

PUBLIC HEARING AGENDA

Hawaii Community Development Authority
November 3, 2004

TIME: 9:00 a.m.
PLACE: 677 Ala Moana Boulevard
Suite 1000 Conference Room
Honolulu, Hawaii 96813

1. **Public Hearing on Proposed Amendments to Chapter 20 of Title 15, Hawaii Administrative Rules, Relating to Improvement Districts**

The subject proposed amendments relate to the Kakaako Improvement District 11 Project and the proposed construction and installation of drainage, water, sewer, and roadway systems, and the undergrounding of existing overhead utility lines within the project area. The Improvement District 11 Project implements portions of those public improvements identified in the HCDA's District-Wide Improvement Program for the Kakaako Community Development District and is considered necessary for the redevelopment of Kakaako. Infrastructure and roadway improvements will take place on Queen Street, between Kamakee Street and Ward Avenue.

The purpose of the amendments is to establish Improvement District 11 and a method to determine the assessments to be charged the properties specially benefiting from the improvements constructed.

The amendments include the final assessment report, which has been incorporated into the amendments by reference; assessment amounts; plans and details of the improvements; method of cost allocation and assessment; and the proposed assessment area for Improvement District 11.

2. **Ward Centre Auahi Street Shops by Victoria Ward, Limited**

The Ward Centre Auahi Street Shops is a conversion of a portion of an existing parking structure into retail shops (Tax Map Keys: 2-3-05: 6, 7, 8, 9 and 10). The project will add approximately 11,000 square feet of commercial space and eliminate 72 parking stalls. To create a pedestrian friendly environment along the public sidewalk, a modification of the rules is proposed to allow new storefronts to have a reduced front yard along Auahi Street.

3. **909 Kapiolani by POSEC, Hawaii, Inc.**

The 909 Kapiolani is a residential/commercial/industrial high-rise complex proposed for development on 909 Kapiolani Boulevard across the street from the Neal Blaisdell Center (Tax Map Keys: 2-3-03: 73, 96 and 97). The project is a 29-story structure with 225 residential units, 10,000 square feet of commercial space, 12,000 square feet of industrial space, and 457 parking spaces. The project involves joint development of three parcels located along Kapiolani Boulevard, Ward Avenue and Waimanu Street totaling 73,114 square feet. To provide appropriate open space located at the corner of Kapiolani and Ward, modification of the rules is proposed to allow: a reduced front yard along Waimanu; encroachments of structures into the front yard, view corridor and tower setback along Kapiolani; additional height for the parking structure; inclusion of certain areas under storefront overhangs to be counted as open space; and reduction in the size of a loading space.