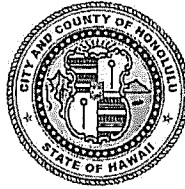


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

August 24, 2020

2020/SDD-45(LY)

Dear Participant:

SUBJECT: Interim Planned Development-Transit (IPD-T) and Special District (SDD) Permit Application No. 2020/SDD-45

Project: Ala Moana Plaza Development - Mixed Use Development

Landowner: GGP Ala Moana, LLC

Applicant: Brookfield Properties

Agent: R. M. Towill Corporation (Keith Kurahashi)

Location: 451 Piikoi Street and 1450 Ala Moana Boulevard - Kalia

Tax Map Keys: 2-3-038: 003 and 014 (por.)

Request: IPD-T Permit and SDD Permit (Major) to allow the development of a new mixed-use development (Project), consisting of a high-rise tower with a maximum height of 400 feet (plus an additional 18 feet for rooftop mechanical equipment). This will include 459 market-rate multi-family units and 124 affordable multi-family units (total of 583 multi-family units), lobbies, private residential amenity and activity areas, approximately 1,570 square feet of retail/commercial space (separate, low-rise structure at northwest corner of lot), streetscape improvements, and 220 parking stalls in a five-story parking podium at the base of the tower with potential usage of an additional 399 stalls in an adjacent existing nine-story parking structure. The proposed Project is within the BMX-3 Community Business Mixed Use District, and is less than one-quarter mile from the proposed Ala Moana transit station.

The Department of Planning and Permitting is reviewing the above Project application for an IPD-T and SDD (Major) Permit, which may be accessed on our website:

<http://www.honoluludpp.org/ApplicationsForms/ZoningandLandUsePermits/Council-ReviewedPermits.aspx>

Participant
August 24, 2020
Page 2

We would appreciate any comments or concerns you may have regarding impacts of the Project on the surrounding areas or services and infrastructure provided by your agency. Enclosed is a copy of the public hearing notice. Due to statutory time constrains, please provide your comments no later than **September 21, 2020**.

Should you have any questions, please contact Lila Youn, at 768-8016 or via email at lila.youn@honolulu.gov.

Very truly yours,

FOR



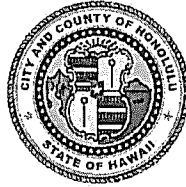
Kathy K. Sokugawa
Acting Director

Enclosure: Notice of Application and Public Hearing

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DEPUTY DIRECTOR

2020/SDD-45(LY)

NOTICE OF APPLICATION AND PUBLIC HEARING

Ala Moana Plaza Development

This is to inform you that the Department of Planning and Permitting (DPP) is reviewing an application for an Interim Planned Development-Transit and a Special District Permit (Major) to allow the development of a new mixed-use development (Project), consisting of a high-rise tower with a maximum height of 400 feet (plus an additional 18 feet for rooftop mechanical equipment). This will include 459 market-rate multi-family units and 124 affordable multi-family units (total of 583 multi-family units), lobbies, private residential amenity and activity areas, approximately 1,570 square feet of retail/commercial space (separate, low-rise structure at northwest corner of lot), streetscape improvements, and 220 parking stalls in a five-story parking podium at the base of the tower with potential usage of an additional 399 stalls in an adjacent existing nine-story parking structure. The proposed Project is within the BMX-3 Community Business Mixed Use District, and is less than one-quarter mile from the proposed Ala Moana transit station.

FILE NUMBER: 2020/SDD-45
OWNER/APPLICANT: GGP Ala Moana, LLC / Brookfield Properties
AGENT: R. M. Towill Corporation (Keith Kurahashi)
LOCATION: 451 Piikoi Street and 1450 Ala Moana Boulevard - Kalia
TAX MAP KEYS: 2-3-038: 003 and 014 (por.)

If you wish to review the materials that have been submitted, you may do so at our office on weekdays between 7:45 a.m. and 4:30 p.m. The application material is also available for your review at the Ala Moana Shopping Center Satellite City Hall, the Hawaii State Public Library and the Waikiki-Kapahulu Public Library. We have attached a map of the proposed Project's location as a reference.

A public hearing regarding this application will be held on **September 30, 2020**, at 10:30 a.m. in the Mission Memorial Conference Room, 550 South King Street, Honolulu, Hawaii 96813. The public hearing will also be advertised in the Honolulu Star-Advertiser. Pursuant to the Mayor's Emergency Orders related to the COVID-19 Pandemic, public participation will be allowed as follows in an effort to protect public health. Any disabled person requiring special assistance should contact 768-8006 for details.

ATTENDANCE

Join from WebEx via a computer:

<https://globalpage-prod.webex.com/join>

Meeting Number: 146 013 2369

Meeting Password: dpp1

Join from the WebEx smartphone app:

Meeting Number: 146 013 2369

Meeting Password: dpp1

Join from a phone (audio only):

+1-408-418-9388 (USA Toll)

Access code: 146 013 2369

Numeric meeting password: 3771

Join in person: This option is available only to members of the public who are unable to attend the meeting via WebEx or phone. All people inside and outside of the Mission Memorial Conference Room must abide by social distancing guidelines and thus wear a face covering and maintain six feet of distance between themselves and other people per the Mayor's Emergency Order 2020-24; this is subject to change if superseded by an updated Order.

TESTIMONY

In order to allow participation in a matter consistent with social distancing practices due to the COVID-19 Pandemic, the following procedures are in effect for the meeting.

Testimony may be submitted through the following options:

- Written testimony may be emailed to info@honolulu-dpp.org or faxed to 768-6743. Written testimony should be provided to the DPP in advance of the hearing; due by 4:30 p.m., Tuesday, September 29, 2020.
- Mail written testimony to the DPP, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; due by 4:30 p.m., Tuesday September 29, 2020.
- Oral testimony via phone or WebEx will be accepted during the online meeting. Please mute your devices except to testify.
- In-person testimony will be accepted per the "Join in person" instructions above.

Those persons desiring to testify may register prior to the public hearing by emailing your name and phone number with "[2020/SDD-45] Ala Moana Plaza Development Public Hearing" in the subject line to info@honolulu.gov, and are encouraged to submit one copy of their testimony in writing. Attendance at the public hearing is not necessary to submit testimony. To reduce the risk of COVID-19 transmission, written testimony will not be accepted in person. Written testimony must be emailed, faxed or mailed and received by our department prior to the public hearing to be considered in the evaluation of the application.

Should you have any questions, please contact Lila Youn, of our Land Use Approval Branch, at 768-8016 or via email at lila.youn@honolulu.gov.

cc: City Council