearings:
  - the President of the Senate
  - the Speaker of the House of Representatives
  - Association of apartment owners of residential buildings adjacent to the Project
  - Surrounding landowners and businesses
  - The Ala Moana/Kakaako Neighborhood Board No. 11
  - The Kakaako Improvement Association
  - Various elected officials and State and County
  - Approximately 295 individuals and organizations that have shown interest in development in Kakaako in the past
- The Project was presented at the August 27, 2013 Ala Moana/Kakaako Neighborhood Board No. 11 meeting

### PUBLIC HEARING NOTICE & COMMUNITY OUTREACH

- The Development Permit application was sent to the following Agencies on August 28, 2013 for review and comment:  
State of Hawaii
  - State Historic Preservation Division ("SHPD"), Department of Land and Natural Resources ("DLNR"),
  - Department of Education,
  - Department of Transportation, Highways Division, and
  - Department of Transportation, Airports Division.

#### City and County of Honolulu ("City")

- Department of Transportation Services,
- Department of Planning and Permitting ("DPP"),
- Department of Environmental Services, and
- Honolulu Board of Water Supply ("BWS")
- Agency Meeting held on September 16, 2013

### State and County Agencies Consultation

- **Design Advisory Board (DAB) 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).
- Design review comments are included in the Authority Packets for this public hearing

## Design Review

- Project will comply with Subchapter 4 of the Kakaako Reserved Housing Rules, titled: "Workforce Housing"
  - Will deliver at least seventy-five percent (75%) of the residential units as workforce housing
  - Will Not Receive Government Subsidy
  - Workforce Housing Units will comply w/Size Standards
- Applicable to Workforce Housing Projects, the Authority may consider modifications to the provisions of the HAR, Chapter 217, Title 15, Mauka Area Rules

## Ch. 217 Mauka Area Rule Compliance

- Density is Typically Capped at 3.5 FAR
- FAR = Floor Area Ratio
- Workforce housing projects are eligible for a density bonus of 100%, which is only to be used toward the construction of workforce housing
- Allowable Density, inclusive of commercial floor area, is Set At 6.48 FAR for Subject Parcel
- Proposed Development = 5.68 FAR

## Notes – Proposed Density

- Subject to Approval of the Permit, an Appropriate Price Schedule Will Be Constructed
  - Priced for Families With Qualified Income 100-140% AMI
- Formula Required to Consider
  - ≤33% of Income Max for Mortgage Payment & Fees
  - Mortgage Interest Rates
  - Mortgage Insurance Costs
  - Common Area Maintenance Fees
  - Property Tax Rates

## Homes That Are Affordable

### HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
<b>Building Type</b>	Podium High Rise	Podium High Rise	Parking Podium separated from the Tower - Allowable
<b>Building Form &amp; Height</b>	400' Tower 35'-65' Podium	400' Tower 107' Podium*	*Modification Request for Podium Height
<b>Podium Placement</b>	<b>Build-to-Lines</b> Kapiolani Blvd: 5'-15' South St: 15'	<b>Build-to-Lines</b> Kapiolani Blvd: 22'' South St: 58'	*Modification Request for Build-to-Lines. South Street is a view corridor street with 50' feet setback

### HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
<b>Frontage Type</b>	Terrace Frontage 3' Maximum Fence Height	Frontage with alternative landscaping that what is required and a 6' high fence*	*Modification Request for Frontage Type
<b>Thoroughfare Plan</b>	<b>2 Thoroughfares:</b> South Street and Kapiolani Blvd.	Project Complies except for Street Tree Requirement - Proposing a Monkey Pod Tree on South St.	
<b>Open Space</b>	15% of lot	16,603 sf = 19.6% of lot	
<b>Landscape</b>	Native and/or Adaptive Species	Native and/or Adaptive Species	
<b>Recreation Space</b>	55 sf / dwelling unit 410 units = 22,550 sf	6,531 sf indoors 16,603 outdoors Total = 23,134	



## HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Tower Floor Plate	10,222 sf	9,511 sf	
Tower Orientation	Oriented in the Mauka - Makai Direction: Long Edge is Parallel to South Street	Long Edge is Parallel to South Street	
Tower Separation	Min. 300' from adjacent towers in the Mauka-Makai Axis and Min. 80' from other towers	158' from the adjacent 801 South Street tower & 167' from Royal Capital Plaza, which are not in the Project Mauka-Makai Axis	
Green Building	LEED or Equivalent	Green Building, but not compliant	*Modification Request for Green Building

## HCDA Rules

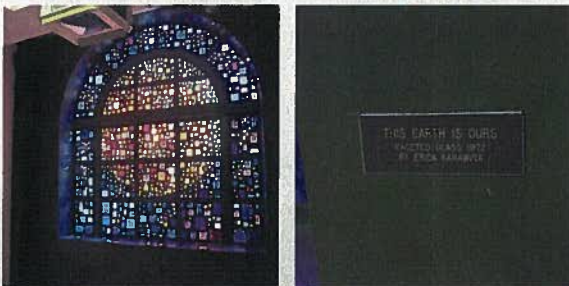
	Ch. 217 Plan & Rule	Proposed Project	Comments
Flood Zone	Flood Zone X - No Requirements	Flood Zone X - Outside of .2% annual chance of 500-year flood	
Parking	611 stalls	788 stalls	The 177 surplus stalls will be made available for public monthly rental
Parking Access	22' from Property Line	6'-3" from the Property Line*	*Modification Request to Parking Access
Loading	2 stalls	3 stalls	
Public Facilities Dedication	Workforce Housing Projects are exempt	Exempt	

- The Applicant is proposing that a portion of the parking Podium for the Project be allowed to encroach into the development lot (TMK: 2-1-047: 003) for Phase A of 801 South Street project.
- The Applicant has indicated that it intends to create an easement document indicating that a portion of parking podium for the Project encroaches on development lot for Phase A of 801 South Street project and that the easement document will run with the land and will be recorded with the Bureau of Conveyances.

## Encroaching Elements

- The Honolulu Advertiser building is not among the historic resources that have been identified in the Mauka Area Plan for preservation, rehabilitation or restoration.
- The Applicant has indicated that it intends to demolish a portion of the Honolulu Advertiser building and preserve at least the portion of the building that is currently under the red tile roof.
- HCDA staff, in a letter dated August 28, 2013, requested comments and recommendations from the DLNR, SHPD regarding the Development Permit application.

## Historical and Cultural Sites



**Stained Glass Window Above Entry**



**Staircase & Interior Finish**



**Decorated Columns & Ceiling Flourish/Finish**

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**Red Tile Roof  
Eaves are Finished**

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**Flat Roof – Note Small Red Cupola**

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**Office Space Under the Red Tile Roof**

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**Office Space Under the Flat Roof**

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- HNA Building is not on either the Federal, State or HCDA Listings of Historic Properties
- Per 13-284 HAR, as the HNA Building is over 50 years old, is subject to a *Historic Preservation Review*
  - Identification & Inventory (for historic properties)
  - Evaluation of Significance
  - Effect (impact) Determination
  - Mitigation Commitments
  - Detailed Mitigation Plan
  - Verification of Completion of Detailed Mitigation Plan

**Relevant Historic Preservation Status**

- **Identification & Inventory**
  - While the HNA Building Has Been Assessed, the Known Auwae & Fishpond on the Site Needs to Be Included in the Inventory
- **Evaluation & Significance**
  - Same as Above
- **Effect Determination**
  - Effects on HNA Building, Auwae & Fishpond – Adverse
- **Mitigation Commitments**
  - Remains to be Formalized & Submitted for Review
  - Detailed Mitigation Plans to be Developed
  - Verification of Mitigation Plans to be Conducted

## **Consultation & Mitigation Required**

- **Mitigation May Occur in Five Forms**
  - Preservation
  - Architectural Recordation Prior to Destruction
  - Archaeological Data Recovery Prior to Destruction
  - Historical Data Recovery When a Property Will Be Destroyed
  - Ethnographic Documentation When a Property Will Be Destroyed

## **Mitigation Commitment – 13-284-8 HAR**

- **Intention of Phase 3 Purchaser “Hawaiian Dredging Construction Company”**
  - Retain 3 Story Red Roofed Portion of HNA Building
  - Preserve and Use As Commerical Building – Headquarters for Hawaii Dredging
  - Architectural Documentation Prior to Destruction of “Flat Roofed” Portion of Building
  - Land Area – 12,600 sf
  - Floor Area (@ 3.5 FAR) – 44,100 sf
- Phase 3 Commercial is not subject of this Development Permit Application

## **Mitigation Commitment**

- **50% of Parcel is Covered by Buildings**
  - Column Foundations & Footings for Buildings Extend 6 Feet Below Street Level & Rest on Coral Ledge
- **Remainder of Parcel is a Surface Parking Lot & is Situated Over an Alluvial Channel that is 75 Feet Deep**
- **Subject to SHPD Determination for Adequacy – Commitment to an Archaeologist on-site to Monitor Subsurface Work and Ensure Compliance w/Applicable Laws and Rules**

## **Archaeology**

- **Sewer Connection or Determination By C&C Dept. of Environmental Services**
- **Availability of Drinking Water by C&C Board of Water Supply**
- **Any DOE Requirements Per School Impact Fee Statute**
  - Findings of DOE w/respect to Project Impact on Public School Facilities
- **Any Comment/Requirements by C&C Dept. of Transportation Services**
- **Any Requirements Will Be Documented in Development Agreement**

## **Unresolved Issues**

- **Subchapter 4, §15-218-55(e) of the Kakaako Reserved Housing Rules provides that, “In approving development permit for a qualified workforce housing project the authority may consider modification(s) to the provisions of Hawaii administrative rules, chapter 217, title 15, mauka area rules.”**
- **The Applicant is requesting 5 modifications**

## **Request for Modification**

- The Applicant is requesting the following modifications:

- Podium Height
- Build-to-Line
- Green Building Requirements
- Parking Access Curb Cuts
- Frontage Types

## **Modifications Requested**

- Figure NZ.2 (D) of the Mauka Area Rules requires that podium heights shall be between 30 - 65 feet.
- The podium element of the Project is eleven (11) floors with a height of 107 feet.
- Figure BT.10 of the Mauka Area Rules permits a parking podium that is detached from the podium high-rise building.

## **Modification #1 Increase of Podium Height**

- Section 15-217-53 and Figure NZ.2-1 of the Mauka Area Rules require build-to-lines of five (5) to ten (10) feet along Kapiolani Boulevard.
- The Project proposes to have build-to-lines of twenty-one (21) feet nine (9) inches along Kapiolani Boulevard.
- The Applicant's request for modification of frontage type along Kapiolani Boulevard is in error. Instead, it should be modification of build-to-line. If considered and approved by the Authority, approval will automatically require that the Applicant provide a terrace front frontage along Kapiolani Boulevard except along the existing Honolulu Advertiser building.

## **Modification #2 Increase Build-to-line**

- Section 15-217-59 of the Mauka Area Rules requires new buildings to follow base green building standards established by the LEED rating system or comparable green building evaluation systems.
- The Applicant is requesting modification from provisions of §15-217-59 of the Mauka Area Rules.

## **Modification #3 Remove Green Building Requirements**

- Section 15-217-63(c)(3) of the Mauka Area Rules requires that curb cuts shall be set back a minimum of twenty-two (22) feet from adjacent properties.
- The Project proposes location of vehicular access at Kapiolani Boulevard with curb cuts placed six (6) feet three (3) inches from the adjacent property line.

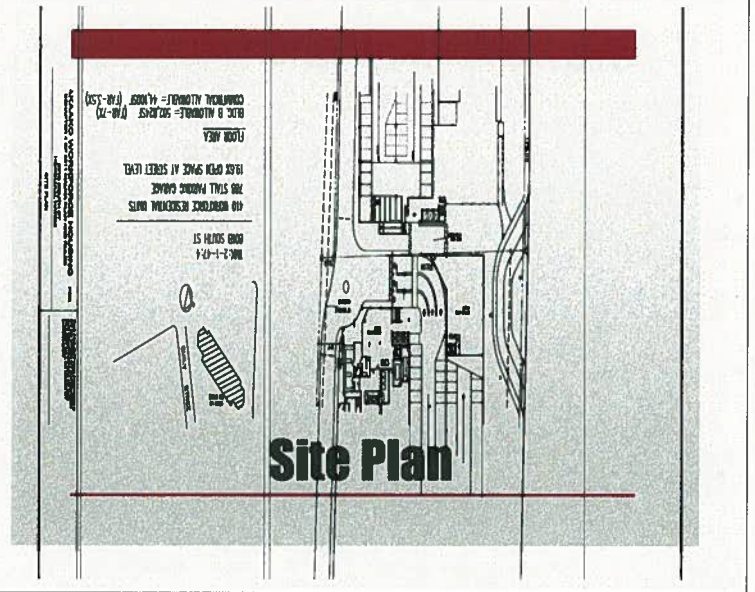
## **Modification #4 Reduce Parking Access Separation from Adjacent Properties**

- Modification of provisions of §15-217-39(3), and Figure FT.8 to propose alternative landscaping than what is required for a terrace front frontage type.
- Modification of §15-217-55(e)(1), and Figure FT.8 of the Mauka Area Rules to propose an increase in fence height to six (6) feet, from a maximum three (3) feet allowed for terrace front frontage type along Kapiolani Boulevard.

## **Modification #5 Frontage Type Requirements**

- At the time of submitting this report, HCDA staff has received 526 public testimonies in support of the Project and 155 testimony in opposition of the Project.

## Public Testimony





## Mission Statement

To build affordably priced  
condominiums for  
Hawaii's Workforce



## Development Team

- Developer – Marshall Hung
- Partner – Tradewind Capital Group, Inc.
  - Colbert Matsumoto, President
- Contractor – Hawaiian Dredging Construction Company
- Architect – Kazu Yato, AIA & Associates, Inc.
- Sales – Marcus & Associates, Inc.
  - Jason Nishikawa, Project Broker



## 1133 Waimanu

- 282 Residential Units
- Completed in June 1996
- Sold Out in 1 Day
- The only 100% for-sale affordable housing project built in Kakaako in the last 20 years



## 1448 & 1450 Young Street

- 1448 Young Street
- 200 Residential Units
  - Completed in August 1999
  - Sold Out Before Completion



- 1450 Young Street
- 246 Residential Units
  - Completed in July 1998
  - Sold Out Before Completion



## 215 N. King St.

- 251 Residential Units
- Completed in December 2005
- Sold Out Before Construction



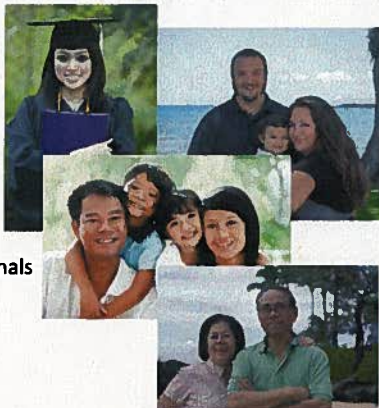
## Country Club Village 6

- 269 Residential Units
- Completed in January 2009
- Sold Out in 1 Day



## Phase 1 Buyer Profile

- Government Employees
- Teachers
- Nurses
- Hotel Workers
- Accountants
- Engineers
- Waiters/Cooks
- Administrative Professionals
- Fire/Police
- Military
- Students
- Retirees





## Metro Area Condos Under \$700,000 FS

- Sold Last 6 Months 1,152
- Currently Available 460

**Buyers are left with few choices**

Info Obtained from HiCentralMLS



## Project Highlights

- All units priced for Buyers earning 140% area median income and below
- Privately Financed – No Government Subsidies
- 46-story tower, 410 units with prices between \$360,000 and \$693,000



## Project Highlights

- 1 Bedroom Units \$360 to \$425K
  - 2 Bedroom Units \$448 to \$556K
  - 3 Bedroom Units \$577 to \$693K
- Size of Units range from 640 to 1,331 sf



## Project Features

### **Key Element of the Project's Affordability**

Maintenance Fees Ranging from \$275 for 1-Bedrooms to \$350 for 3-Bedrooms



## Project Features

- Split Air-Conditioners in every unit
- Operable Double-Pane Windows and Lanai Doors for natural ventilation
- Smoke-Free Condominium
- Security – Well-Lit Grounds, numerous Security Cameras, On-Site Management and Security Guards



# 801 SOUTH ST

## 801 SOUTH ST

### Non-Podium Design



## 801 SOUTH ST

### Modifications



#### Building Form

- Request 1 – parking structure is 107 ft (versus 65 ft maximum)
- Justification**
  - Retention of the Advertiser Building increases our parking requirement and limits the design of the garage.
  - Additional height needed to accommodate 788 parking stalls and offer daytime parking to non-residents.
  - Garage setback 57 ft from South Street

## 801 SOUTH ST

### Modifications



#### Building Placement

- Request 2 – 22 feet on Kapiolani Blvd (versus 5-10 feet)
- Justification** – rule intended for a podium-design frontage. Wider setback creates more open space and landscaping on Kapiolani and improves visibility for drivers and pedestrians.

## 801 SOUTH ST

### Modifications



#### Street Trees and Landscaping

- Request 3 – alternate trees (besides Monkey Pod) and increase fence to 6 feet (from 3 feet maximum)
- Justification** – existing Monkey Pod trees and security for the project

## 801 SOUTH ST

### Modifications



#### Curb Cuts

- Request 4 – 6 feet 3 inches (versus 22 feet from adjacent property)
- Justification** –
  - Retention of the Advertiser Building determines location of driveway
  - Furthest point away from South St/ Kapiolani intersection

801 SOUTH ST

### Modifications



#### Curb Cuts

Distance between driveways is 100+ ft

801 SOUTH ST

### Modifications



#### Green Building

- **Rule** – achieve LEED Certification which includes one LEED point in 3 categories
- **Request 5** – Project as currently designed will not achieve LEED Certified level or one LEED point in all 3 categories.
- **Justification** – Project already implements sustainable practices

801 SOUTH ST

### Advertiser Building



Balancing preservation and workforce housing goals

Aligning with HCDA's mission to revitalize Kakaako and provide workforce housing

801 SOUTH ST



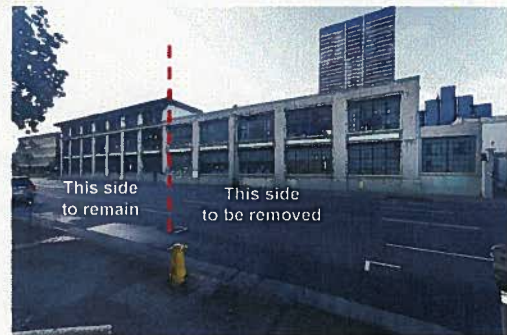
Aerial View

801 SOUTH ST



Existing Parking Lot View

801 SOUTH ST



South Street View

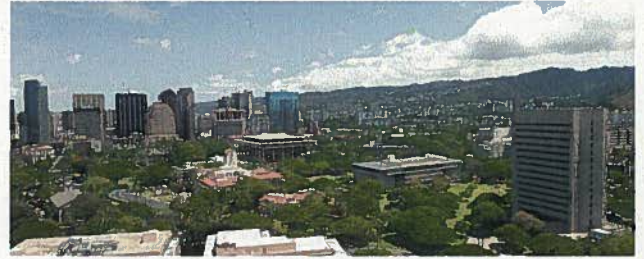
801  
SOUTH ST



**HAWAIIAN DREDGING  
CONSTRUCTION COMPANY, INC.**

801  
SOUTH ST

## Project Benefits



410 New Condominium Units Hawaii's Working Families can Afford  
Convenient Urban Location close to Honolulu's major Employment Centers

801  
SOUTH ST

## Project Benefits



60 Day Priority to Workforce Buyers Earning 140% AMI and Below for 75% of Building B

801  
SOUTH ST

## Project Benefits



Create Jobs for 350 Construction Workers and for 50 Local Companies

801  
SOUTH ST

## Project Benefits



Create a Workforce Community Consistent with the Vision of Kakaako

801  
SOUTH ST