

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Hawaii Community Development Authority (“HCDA”), State of Hawaii, under the provisions of Chapters 16 and 22, Title 15, Hawaii Administrative Rules:

DATE: February 24, 2010

TIME: 9:00 a.m.

PLACE: HCDA Makai Room
461 Cooke Street
Honolulu, Hawaii 96813

or as soon thereafter as those interested may be heard to consider the following item:

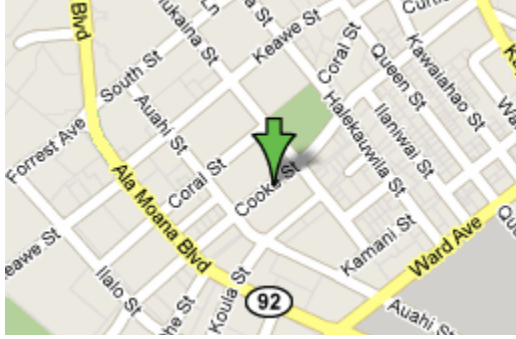
Pacifica Honolulu by OliverMcMillan Pacifica, LLC. The Pacifica is a mixed-use project located at 1015 and 1017 Kapiolani Boulevard (TMK: 2-3-003: 105). The Pacifica (formerly known as the Moana Vista) is a joint development with other properties located at 1025 Waimanu Street (“Parcel 40”) and 1067 Kapiolani Boulevard (“Public Storage”).

The Pacifica is a 42-story tower with 492 housing units (including 124 reserved housing units) on top of a 4-story podium with retail storefronts along Kapiolani Boulevard and industrial activities along Waimanu Street. Modification of the rules is proposed to provide additional residential amenities on the recreation deck.

Copies of the public hearing item are available for inspection during regular business hours at the offices of the HCDA, 461 Cooke Street, Honolulu, Hawaii 96813, or will be mailed to anyone who requests a copy after payment has been made for copying and postage costs. To request a copy of the public hearing item or submit written comments or testimony, please do so at the offices of the HCDA on or before the date of the public hearing. To present oral testimony, sign up at the time of the public hearing. Speakers are requested to submit 20 copies of their statements. For questions or concerns, please call the offices of the HCDA at 594-0300.

Individuals who need auxiliary aids for effective communication are invited to contact Richard Kuitunen, HCDA’s ADA Compliance Coordinator at 594-0300, or by facsimile at 594-0299, at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
C. SCOTT BRADLEY, CHAIRPERSON



*Please note HCDA's new location is across from Fisher Hawaii. See map above.

**Hawaii Community Development Authority
Public Hearing
February 24, 2010**

**Summary of Proposed Modifications to
Pacifica Honolulu Project (M 1-10)**

Request. The Applicant, OliverMcMillan Pacifica, LLC (“OMP”), is requesting a modification of the Mauka Area Rules (“Rules”) of the Kakaako Community Development District for the development of the Pacifica Honolulu (“Pacifica”). Modification of the Rules is proposed to provide additional residential amenities on the recreation deck.

Project Status. The Pacifica (formerly the Moana Vista) is a joint development with other properties located at 1025 Waimanu Street (“Parcel 40”) and 1067 Kapiolani Boulevard (“Public Storage”). The previous developer, KC Rainbow II Development Co. LLC, commenced construction in February 2007. Since November 2008, construction has been suspended due to a lack of construction financing. OMP intends to restart construction in March 2010.

Project Description. The Pacifica is a mixed-use project with 492 housing units (including 124 reserved housing units), retail storefronts along Kapiolani Boulevard and industrial activities along Waimanu Street. The Pacifica (TMK: 2-3-3: 105) is a 42-story tower on top of a 5-story podium located at 1015 and 1017 Kapiolani Boulevard.

Development Objectives and Urban Design. The Pacifica is consistent with the Mauka Area’s development objectives for mixed-use activities. It is located within walking distance to Ala Moana Shopping Center, Neal Blaisdell Center and McKinley High School.

From an urban design standpoint, the Pacifica would provide pedestrian-friendly storefronts along Kapiolani Boulevard and industrial activities along Waimanu Street.

Design Coordination with Future Road Widening of Waimanu Street. The Pacifica’s site has a 10-foot street setback requirement along Waimanu Street which will remain under the ownership of the Pacifica until the Hawaii Community Development Authority (“HCDA”) requires it to be dedicated for road widening in conjunction with a future improvement district. The Applicant will provide sidewalk and roadway improvements within the 10-foot street setback area which are currently lacking.

Proposed Modifications. The proposed modifications of view corridor setback requirements along Kapiolani Boulevard are needed to provide additional residential amenities on the recreation deck. The modification would increase the floor plate of the recreation deck by approximately 500 square feet to match the parking level below. If approved by HCDA, the fifth floor of the parking structure would “slice” into the Kapiolani

view corridor at the Ewa-Mauka corner of the podium: a) horizontally—from 10 feet (at maximum) to less than 1 foot, and b) vertically— from 8 feet (at maximum) to less than 1 foot. The “slice” would be approximately 100 feet in length as compared to the podium’s total length along Kapiolani of 370 feet.

Criteria for Approval of Rule Modifications. The Rules stipulate that the HCDA may modify certain Rules provided a public hearing is held. Generally speaking, Rule modifications are intended to provide flexibility and result in a development that is practically and aesthetically superior to a development that would otherwise be in strict compliance with the Rules.