

HIGHLIGHTS OF FEBRUARY 2, 2005 HCDA MEETING

Following is a summary of actions taken at the February 2, 2005 meeting of the Hawaii Community Development Authority (HCDA).

Public Storage Project

Authority members approved a Planned Development Permit for the Public Storage Project, a six-story industrial/commercial complex proposed for 1067 Kapiolani Boulevard. Following a public hearing on the project, HCDA members also approved joint development of three parcels for the development and modifications of planned development provisions.

Public Storage, Inc. is proposing a complex to contain 185,350 square feet of industrial storage space; 6,650 square feet of commercial use lining the ground level fronting Kapiolani Boulevard and Kamakee Street; and 56 parking spaces (including 14 public spaces to be made available at market rates). The project has been designed with an open space landscape plaza on the ground level at the corner of Kapiolani Boulevard and Kamakee Street. A clock tower feature and meandering walkways are planned to welcome people to this portion of Kaka'ako. Modifications granted to the developer included: a reduction of the required number of parking spaces and parking structure requirements for planned developments, platform height requirements, and view corridor encroachments along Kapiolani Boulevard and Kamakee Street.

Construction on the project is anticipated to start in the second or third quarter of 2005 and take 8-9 months to complete.

Mauka Plan and Rule Amendments on the Development of Public Facilities

HCDA members approved the start of the amendment process for the Kaka 'ako District Mauka Area Rules to allow greater flexibility in the transfer of uses between designated "public sites" and any other sites in Kaka'ako's Mauka Area. Flexibility is needed to give the HCDA additional options that may be combined in a developer project as incentives in joint development with the private sector. The amendment could allow greater flexibility in the transfer of uses to and from public facilities such as public parking, community facilities, government offices, and industrial and commercial uses that need to be relocated from improvement districts. The HCDA will be proposing an amendment to identify a park/parking garage facility site in the vicinity of the proposed Improvement District 11 (Queen Street improvements) Project.