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Public Testimony Website Submission Ward Village 'Aali

BernardNunies

to:

contact

12/01/2016 01:38 AM

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From: BernardNunies <bknunies@gmail.com>

To: contact@hcdaweb.org,

History: This message has been forwarded.

2016 DEC 1 AM 8 22
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY**Name**

Bernard Nunies

Address725 Kapiolani Blvd
Honolulu, Hawaii 96813
United States[Map It](#)**Email**bknunies@gmail.com**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

Please see attached for testimony opposing the approval of Aalii tower due to continued rule breaking by the developer.

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- [HCDA-Testimony_Bernard-Nunies-20161129.pdf](#)

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Mr. John Whalen, Chair & HCDA Board Members
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

November 29, 2016

Dear Chair Whalen and HCDA Board Members.

I am writing with regards to the Victoria Ward/Howard Hughes permit (KAK-16-075) to construct their last tower, Aalii, where the developer is seeking approval to break the 2005 Mauka Rules.

Much to my dismay, I cannot believe that the developer is asking to break the 2005 Mauka Rules, especially since it is the developer that petitioned HCDA to be grandfathered under the 2005 rules rather than be held accountable to the current 2011 Mauka Area Plan and Rules.

The 2005 rules are less stringent, so breaking the rules that they asked to be governed by is a slap in the face to both HCDA and the residents of Kaka'ako. The developer knows full well what the rules are so their design for the latest tower should adhere to those rules instead of trying to go against the rules already established. This is the developer's fifth tower. They have had 5 chances to follow the rules, yet with each Tower they break the rules. For Aalii, the rules they want to break include:

- Podium height, going from 45 feet to 75 feet, a 67% increase to what the rules say.
- Distance between towers of 200 feet. This does not meet the 300 foot minimum which is 33% less than what the rules say.
- Area zoned for "Mixed Used Residential" per 2005 rules yet the developer is building as "Single Mixed Use" zone designation.

Regarding the distance between towers, the developer's permit states on page 26 "It is **not practicable** for the Aalii tower to be located at least 300 feet from the neighboring Aeo tower". Not practicable, really? The developer built both towers and could have adhered to the 300 foot distance. Yet they chose not to follow the rule because it was "not practicable" for them. Imagine a society where we could determine whether a law was "not practicable" to us and choose whether or not to adhere to it. It would be utter chaos! The developer knew the rules before they designed all five towers. Why not design the towers so it is practicable and follows the rules?

Perhaps the most telling statement in the permit is on page 28 and states "The modification is also **consistent with modifications approved by HCDA** for Ae'o, Anaha, and Kekilohana". This is exactly what the community spoke up against in previous HCDA

meetings. The slippery slope has come back to bite us as the developer is using past rule breaking to justify current rule breaking. I ask HCDA to **STOP THE MADNESS!** The residents of Kaka'ako have to follow rules, why is it that developers are allowed to break them?

Lastly, where are the plans and permits for the Open Space that the developer has committed to? As part of their master plan, they have promised a Central Plaza including 6.5 acres of public plaza, 7.6 acres for new street and pedestrian ways, and 2.4 acres of public facilities. How do we know that the developer will live up to the promise of Open Space once their last development has been approved? The Open Space looks great on paper, but where are the plans and permits to move this forward?

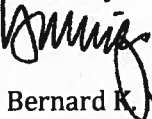
My hope is that:

1. HCDA will hold the developer accountable to the 2005 rules they asked to be governed by and deny the exemptions that are being sought, and
2. HCDA will not approve the permitting of this project until plans and permits for the committed Open Space, as part of the Ward Village Master Plan, is also submitted.

The Kaka'ako community has the right to hold developers of our neighborhood accountable to their promises. Please send a message to the developer and instruct them to follow the rules and keep their promises.

Thank you for the opportunity to provide my comments.

Sincerely,



Bernard K. Nunies
725 Kapiolani Blvd
Honolulu, Hawaii 96813

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY



Public Testimony Website Submission Ward Village 'A'ali'i

BobEmani

to:

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12/05/2016 12:52 PM

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kakaakocommunity@yahoo.com

Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

See attached letter to HCDA

File Upload

- [EMANI-Letter-To-HCDA-DEC-7-2016.pdf](#)

Business and residents of Kakaako Community.

December 7, 2016

To: Chair & Members,
Hawai'i Community Development Authority

From: Bob Emami
President, The Car Store, Inc. &
President, Business and Residents of Kaka'ako Community

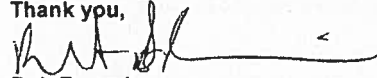
I am Bob Emami, a small business owner, who has been doing business in Kaka'ako for the past 12 years. I own my land on Kawaiahao Street. I like working in Kaka'ako with my five employees. And I intend to stay here.

But as I see the Kaka'ako community's district change over the past several years, I am concerned and sad. So many luxury residential condo buildings and so little of the promise of the HCDA law to ensure that we have mixed uses, including light and service industrial –and not mostly high end residential high rises with restaurants and retail shops to serve them. That is why I cannot stay silent and see the Aalii project built as Howard Hughes plans.

The Aalii project is too close to the next tower and the podium is too high above the maximum allowed. Why doesn't government make sure that these large landowners and developers follow the law, Mauka Area Plan and Rules and their own master plan? I saw the building that was in the Howard Hughes master plan that they now want to build 418 foot tower was supposed to be only 180 feet of residential and office space.

I urge you, the HCDA members, to please support those of us working in Kaka'ako by denying the Aalii permit application unless Howard Hughes follows the law, the Mauka Area Plan and Rules and their own master plan.

Thank you,



Bob Emami

Mr John Whalen, Chairman
and Members, HCDA BOARD

December 5, 2016

Re: A'ALII PROJECT

Hearing, Wednesday, December 7. 2016

Gentlemen:

The HH Corp was allowed to have its own master plan grandfathered to the 2005 Mauka Area Rules. Now, contrary to this ruling, it is requesting drastic changes for the A'alii Project by replacing a 180' residential/office building with a 418' residential tower. A definite no, no!! The Gateway Development Project which provides for some industrial activities in this area is sorely being ignored.

Years ago, the first public showing of the Ward Neighborhood Master Plan was impressive with a proposed Diamond Head Plaza, Central Plaza, the Auahi Street Pedestrian Promenade with increased traffic lanes, trees and greenery, lots of public facilities and open spaces everywhere.

The news have been filled with dramatic profits for the HH Corp for each of their earlier projects and yet, there has not been a mention of any of these open areas that they promised the people of Hawaii. In fact, recent reports show that with each new project, their plans for the open spaces have slowly diminished. This cannot be!! The Ward Master Plan promised 6.5 acres for public plazas and other open spaces, an additional 7.6 acres for new public streets and pedestrian ways, and 2.4 acres of public facilities. All of this open space to be available to the public and not only to project residents. This cannot and shall not be overlooked!!

One of the intent of the Mauka Area Rules is to insure open space within Kakaako and it is HCDA's responsibility to insure that this is carried out. HCDA has granted many exemptions for each of their earlier projects and the HH Corp has greatly profited. NOW, is the time for HH Corp to show the people of Hawaii their intent to fulfill and live up to their promises and obligations! "It takes 2 to tango!"

Respectfully submitted,

Clara K Morikawa
725 Kapiolani Blvd, Honolulu, HI

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Public Testimony Website Submission Ward Village 'A'ali'i

douglasValenta

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12/04/2016 11:13 AM

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douglas Valenta

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Honolulu, Hi 96814
United States[Map It](#)**Phone**

(808) 366-1087

Emaildouglasvalenta@gmail.com**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

I would like to thank the HCDA and its board members for allowing this forum to express concerns about the development of my neighborhood

Regarding the proposed high rise condo development by The Howard Hughes Corporation: It seems the ongoing planning and building that is underway in the Kaka'ako area is becoming excessive. I worry that there will be a continual strain placed upon the valuable resources of this island state: 750 housing units in addition to the current 4 Howard Hughes HIGH RISE luxury condos will no doubt contribute to a sewage overload, traffic congestion, and place an undue strain on the Ala Moana Beach Park. The idea of a high density residential and commercial project is justified. I believe that the Howard Hughes Corporation may have some interest of the local people, but ultimately they forever want to change the face of the landscape to benefit the profit of share holders of a mainland corporation that is absent of the ideals of local people. Their vision is myopic and reckless.

Additionally, I do not see plans for mixed office and residential buildings. As a private business owner, I would like to provide my services within my neighborhood, however, the likes of The Howard Hughes Corporation, I doubt will provide for available office rental space, much less at an affordable price.

I strongly favor of the denial of the developer 's proposal. Do not let this proposal pass!
One should be cautioned nonetheless by the title of the recent Warren Beatty movie about Howard Hughes: Rules Don't Apply

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georgeOutlaw

to:

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12/05/2016 09:21 AM

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HAWAII COMMUNITY
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Organization

resident Kaka'ako

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Honolulu, Hi. 96813

[Map It](#)**Phone**

(808) 888-2921

Emailgeorgeandmary@mac.com**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

Oppose these variances because the State and City have previously identified sets of guideline which reflect a compromise between the various players in the development role. These guideline need to be adhered to otherwise, the development will be slowly amended in such unforeseen ways as the outcome could be detrimental to all concerned residents. Please adhere to the guidelines established and arrived at through time and funding expenditures of the City and State. In summary:

Major problems with the Aalii project are as follows:

1. Using a non-existent zoning designation called "single mixed-use" to build whatever, a zoning designation never approved by the HCDA, since they must undertake properly noticed public hearing to change any zoning designation;
2. Building its 418-foot tower too close to the next tower (100 feet closer than the required separation of 300 feet)
3. Building the podium deck 30 feet higher than permitted maximum (75 feet v 45 feet)
4. Failing to build the rectangular, 150,000 sf public Central Plaza envisioned in their master plan (Aalii has only 19,000 sf of open space, most of it for Aalii project residents only);
5. Claiming to build a pedestrian promenade in its master plan like Barcelona's Las Rambas, but providing no such feature.



Public Testimony Website Submission Ward Village 'A'ali'i

JerryGebhard

to:

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12/05/2016 02:37 PM

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HAWAII COMMUNITY
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AUTHORITY**Name**

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(808) 840-0129

Emailjgebhard@auxmail.iup.edu**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

I am writing to STRONGLY OPPOSE the Victoria Ward/Howard Hughes permit (KAK-16-075) to construct their last tower, Aalii, where the developer is seeking approval to break the 2005 Mauka Rules.

The developer is asking to break the 2005 Mauka Rules, and I am against this, especially since it is the developer that petitioned HCDA to be grandfathered under the 2005 rules rather than be held accountable to the current 2011 Mauka Area Plan and Rules.

This is the developer's fifth tower. They have had 5 chances to follow the rules, yet with each Tower they break the rules. For Aalii, the rules they want to break include:

- Podium height, going from 45 feet to 75 feet, a 67% increase to what the rules say.
- Distance between towers of 200 feet. This does not meet the 300 foot minimum.
- Area zoned for "Mixed Used Residential" per 2005 rules yet the developer is building as "Single Mixed Use" zone designation.
- Incomplete permit that lacks the Open Space plans that the developer has promised including including 6.5 acres of public plaza, 7.6 acres for new street and pedestrian ways, and 2.4 acres of public facilities as part of the Ward Master Plan.

We please ask this Board to:

1. Hold the developer accountable to the 2005 rules they asked to be governed by and deny the exemptions that are being sought, and
2. To NOT approve the permitting of this project until plans and permits for the committed Open Space, as part of the Ward Village Master Plan, is also submitted.

I, along with many others, have to live in this community, and we do not want less green space, distance between buildings, and an uncomfortable "mixed used residential" area.

Thank you for the opportunity to provide my comments.

Sincerely,

Dr. Jerry Gebhard
Professor Emeritus
600 Ala Moana Blvd, 1510
Honolulu, HI 96813
jgebhard@auxmail.iup.edu



Public Testimony Website Submission Ward Village 'A'ali'i

JohnKobelansky Jr.

to:

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12/04/2016 10:42 PM

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From: "JohnKobelansky Jr." <jkobela@hawaiiantel.net>

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY**Name**

John Kobelansky Jr.

Organization

Kakaako Friends and Neighbors

Address725 Kapiolani Blvd, 2206
725 Kapiolani Blvd, 2206, Honolulu HI
United States[Map It](#)**Phone**

(808) 373-3839

Emailjkobela@hawaiiantel.net**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

Dear HCDA Board Members,

In the case of the upcoming tower named "Aalii" as proposed by Howard Hughes Corp, NO variances or modifications of any kind should be granted or allowed.

Here's some compelling reasons why:

- Reason 1: Podium heights exceeding 45' increase density in the neighborhood. It's like putting another building within a building. With the added increase in parking stalls, cars and businesses, crowding on exiting surface streets will increase to the point where traffic is unmanageable. Also view planes along the street level disappear. Just walk along the edge of "The Symphony" and you'll see what I mean. No Mauka or Ewa views because of high podiums that ascend straight up in the air, with very little setback along the frontages.
- Reason 2: Distance between towers should be 300' or more. Any less than that and crowding of buildings will occur which will again, obscure view planes and create the "Hong Kong" affect, which has everyone gaping into your window and overhearing your racket! Maybe in New York or Hong Kong but please... not in Hawaii. Also solar reflections bouncing off reflective glass is an unwanted side effect of buildings that are in close proximity to one another, which is when witnessed, quite disturbing!
- Reason 3: What happened to HH promise of more Open Space? According to the Master Plan we will see a Central Plaza with many acres of public green spaces, walkways and public friendly facilities. I don't see mention of that crucial idea anywhere. You take away something...you need to put something back! So let's have it back or have a better alternative .

- Reason 4: Anytime any variance is granted, other developers will "lock-step" onto that variance and request it in their projects too! Once the floodgates are open, there's no stopping the avalanche, and as we well know...greed has no bounds! You will set a bad precedent if you allow this to happen and you should be responsible for the outcome.

- Reason 5: Most important of all...remember what makes Hawaii special and unique...the green mountains, the blue skies, the clear ocean waters and friendly people. Take those away by putting up bad buildings, breaking rules and crowding everyone and everything for the sake of money, then we all suffer the negative effects. And once they're built and the people come, we are stuck with them!

I sincerely hope you decide to support the people of Hawaii and stop these requests for modifications. Please make a bold statement to our sustainable future by not allowing any Mauka Area Rules to be broken.

Thank you and Mahalo for this opportunity to testify.

John Kobelansky Jr.
725 Kapiolani Blvd,
Hon, HI 96813



Public Testimony Website Submission Ward Village 'A'ali'i

Judy Gernant

to:

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12/05/2016 02:54 PM

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From: Judy Gernant <jkgernant@gmail.com>

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY**Name**

Judy Gernant

Address425 South Street
Honolulu, HI 96813[Map It](#)**Email**jkgernant@gmail.com**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

Howard Hughes Corp's request for modification of its master plan for the 'A'ali'i building would place 'A'ali'i too close to the next building and make it higher than is allowed by the Mauka Area Plan and Rules. The MA Plan and Rules should not be violated. Under its master plan, Howard Hughes should be designing a 150,000 sq ft open space, Central Plaza, and a pedestrian promenade for Kaka'ako. Enough 400-ft concrete and glass obstructions! This is not the kind of community Kaka'ako was meant to be. The HCDA must deny Hughes this permit and require Hughes to build according to its master plan and make it contribute to making our community what the HCDA law and the Mauka Area Plan and Rules dictate.



Public Testimony Website Submission

LailaSpina

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12/04/2016 11:45 AM

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HAWAII COMMUNITY
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Phone

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drlspina@gmail.com

Do you support or oppose?

Oppose

Comment

Please do not allow for this project to proceed. There are already many high rise condos being built in our neighborhood. It is very dangerous to walk down Ward street, Queen Street, Kamakee, street. It will only get worse. There were plans for open park spaces in the Ward Village, but developers will manipulate what may have been approved in the past in order to build more condos. I do not think that Howard Hughes cares about the surrounding neighborhood, they lack any true concern for the development of this neighborhood outside of the idea for large building, excessive density leading to astronomical profits for a non local company. Transit Oriented Development encourages developers to build in excess.

A low rise with office space would seem more reasonable .

Do not let this proposal pass

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Public Testimony Website Submission Ward Village 'A'ali'i

RachelleNobriga

to:

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12/05/2016 09:07 AM

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To: contact@hcdaweb.org,

Name

Rachelle Nobriga

Emailmanagement@hawaiishoppingcenter.com**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

OPPOSE development of Howard Hughes Ward Village "Aalii", for following reasons:

1. Using a non-existent zoning designation called "single mixed-use" to build whatever, a zoning designation never approved by the HCDA, since they must undertake properly noticed public hearing to change any zoning designation;
2. Building its 418-foot tower too close to the next tower (100 feet closer than the required separation of 300 feet)
3. Building the podium deck 30 feet higher than permitted maximum (75 feet v 45 feet)
4. Failing to build the rectangular, 150,000 sf public Central Plaza envisioned in their master plan (Aalii has only 19,000 sf of open space, most of it for Aalii project residents only);
5. Claiming to build a pedestrian promenade in its master plan like Barcelona's Las Rambas, but providing no such feature.

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Public Testimony Website Submission Ward Village 'A'ali'i

AnnetteKoh

to:

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12/06/2016 10:59 AM

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2016 DEC 6 AM 11 30
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY**Name**

Annette Koh

Organization

Kaka'ako Our Kuleana

Emailkoha@hawaii.edu**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

I'm writing to oppose the variance for the 'A'ali'i project. As it stands, the proposal does not sufficiently explain how the applicant will

- 1) consider the continued need for production, distribution and repair uses and the maxing out of demand for high-end residential and commercial retail and office spaces
- 2) fulfill the open space requirements, especially with regards to the promised plaza which as yet only a rendering and not reality
- 3) respond to innovations in transportation demand management and forthcoming TOD overlay rules on parking that would both decrease costs and the footprint of the project and
- 4) continue the LEED-ND Platinum certification with such resource intensive projects that fail to address increasingly evident flooding issues and fail to incentivize energy reduction through multimodal access and natural cooling and ventilation.



Public Testimony Website Submission Ward Village 'A'ali'i
BenjaminSadoski

to:
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12/06/2016 03:18 PM

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HAWAII COMMUNITY
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AUTHORITY

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Organization

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Email

bsadoski@unitehere5.org

Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

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UNITE HERE!
LOCAL 5 HAWAII

2016 DEC 6 PM 3 29

HAWAII COMMUNITY

DEVELOPMENT

AUTHORITY

December 6, 2016

Eric W. Gill, Financial Secretary-Treasurer

Gemma G. Weinstein, President

Godfrey Madsen, Senior Vice President

HCDA
547 Queen Street
Honolulu, Hawaii 96813

Re: Testimony with concerns about Permit KAK 16-075, A'ali'i Project

Chair Whalen and Board Members:

UNITE HERE! Local 5 represents over 11,000 workers in the hotel, healthcare and food service industries statewide.

We are in the middle of an affordable housing crisis. Statewide, people are struggling every month to pay their rents and mortgages. Families are doubling- or tripling-up to offset housing costs. Many working people are homeless simply because they cannot afford to pay rent. Yet not enough is being done in a timely or effective way to resolve this crisis. While luxury condominiums, condotels and hotels are being built all around us and as houses throughout the state are being converted into vacation rentals, adequate affordable housing seems to be getting further and further out of reach.

The Reserved Housing standards that have been developed by the HCDA are not effective tools to address this crisis. Before approving this project or any other like it, the HCDA should demand developers do more to address the affordable housing needs of residents at all income levels below 100% of Area Median Income. There are two specific things HCDA should demand:

1. That this development incorporate a significant amount (i.e., 30%) of truly affordable housing (i.e., housing for people at 60%, 80% and 100% of AMI, respectively); and
2. That the developer commit to concrete steps to prevent the use of any of the units at this project as vacation rentals. It should commit that these units are being built for residential purposes, not as illegal mini-hotels, and that it will uphold that intent by disallowing and penalizing any use or advertising of units at the project for vacation rental purposes.

These are important steps to helping solve the affordable housing crisis. In particular, preventing the use of units as vacation rentals costs the developer nothing. If the developer cares about this community and if this project is truly intended to help create housing for Hawaii's people, the developer should voluntarily commit to do at least that.

The developer should be able and willing to provide more, and the people of Hawaii certainly need it. We are asking the HCDA to demand this for the benefit of its citizens.

Developments like A'ali'i can be part of the problem, or part of the solution: it is up to you to hold developers responsible.

Thank you.



Public Testimony Website Submission Ward Village 'A'ali'i

ChristopherDelaunay

to:

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12/06/2016 02:14 PM

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

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Organization

Pacific Resource Partnership

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cdelaunay@prp-hawaii.com

Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Support

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

December 7, 2016

John Whalen, Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

RE: Planned Development Permit Application for 'A'ali'i in Ward Village Block N-East (Land Block 1, Project 3)

Dear Chair Whalen and members of the Hawaii Community Development Authority:

Pacific Resource Partnership (PRP) is a not-for-profit organization that represents the Hawaii Regional Council of Carpenters, the largest construction union in the state, and more than 240 of Hawaii's top contractors. Through this unique partnership, PRP has become an influential voice for responsible construction and an advocate for creating a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs and enhances the quality of life for all residents.

We support the Planned Development Permit Application for 'A'ali'i in Ward Village Block N-East (Land Block 1, Project 3) for the following reasons:

- This project will provide much needed housing in the urban core of Honolulu, approximately 750 homes, including 100 reserved housing units, and is intended to benefit local residents;
- This mixed-use Development will be close to good-paying jobs, local parks, restaurants and other services;
- The project is part of the integrated community envisioned for Kaka'ako which will consume less land overall, lead to fewer vehicle miles traveled, and produce environmental benefits to the community as a whole; and
- The planning and design of 'A'ali'i is the result from community, stakeholders, cultural advisors, and the HCDA Board input.



Howard Hughes Corporation is asking for one modification, a 75-foot podium, to allow for a pedestrian-friendly street environment by providing public facilities at street level and to avoid adverse impacts to burial sites by avoiding subsurface parking structures. A 75-foot podium is consistent with numerous other projects that have been approved in the area, and will not adversely impact any surrounding uses. Limiting the podium height will reduce the number of units that can be delivered and will make this project less affordable for those wanting to move in.

We respectfully request your consideration in approving this project. Kaka'ako's history as a light industrial area between downtown Honolulu and Ala Moana and Waikiki must continue to transform into a vibrant community that provides many housing choices as envisioned by the State when it took bold and visionary action to create the HCDA (1976) and the Kaka'ako Community development district.

Sincerely,



Christopher Delaunay
Government Relations Manager



Public Testimony Website Submission Ward Village 'A'ali'i

GalenFox

to:

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12/06/2016 02:32 PM

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Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

One page testimony plus two exhibits

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**Testimony to HCDA in opposition to 'A'ali'i, 12.7.16
Galen Fox, Kaka'ako Resident, Kaka'ako United Member**

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Faced with a March 6, 2017 automatic approval deadline, HCDA should deny the project and here's why:

1. Applicant Howard Hughes Corp (HH) accepted to be governed under the 2005 Mauka Area Plan and Rules instead of those passed in 2011. Those rules require 300' of separation between the parallel sides of towers.
2. 'A'ali'i isn't the first HH tower to be placed too close to an existing tower, in violation of the rules. The time has long passed for HCDA to stop HH's rule-violating crowding of towers.
3. How many towers does HH need? Nine 400' towers, as in its 2008 master plan? Twenty-two, as shown in its floor model? Sixteen, as shown in its 'A'ali'i application? Fewer, spaced at least 300' apart, as the rules demand?
4. HH is failing to replace the platform-level "common activities," most especially public parks with recreation areas at the 45' deck level, connected to other decks at the same level, under the 2005 plan and rules. Twenty percent of building FAR committed to 45'-level recreation decks *wasn't for residents' exclusive use*, it was for community "common activities."
5. HH should replace at ground level the 20% FAR-required but lost "common activities," or be held to the 45' foot platform height design under the 2005 Rules.
6. HH should be denied "mixed use zoning" until HCDA approves the zoning by rule amendment or variance at a properly noticed public hearing as required under the 2005 Rules.
7. HH should provide the view corridor (Central Plaza) as outlined in its 2008 Master Plan — a fixed rectangle running from the rail line to Kewalo, as on the Plan's drawing (see exhibit), with no view-capturing building intrusion into that rectangle.
8. HH should identify all promised 6.5 acres of "public plazas and other open spaces," and all 7.6 acres of "public streets and pedestrian ways." It should do so on a map approved by HCDA.
9. HH's new map should also show its proposed "Diamond Head Plaza," which seems to have disappeared.
10. HH should explain how the Auahi St. "pedestrian promenade" — with its three lanes of traffic and its two hostile-to-pedestrians bike lanes — in any way resembles Barcelona's *Las Ramblas* (see exhibit), the application's model that as with most European "pedestrian promenades," doesn't allow vehicles or bikes.
11. HH should explain why if up to 5 acres of "neighborhood park" serves 5,000 residents (see 2009 *Nunc Pro Tunc*, p. 31), only 6.5 acres is supposed to serve at least twice as many living in 4,300 units (10,750 at 2.5 people a unit).

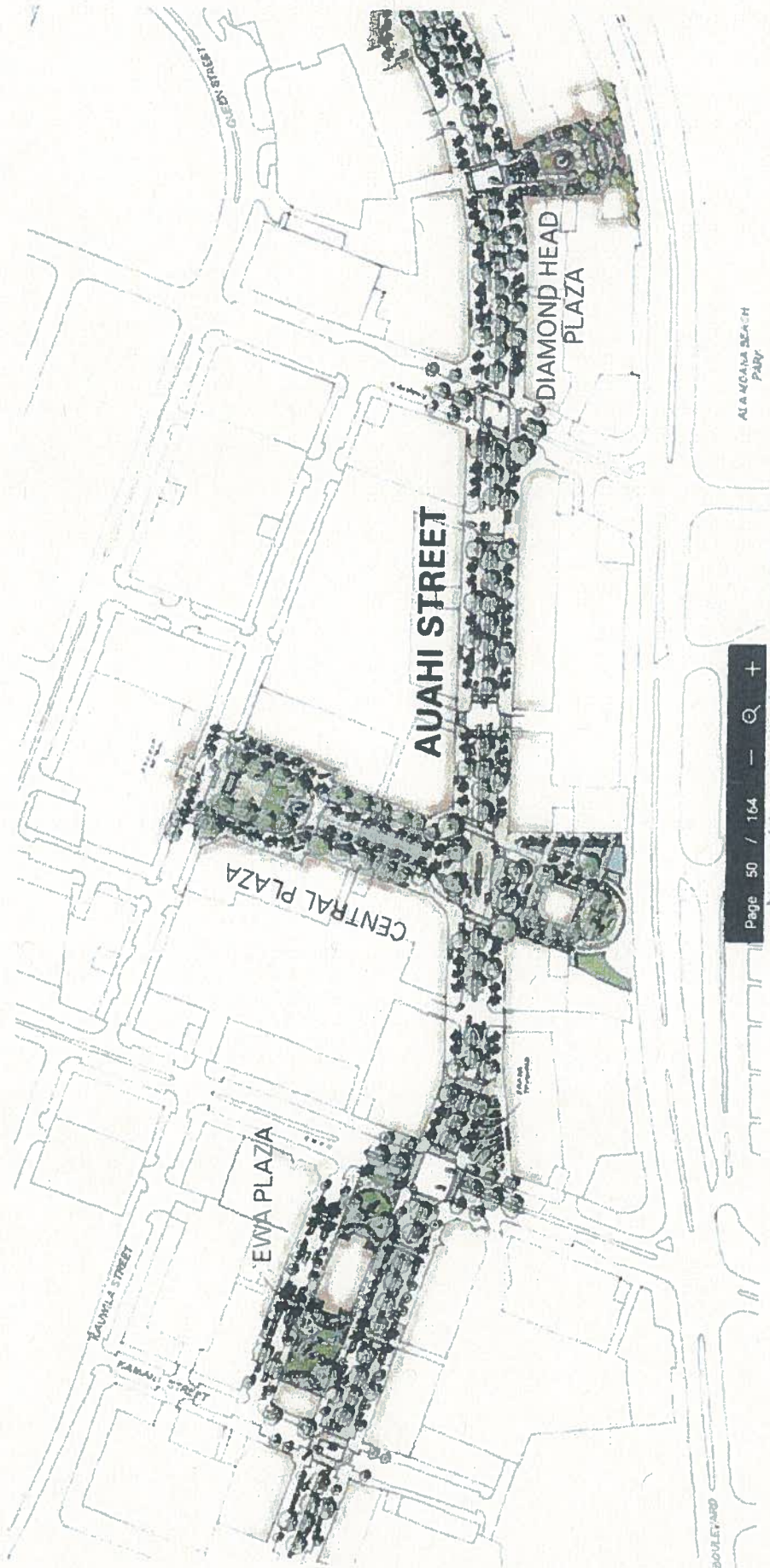
In addition, HCDA should create a Kaka'ako TOD Neighborhood Advisory Committee to review the TOD plans for the two Kaka'ako stations, and should allow that community group to review plans for all Kaka'ako projects including the 'A'ali'i project, which is set next to a proposed rail stop. Also, the community would gain from HCDA assisting it in negotiating a community benefits agreement with the developer.

Ward M. Applegate (p13)

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Las Ramblas

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AUTHORITY



Public Testimony Website Submission Ward Village 'A'ali'i

JeffreyMasatsugu

to:

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12/06/2016 01:49 PM

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Name

Jeffrey Masatsugu

Organization

Painter's LMCF; Tapers MRF; Glaziers Stab Fund & Carpet Layers MRF

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Project Name

Ward Village 'A'ali'i

Do you support or oppose?

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December 6, 2016

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

TO: Chair John Whalen and Members
of the Hawaii Community Development Authority

FROM: Jeffrey Masatsugu
Painting Industry of Hawaii Labor Management Cooperation Trust Fund
Hawaii Tapers Market Recovery Trust Fund
Hawaii Glaziers, Architectural Metal Glassworkers Local Union 1889 AFL-CIO Stabilization Trust Fund
Carpet, Linoleum and Soft Tile Local Union 1926 Market Recovery Trust Fund

RE: Ward Village Aalii Planned Development Permit Application

Chair Whalen and Members of the Authority:

Thank you for this opportunity to submit testimony on behalf of the Painting Industry of Hawaii Labor Management Cooperation Trust Fund; Hawaii Tapers Market Recovery Trust Fund; Hawaii Glaziers, Architectural Metal Glassworkers Local Union 1889 AFL-CIO Stabilization Trust Fund; and the Carpet, Linoleum and Soft Tile Local Union 1926 Market Recovery Trust Fund in **strong support** of Victoria Ward Limited's Planned Development Permit Application and podium height exemption for Aalii, a mixed-use project that will create approximately 750 new homes in Kakaako, including approximately 100 reserved housing units.

This project will rejuvenate an area of Honolulu that is currently underutilized, replacing parking lots and warehouses with much needed housing and pedestrian friendly open spaces in the City's urban core.

Moreover, the Howard Hughes Corporation has an excellent track record of using local labor in the construction of projects like this one, and a project of this magnitude will mean the continuation of much needed jobs both now and in the future for Hawaii's painters, tapers, glaziers and floor layers. The inclusion of retail spaces on the ground level of the project also creates opportunities for other types of jobs in the future.

We ask for your support in approving the permit application and the podium height exemption. Thank you for this opportunity to testify regarding these measures.

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HAWAII COMMUNITY
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AUTHORITY

Public Testimony Website Submission Ward Village 'A'ali'i

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12/05/2016 11:33 PM

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Emailsharonymoriwaki@gmail.com**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

See attached testimony

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- [1-KU-TESTIMONY-12-05-2016.PDF](#)

Kaka'ako United

December 7, 2016

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

To: Mr. John Whalen, Chairperson, and Members
Hawaii Community Development Authority

From: Sharon Moriwaki, President, Kaka'ako United

Subject: Testimony opposing the Permit Application for 'A'ali'i Project, Ward Village Land Block 1, Project 3 (KAK16-075)

I am Sharon Moriwaki, Kaka'ako resident and president of Kaka'ako United, a group of concerned citizens who seek quality living for the Kaka'ako community from mauka to makai, including smart design for a livable community.

Kaka'ako United reviewed carefully the Howard Hughes Corporation ("Howard Hughes" or "Applicant") permit application for the 'A'ali'i Project. We conclude and request the Authority deny Applicant's permit application unless it addresses our concerns because this Project fails to achieve the intent and requirements for planned developments in the 2005 Mauka Area Plan and Rules and adversely affects our neighborhood (See Attachment 1 which provides a detailed account of our concerns), more specifically:

- (a) Deny the "single mixed-use" zoning designation. The Authority erroneously allowed Howard Hughes to avoid seeking the amendment or variance for a "single mixed-use" zone, as required in a previous order. Thus, to date, there has never been a zone designation called "single mixed-use." Unless Applicant petitions the Authority to add this new designation following the proper procedures, it cannot use this designation.

Additionally, Howard Hughes has not provided any industrial uses in its projects to date. Merely stating that such use "is contemplated" on 736,914 sf is not sufficient, especially since 31,000 sf of existing industrial land in Block 1 has been eliminated. The purpose of Mauka Area zoning designations was to provide for "a dominance or emphasis of residential or commercial activities in different parts of the Mauka Area...and to ensure that light and service industrial activities will occur within the Mauka Area..." (2005 MAP p 16). Each development shall include light and service industrial floor space. Applicant should follow the 2005 MAP/MAR and designate specific areas for light or service industrial use, and replace the lost 31,000 sf from Block 1.

- (b) Deny the request to place the Project tower 100 feet closer than the maximum distance allowed between towers. Applicant fails to provide justification for the change since it knew of each challenge at the time it was siting projects on its property within the two-year window the Authority granted it until 2011. Furthermore, the Ward Neighborhood Master Plan ("Ward MP") called for a 180 foot high, mid-rise residential/office building to connect to the rail line (then called "Ula'ula Parcel") -- not the 418-foot building now proposed for that site. If Applicant wants to build a tower, it should be bound to its master plan of a 180-foot building or return to the Authority with a design that meets the 300-foot rule. Allowing otherwise undermines the purpose of HRS 206E, and fails to honor the requirement that changes should "not adversely affect adjacent developments or uses." Breaking the 300-foot separation rule "adversely affects" those living in A'eo.

(c) Deny the request to increase the platform height by 30 feet above the maximum allowable 45 feet pursuant to the 2005 MAP/MAR. Applicant's request for modification fails because it has not shown infeasible subsurface construction; the need for ceiling height clearances; substantial industrial, commercial or community service uses within the platform; nor has it produced significant public facilities and open space at grade level; and, most importantly, it will adversely affect adjacent buildings. Applicant neglects entirely the requirement of 20% of the Project for common areas of landscaped open space, recreation space, and community service uses at platform level, as required under the 2005 MAP.

(d) Deny the permit application unless Applicant fulfills its commitment to provide public open space, and, specifically, the commitment to build the Central Plaza as originally planned, with permanent easements for public open spaces envisioned by the 2005 MAP and its own master plan as below:

- The Central Plaza is the "heart" of the Ward planned development, shown in the Ward MP as a rectangular green open space from the Queen Street transit stop to Ala Moana Blvd, and required to be built first in Phase 1. Now in Phase 2, the Project application shows the Central Plaza departing from the original master plan and failing to show how "at least 150,000 sf [with] capital improvements, day to day maintenance and security..." will be provided.
- The Ward MP promised 6.5 acres for public plazas and 7.6 acres for new public streets and pedestrian ways. Where are these public spaces other than on paper? Given the critical element that open space plays in the Mauka Area's urban design character (2005 MAP, p 52), it should not be forgotten that the 2005 MAP required 10% of the lot area for at grade open space and an additional 20% of lot area at grade or on the decks of the platform. Given that Land Block 1 has a total area of 911,887 sf, this means that 273,566 sf of open space --not just 91,189 sf-- should be provided for public open space.

(e) Deny the permit until Applicant can implement Ward MP promises, including:

- Three plazas — including the disappeared Diamond Head Plaza — built according to the Ward MP promises, all connected by an Auahi Street that is a true pedestrian promenade like Barcelona's *Las Ramblas*, not the three lanes of traffic plus two bike lanes shown in the current permit application;
- A total of nine towers only; not an additional seven 400-foot towers built without following proper laws, rules, and procedures; and
- Building according to schedule the required 2005 MP public places, including the Central Plaza and Diamond Head Plazas.

Based on the foregoing, Kaka'ako United respectfully requests that the Authority deny the Project permit application unless Applicant addresses the above concerns prior to the automatic deadline of March 6, 2017.

Thank you for the opportunity to testify.



Sharon Moriwaki
Resident and President
Kaka'ako United

Attachment 1

Reasons for Denying the Permit for 987 Queen Street, Ward Village Land Block 1, Project 3, "A'ali'i" (Block N-East) Project

Background

LAND BLOCK 1, PROJECT 3. 'A'ali'i ("Project") is a portion of the single development lot created by the Land Block 1 Joint Development Agreement; and is governed by the planned development rules of the 2005 Mauka Area Plan & 2005 Mauka Area Rules (2005 MAP/MAR) rather than the current 2011 Mauka Area Plan & Rules (2011 MAP/MAR).

Applicant, previously General Growth Partners (GGP)/Victoria Ward Limited (VWL), a subsidiary of the Howard Hughes Corporation ("Applicant" or "Howard Hughes"), chose to be governed by and thus requested the HCDA board ("Authority") to grandfather its master plan under the 2005 MAP/MAR prior to the final adoption of the 2011 MAP/MAR on November 11, 2011.

The Authority issued its Decision and Order on January 14, 2009 (D&O) ordering that the 2005 MAP/MAR shall be the applicable plan and rules to the GGP/VWL (now Howard Hughes) development. Further, the 2014 Legislature gave further assurances to large landowners/ developers like Howard Hughes Corp when it amended the law, Chapter 206E, HRS, Act 61 (2014), specifically Section 206E-7(b)

"(b) Development rights under a master plan permit and master plan development agreement issued and approved by the authority are vested under the community development district rules in effect at the time of initial approval by the authority and shall govern development on lands subject to such permit and agreement." [Emphasis added]

The Project thus comes under the 2005 MAP & MAR planned development rules allowing large landowners to obtain a permit for a large-scale development which allows them more flexibility to "promote and facilitate better site planning and community planning" and "in which the community will receive public amenities that would otherwise be unavailable, e.g. a variety of housing costs and types, increased open spaces, and improved pedestrian and vehicle circulation; and an integrated, multi-decked structure for mixed-use purposes." (HAR 15-22-110(a)).

The Authority, in its 2009 D&O, stated that the master plan was intended to "allow for orderly planning and implementation of public and private development" as well as certainty in the development approval process (D&O No. 35, p7-8), allowing for assurances that later rule changes would not prohibit or restrict the plans already underway and also allow for flexibility (D&O FOF No. 37, p8) but it was also clear that in exchange for the flexibility the Authority would negotiate to provide public benefits (D&O FOF No. 38, p 8).

In subsequent projects and in the current project, Howard Hughes has not followed the intent and the provisions of the 2005 MAP/MAR, the D&O, as well as its own master plan (Ward Neighborhood Master Plan ("Ward MP")) and has yet to satisfy the requirement of public benefits that should accrue with the flexibility and concessions that it has been afforded to date.

The following issues must be addressed before Applicant is granted the permit for the Project:

Zoning Issues

The Project's "single mixed-use" designation is not in accordance with the 2005 MAP/MAR.

The Project is based upon HCDA's Planned Development requirements under the 2005 MAP/MAR (See HAR

§15-22-30; §15-22-33 Land Use Zone), providing 98% (608,460 sf) of the total floor space (623,460 sf) for residential and 15,000 sf, or 2%, for commercial uses. Under the 2005 MAP, Block 1 is zoned as MUZ-R ("mixed-use residential"). But Applicant claims that it can put up any type of building on the lot because it has been designated as "single mixed-use" zone under the Authority's 2009 Decision and Order ("D&O").

- The intent of the various zoning designations were clearly identified in the 2005 MAP to carry out the intent of the HCDA legislation (Chapter 206E, HRS), namely, to retain the individual character of different types of neighborhoods, providing for a dominance or emphasis of residential or commercial activities in different parts of the Mauka Area and to ensure that light and service industrial uses, adequate affordable housing, parks and open space will occur within the Mauka Area.

Applicant argues that it is permitted to build out the residential uses because the Authority issued its D&O on January 14, 2009, allowing for a "single mixed-use" zone designation and therefore allows Applicant to build as they wish.

The Authority's Decision and Order ("D&O") for the Howard Hughes Master Plan Permit (January 14, 2009) and Nunc Pro Tunc Order of May 6, 2009

- The Authority's D&O allowed GGP/Howard Hughes to change the zoning rules to include a "single mixed-use" designation, but required them to follow the proper procedures under D&O Condition No. 3, Variances (p 44), and D&O Condition No. 4, Amendments, (p 44):
 - o Variances. If Petitioner proposes any variances to the Mauka Area Rules, such variance requests shall be addressed at the time of review of each planned development or base zone development project and evaluated for technical adequacy and enhancement of design and urban character.
 - o Amendments. Petitioner's proposal to amend the Mauka Area Rules shall be addressed pursuant to the Authority's rule making procedure pursuant to HAR 15-16-26 et seq. and HAR 15-22-18.¹
- Based on the 2009 D&O, Applicant should have submitted a petition to the Authority to amend the zoning rules. Instead of following the HCDA rule making procedures (HAR 15-16-26 et seq or 15-219-67 et seq) to amend the zoning rules, Applicant sought a declaratory order from the Authority to determine whether they could avoid seeking the amendment or variance as the D&O required.

Declaratory Order ("DO") of October 10 2012.

- Howard Hughes relies on the 2012 DO regarding Condition 4 ("Amending the 2005 MAP/MAR Zoning Rules and Halekauwila Parking/Park").² But in that order, the Authority erroneously ruled that the procedural requirement for amending the "mixed-use" zoning designation for the Ward MP Permit were "inapplicable and are no longer required given the repeal of 2005 Mauka Area Rules/Plan and the adoption of new Mauka Area Plan in November 2011." (DO, p 3).

¹ The D&O Condition No. 4 cites HAR 15-16-26 et seq. These provisions were repealed and replaced with Subchapter 4 of HAR 15-219-67 et seq., which relates to procedures of notice and public hearing required for rule making and amendments to the rules.

² The request regarding Condition No. 4 of the Master Plan Permit was to amend the MAR/MAP to: (1) delete Halekauwila Extension; (2) delete park/parking garage facility along Halekauwila Extension; and 3) implement single "mixed use" land use designation for the WMP area instead of MUZ-C or MUZ-R "which will allow more flexibility in designing and developing the mixed use community that was approved under the Master Plan.

- In issuing the DO, the Authority reaffirmed its earlier D&O requiring Applicant to set aside 30,000 sf for a park, in exchange for allowing HH to remove the Halekauwila Parking/Park called for under the 2005 MAR/MAP. It is thus unclear why the Authority did not consistently apply the rules to insist that Applicant petition to amend the zoning rules under the 2005 MAR, as also called for under the same D&O. It failed to do so, and thus the amendment to the 2005 MAP/MAR required for the variance to the zoning rules to allow for a "single mixed-use" land use designation never took place, *as required*. As a result, there has been no official change to the zone designation rules. Therefore Applicant cannot use the "single mixed-use" zone designation as none is in existence because the rule amendment procedures called for under the D&O never took place.

The 2005 MAR require Applicant to now seek an amendment to Subchapter 4. Land Use Zone Rules of the 2005 MAR, to add "single mixed-use" zone as a new designation. To do so, it must now come before the Authority with a petition to amend the 2005 MAP/MAR, and the petition should be properly noticed and heard at a public hearing.

The 2005 MAP/MAR requires Industrial uses in all zones.

Applicant has not provided industrial uses in its projects to date; but is claiming bonuses for including industrial use, stating that such use "is contemplated" (Ward MP Addendum 2, Bullet Point 6, p 51) to be provided, at a minimum, of 736,914 sf (Addendum 2, p 6). But thus far, nothing in the projects show specific industrial uses planned or constructed. In fact, the 31,000 sf of industrial land in Block 1 has disappeared from the Project (see Ward MP FAR Allocation Summary (Table 5.4.1, p 30 of the permit application). Where has the Block 1 industrial land gone?

- The 2005 MAP/MAR specifically stated that the purpose of its zoning designations was to carry out the intent of HRS 206E "to encourage mixed-use development yet retain the individual character of different types of neighborhoods... providing for "a dominance or emphasis of residential or commercial activities in different parts of the Mauka Area...and to ensure that light and service industrial activities will occur within the Mauka Area..." (2005 MAP p 16). [emphasis added]
- The 2005 MAP (p17) created three mixed-use zones, two emphasizing residential and one emphasizing commercial activities. Further, "To ensure that space will be provided for light and service industrial activities in this zone, each development shall include light and service industrial floor space at no less than 0.3 floor area ratio." [Emphasis added] (MAP p 17). This language was reiterated for MUZ-R (p 18) and MUZ-RA (p18).

Applicant should follow the 2005 MAP/MAR and designate specific areas for light or service industrial use, marking the location and amount of land (sf) committed on its property to industrial use. This would carry out the purpose of the planned development for orderly planning and certainty in the development process for both developer and the neighbors in the surrounding community.

Tower spacing

The long side of the 'A'ali'i Project tower is proposed to be located 200 feet from the neighboring A'eo tower instead of the required 300 feet.

- The MAR requires that towers be spaced with at least 300 feet between the long parallel sides of neighboring towers (HAR §15-22-143 (b)(1)). Building design and siting should minimize shadow effects and allow for direct access to sunlight (HAR §15-22-143 (c))

- Applicant claims the it is not practicable for the 'A'ali'i tower to be located at least 300 feet from the neighboring Ae'o tower, but it knew each challenge at the time it was siting projects on its 60 acres under the Ward MP or within the two year window given by the Authority until 2011. That includes: a) preservation of burials found during archeological investigations; b) City requirements for a mid-block road network; c) HART's requested right-of-way through the block; d) tower orientation to respect mauka-makai views; e) rule limits placed on tower height and maximum tower floor plate; f) existing sewer and drainage easements through Land Block 1; and g) the provision of housing in close proximity to mass transit.
- The Authority reviewed the master plan permit in 2009 to ensure that these issues would be investigated and addressed; therefore, Applicant should have long ago accounted for these challenges they now bring forward:
 - Burials. D&O Condition No. 5. Historical, Cultural and Archaeological Resources. The D&O addressed these issues, stating the prior to submission of the first individual development permit application for the development projects under the Master Plan, Petitioner shall prepare and submit a historic building inventory, cultural impact assessment and an archaeological inventory survey plan (D&O p 45); that Petitioner has engaged a consultant to prepare an archeological literature review and a predictive model to identify culturally sensitive areas where potential burials may exist (D&O FOF No. 109, p 35); and that, to ensure proper protection and preservation of cultural and historic resources,"Petitioner shall prepare 1) a historic building inventory, 2) a predictive model designed to identify locations within the Master Plan area that are likely to contain native Hawaiian burial sites..." (D&O, FOF No. 111, p 36).
 - HART right-of-way and City requirements for road work. Howard Hughes knew of the challenges in 2009 when it claimed in its master plan and petition before the Authority that it was discussing the transit plans for the area. D&O FOF 85 (p27), High Capacity Transit Corridor and Station, stated that "Petitioner and the C&C have been engaged in discussions regarding the precise alignment and exact location for the transit station,... and will continue to do so." [Emphasis added]
 - Sewer and drainage. The Applicant has known of the "existing sewer and drainage easement" since purchasing the property. The Ward MP notes the existence of storm drainage (p 96) and shows existing sewer and drain systems (see diagram on p 91). It cannot now complain that the current spacing isn't practicable because of the known sewer and drainage system.
 - Tower orientation to respect mauka-makai views, rule limits on tower height, and housing close to mass transit. These challenges to practicable placement of the tower as required by the 2005 MAR would not be a problem if Howard Hughes followed its own Ward MP that called for a mid-rise building (then called "Ula'ula Parcel") which was to be only 180 feet in height rather than the 418-foot building now proposed for that site (Ward MP Addendum 2, p18). See **Exhibit 1**, which shows the original mid-rise structure. The Ward MP proclaimed to create a Central Plaza headed by a residential mid-rise/office building connected to the rail line.
 - There is no documentation that Applicant or its predecessor obtained approval for this major change to build a 418-foot tower for 98% residential uses in place of a 180-foot mid-rise residential/office building.
 - The Authority shall hear and determine petitions for varying the application with respect to a specific parcel of land and building and may grant a variance based on unnecessary hardship if the applicant (1) would be deprived of reasonable use of the land or building; (2) unique

circumstances so that the reasonableness of the neighborhood zoning is not drawn into question; and (3) use will not alter the essential character of the locality nor contrary to the intent and purpose of the chapter or mauka area plan (HAR§ 15-22-14(a)). Applicant has not met the “unnecessary hardship” test as it has not shown that it would be deprived of reasonable use of the land, it does not show unique circumstances and it will certainly alter the character of the locality contrary to the intent for initial uses as a residential/office space in a mid-rise building.

- The Authority may also consider modification of specific provisions such as the tower distance under HAR §15-22-22 if the applicant demonstrates among other requirements that “(b) the modification would not adversely affect adjacent developments or uses” [Emphasis added]. Clearly, if built, the tower would “adversely affect” the view and air and sunlight quality for the neighboring A’eo residents as well as the business district across the street.

Applicant’s request to permit tower placement 100 feet closer than the maximum distance allowed should be denied as it not impracticable nor will Applicant be denied reasonable use of its property if it were built according to its own master plan (at 180 feet) or the required 300 feet from the neighboring A’eo tower. If Howard Hughes” wants to build a tower, it should be bound to its master plan of 180 feet or return to the Authority with a design that meets the 300-foot rule. Allowing otherwise is to undermine the purpose of HRS 206E, the Mauka Area Plans and Rules and the purpose and integrity of planned developments.

Podium Height

The permit application seeks to increase the platform height by 30 feet — adding 12 feet for recreational features and 18 feet for machinery — above the 2005 MAP/MAR maximum allowable 45 feet. Exhibits 19A&B show only parking, storage and residential uses in the podium’s top four levels. The additional height allows for open recreational space for its residents, retail, restaurants, offices and residential units to surround the parking garages as justification for an additional height of 30 feet.

- The 2005 MAR explicitly states “No portion of any building or other structure ... shall exceed 45 feet in height; provided that additional height is permitted pursuant to the planned development provisions of subchapter 4...” (to promote and facilitate better site planning and community planning...and for public amenities for the community such as a variety of housing costs and types and for families of varying incomes ages or groups, increased open spaces and improved pedestrian and vehicular circulation. (HAR 15-22-62(a); HAR 15-22-110)
- HAR 15-22-110(e) states “This planned development permit method will encourage the vertical mixture of land uses by providing industrial, commercial and residential uses on different floors within a development. The platform deck, approximately 45 feet above grade, shall contain landscaped open space, recreation space, and community service uses for residents and employees; and may contain retail shops and restaurants if properly sited and integrated with the surrounding open spaces...” [Emphasis added]
- Missing from the application is an accurate reference to what the community loses when a podium is raised above 45 feet. The requirement for 20% of recreational space within each project envisioned as an interconnected network of “landscaped open space, recreation space, and community service uses” available at the 45-foot level to *the entire neighborhood*, not just to the owners and tenants of a single building. It should be unacceptable to remove this entire community benefit each time a podium is elevated without connecting bridges at the 45-foot level. At least a significant portion of that community benefit must be restored at ground level, but Applicant makes no attempt to do so in its ‘A’ali’i Project application.

- The 2005 MAP also required a podium with people-oriented spaces and heavily landscaped open spaces between towers resulting in broad views of green shrubbery and vegetation from windows of residences and offices (MAP, p 60). Applicant should thus provide those benefits at ground level.
- Applicant argues that its master plan approved by the Authority allows for all parcels not directly fronting Ala Moana Boulevard to build up to 75 feet to achieve the vision of the master plan (D&O FOF No.103, pp 32-3) and thus the Project should be allowed the podium platform height of 75 feet as it meets the conditions for modification of MAR 15-22-22, to provide (1) flexibility and result in a practically and aesthetically superior development; (2) would not adversely affect adjacent developments or uses; and (3) would be consistent with the intent of the 2005 MAP.
- Applicant's request for the increased podium height elevation "adversely affects" the adjacent developments and community that loses the neighborhood benefits available at 45 feet which is required under the 2005 MAP/MAR which Applicant voluntarily chose to follow. This is no small matter.
- The D&O Condition No. 10 (p 40) stated clearly that "Notwithstanding the physical development parameters of the proposed master planned area... each proposed development shall be subject to applicable development rules on a project-by-project basis." And, further, D&O, Condition No. 3 (p 44) required Applicant to address requests for modifications at the time of review of "each planned... development project and evaluated for technical adequacy and enhancement of design and urban character." [Emphasis added]
- HAR 15-22-120(7) governs modifications to platform heights which the Authority may grant where: (A) subsurface construction is infeasible; (B) design requirements for ceiling height clearances require height adjustment; (C) Industrial, commercial, residential or community service uses are substantially located within the platform, especially along streets or public spaces; or (D) significant public facilities or pedestrian features are provided at the street level, especially arcades or publicly accessible open space in excess of the minimum grade level open space.
- Applicant has not provided evidence to justify the modification: it knew or should have known and addressed in its master planning any problems due to subsurface construction or need for ceiling height clearances; provides no industrial or community service uses within the platform nor significant public facilities, especially public open space, in excess of the minimum. In fact, the Project does not provide ground level open space that could justify its requested modification; the streetscape is nothing more than is required, and does not add any community benefits or aesthetic open spaces to justify the additional height.

In short, Applicant does little to address the intent of the 2005 MAP/MAR planned development purposes and has not provided sufficient justification for the modification; therefore, its request for a podium height modification should be denied.

Open Space and the Central Plaza or "Ward Neighborhood Commons"

The permit application provides for 19,000 sf of open space at ground level (Section 4.8, p 18), which is the minimal 10% of the total 911,887 sf of land area in Land Block1 (See Ward MP Addendum 2, p 7) even though this portion of the planned project is adjacent to the so-called "Neighborhood Commons," or Central Plaza, identified as the "heart" of the Ward neighborhood and to be built as part of the first phase (Ward MP p 6 and Addendum 1, Item 7, p 21). The 'A'ali'i Project is in Phase 3 of the master plan development and still there is no sign of the proposed 3.25 acre Central Plaza identified in the Ward MP as part of Phase 1, extending and opening to Kewalo basin (Ward MP, p 6).

- The D&O FOF No.50 (p 12) cited the Ward Neighborhood Common or the Central Plaza for public gathering and multiple “unprogrammed” spaces. The D&O Condition No.8 (p 46) went further and allowed for Petitioner to determine the precise land area but ordered that “the area of the Ward Neighborhood Commons ... shall be dedicated via a perpetual easement for public use gathering areas, shall be [at] least 150,000 sfPetitioner shall provide capital improvements, day to day maintenance and security...”
- The Ward MP promised 6.5 acres for public plazas and other open spaces and an additional 7.6 acres set aside for new public streets and pedestrian ways and 2.4 acres of public facilities such as community facilities utilities, infrastructure and parking. (Ward MP Addendum 2, p 29) Where are these public spaces other than on paper?
- In accordance with the intent of Chapter 206E, HRS, the 2005 MAP makes clear the importance of open space, whether publicly or privately provided, as “a critical element of the Mauka Area’s urban design character.” (MAP, p 52). Further, it explicitly stated the requirements of this policy,

“...on-site open space, in addition to building setbacks and parking areas, shall be required in all developments. This open space shall be located at grade or on the decks of platforms. Ten percent of the lot area shall be provided as open space at grade. An additional 20 percent of the lot area shall be provided as open space at grade or at any elevation up to the platform deck level in all projects obtaining a planned development permit. Whenever platform decks are created, these areas shall contain an extensive proportion of the open space not required at grade.” (MAP p 51).

It is clear that the MAP/MAR intended that the platform deck make open space available to the community not just to Project residents and guests.

- Given the importance of open space, Applicant should provide 30% open space at grade, if unavailable to the community at platform deck level; and, with the total lot area of Land Block 1 of 911,887 sf (Ward MP Addendum 1, Item 6, p19), it should provide at least 273,566 sf of open space (not the mere 91,189 sf) as shown on Table 5-4 (p 31) of the permit application.
- The Central Plaza is the “heart” of the Ward planned development. The Ward MP and addenda show the Central Plaza as a rectangular green open space from Queen Street to Ala Moana Blvd but the ‘A’ali’i Project shows new building intrusions into the Central Plaza, taking away the originally envisioned open public space. Compare the 2008 Ward MP sketch of the Central Plaza (see **Exhibit 2**, Ward MP Addendum 2 at p13) with the Project application, which seems to sketch in the Central Plaza around unidentified apparently-unapproved high rises (See **Exhibit 3**, Exhibit 23 of the permit application). The current proposed Central Plaza departs from the original design and gives no indication when the Ward MP was amended. Where precisely is the Central Plaza and when will the public be able to enjoy this Phase 1 public space? While Applicant argues that the master plan allowed for flexibility, it is of serious concern when the master plan supposedly grounded on the Central Plaza is changed so drastically, reducing the public benefits and open spaces available to the community. Allowing Applicant to put off this important “heart” of the neighborhood is not the kind of flexibility the MAP/MAR intended.

The Central Plaza centerpiece should be built as it was planned and the Authority, on behalf of the community, should demand that it be built as designed and in the timeframe promised. Giving Applicant flexibility with little community benefit is not what the law or the MAP/MAR required or intended. Until Howard Hughes can commit to and fulfill its commitment of permanent easements (and/or transfer of property) for public open spaces envisioned by the 2005 MAP and its own Ward MP in exchange for the flexibility and other rights it has

been enjoying, the 'A'ali'i Project permit should be rejected.

- ***Question for the Applicant:*** One commitment to the Central Plaza that Applicant is in the process of implementing is part of the Gateway Development Project, Land Block 2, Project 2, (see KAK-066). See its permit application on Open Space (Figure 26, p 22), which shows 42,718 sf (22% of 192,068 sf of Land Block 2 lot area). However the 'Aal'ii Project application lists only 34,371 sf under public facilities dedication for Land Block 2, Project 2 (June 15 2016) to meet D&O Condition 8. If this property is to be used for the Central Plaza, then still missing is the remaining D&O requirement for the Central Plaza of at least 115,629 sf.

Connected Public Spaces and Auahi Street Pedestrian Promenade; Need for Updated Regional Traffic Study

Applicant outlines its planned development to connect public spaces ('A'ali'i Project application, p 6). Gone is the proposed "Diamond Head Plaza" of the original Ward MP, presumably part of the 14.1 acres to be set aside for public facilities and open spaces. In its place is the IBM building, identified as "renovated and utilized as a neighborhood information center and community gathering place." This is not, and cannot be accepted as, an adequate replacement for the original Diamond Head Plaza.

- The Auahi Street Pedestrian Promenade in the 'A'ali'i Project application (p. 6), shows three lanes of traffic with cars on the road, along with two bike lanes (See ***Exhibit 4***). Such a car/bike-filled street hardly resembles Barcelona's *Las Ramblas*, which Applicant correctly cited as a model for its "pedestrian promenade" in its 2008 Ward MP on p 41 (***Exhibit 5*** shows a photo of Las Ramblas which is a true "pedestrian promenade"). We need a true pedestrian promenade connecting the proposed plazas.
- We also need an updated regional traffic study that accounts for the massive growth taking place under Howard Hughes' roll-out of luxury towers. The original plan called for nine 400-foot towers (See ***Exhibit 1***). Now we count 16 towers (See ***Exhibit 6***, from the Project Application, p13) to be built without following proper laws, rules and procedures.

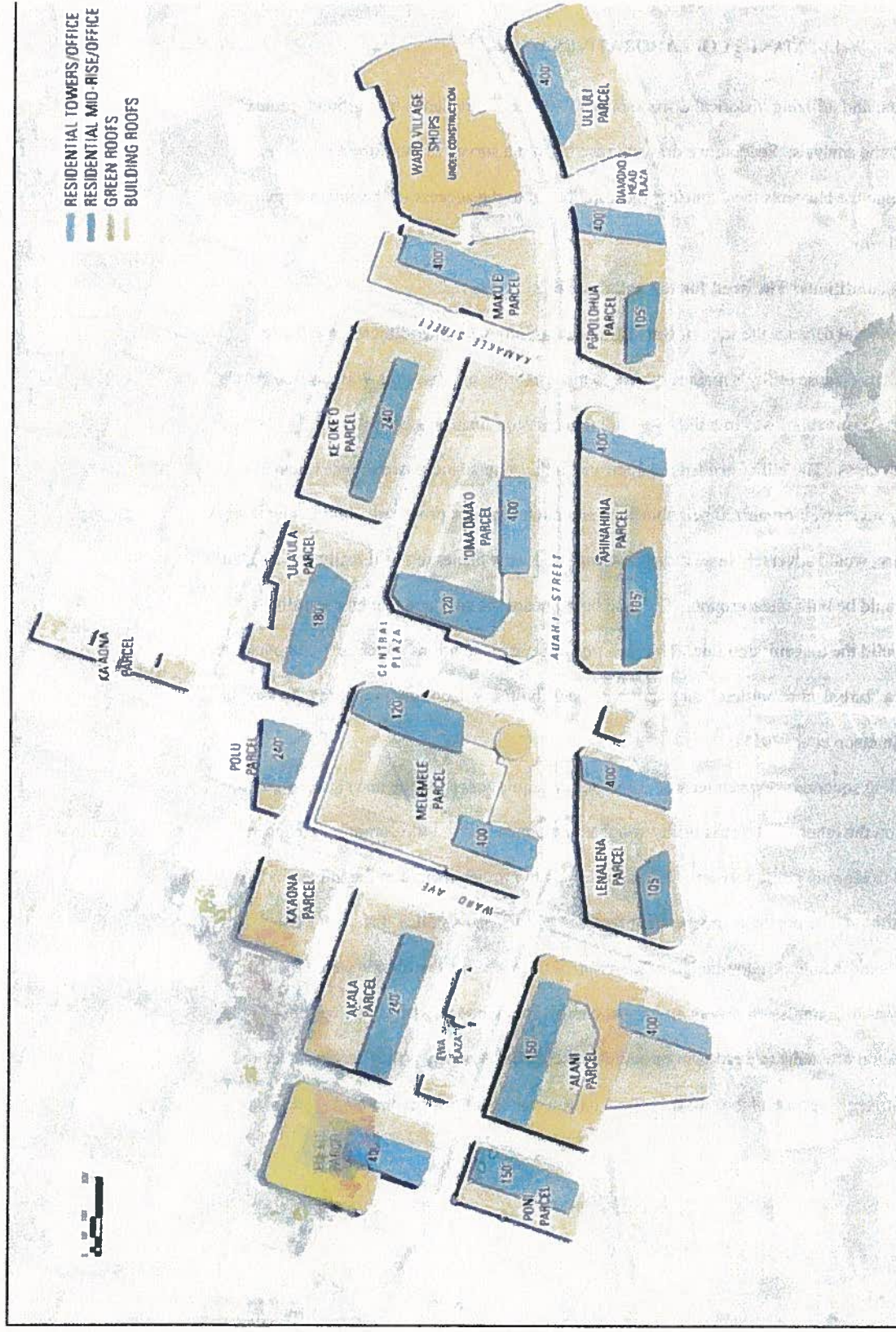
Conclusion

Based on the foregoing, Applicant has not provided sufficient evidence that the Project is in conformity with Chapter 206E, HRS, and the 2005 Mauka Area Plan and Rules, nor its own master plan. Kaka'ako United thus recommends the 'A'ali'i Project permit application be denied unless Applicant revises its application to address the issues above before the automatic approval deadline of March 6, 2017.

EXHIBIT 1

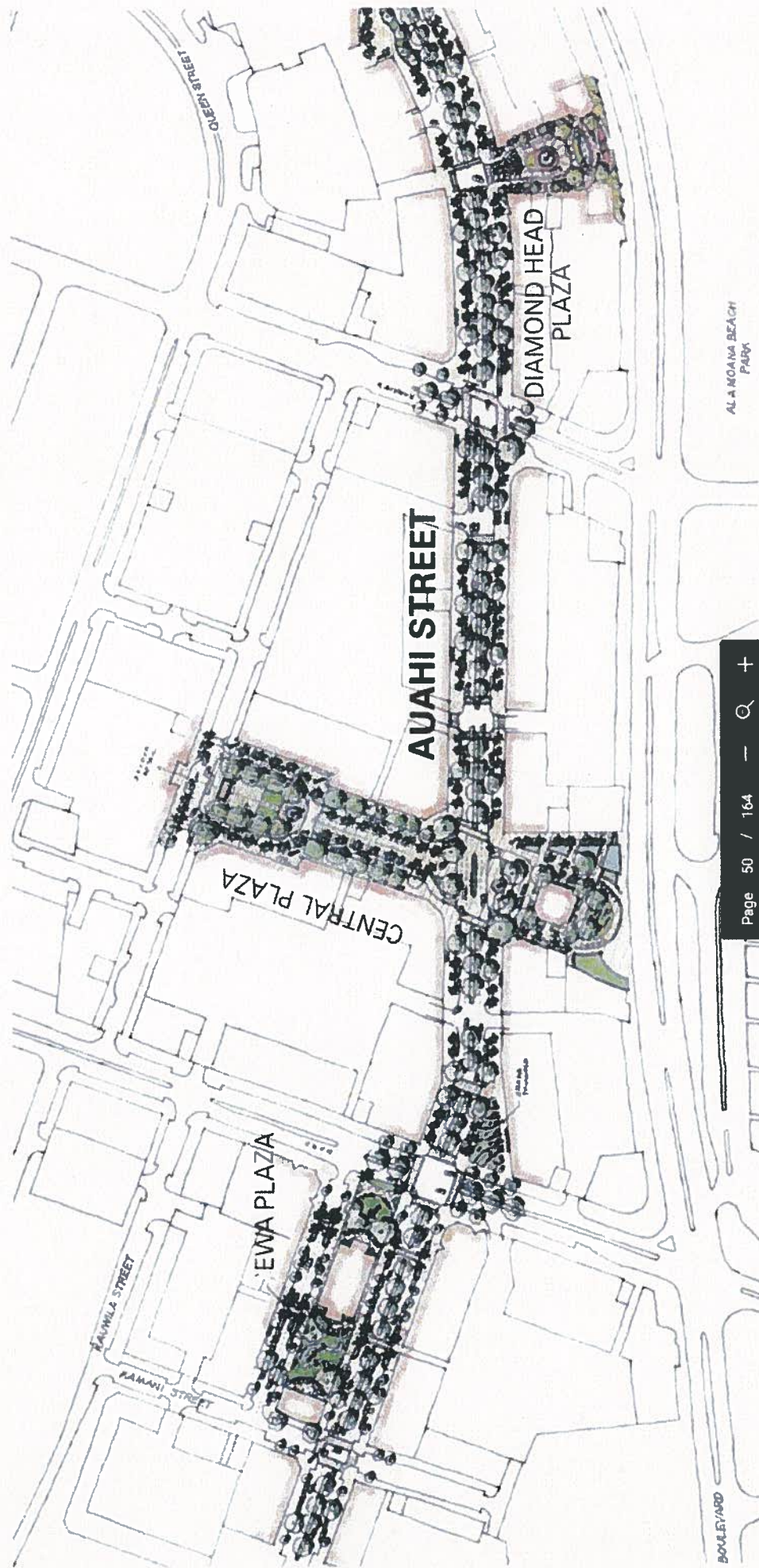
[Replaces map on page 60 of the "Development Strategies" chapter in the Master Plan.]

Revised map indicating amenity roofs, mid-rise and high-rise towers plan.

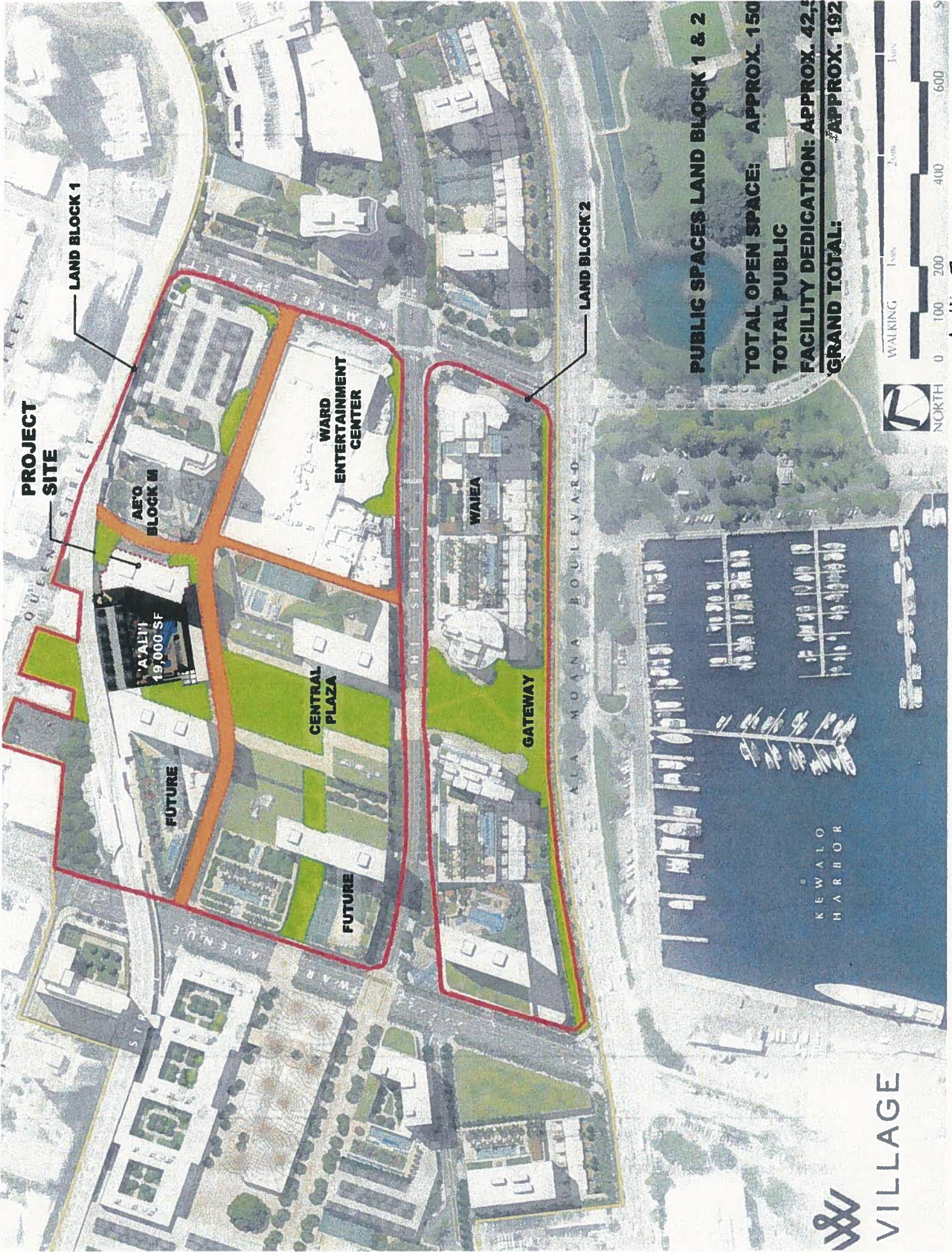


Ward Neighborhood Master Plan
Addendum 2, p. 18

Exhibit 2.



Ward My Addendum 2 (p13)



PUBLIC SPACES LAND BLOCK 1 & 2

TOTAL OPEN SPACE: APPROX. 150

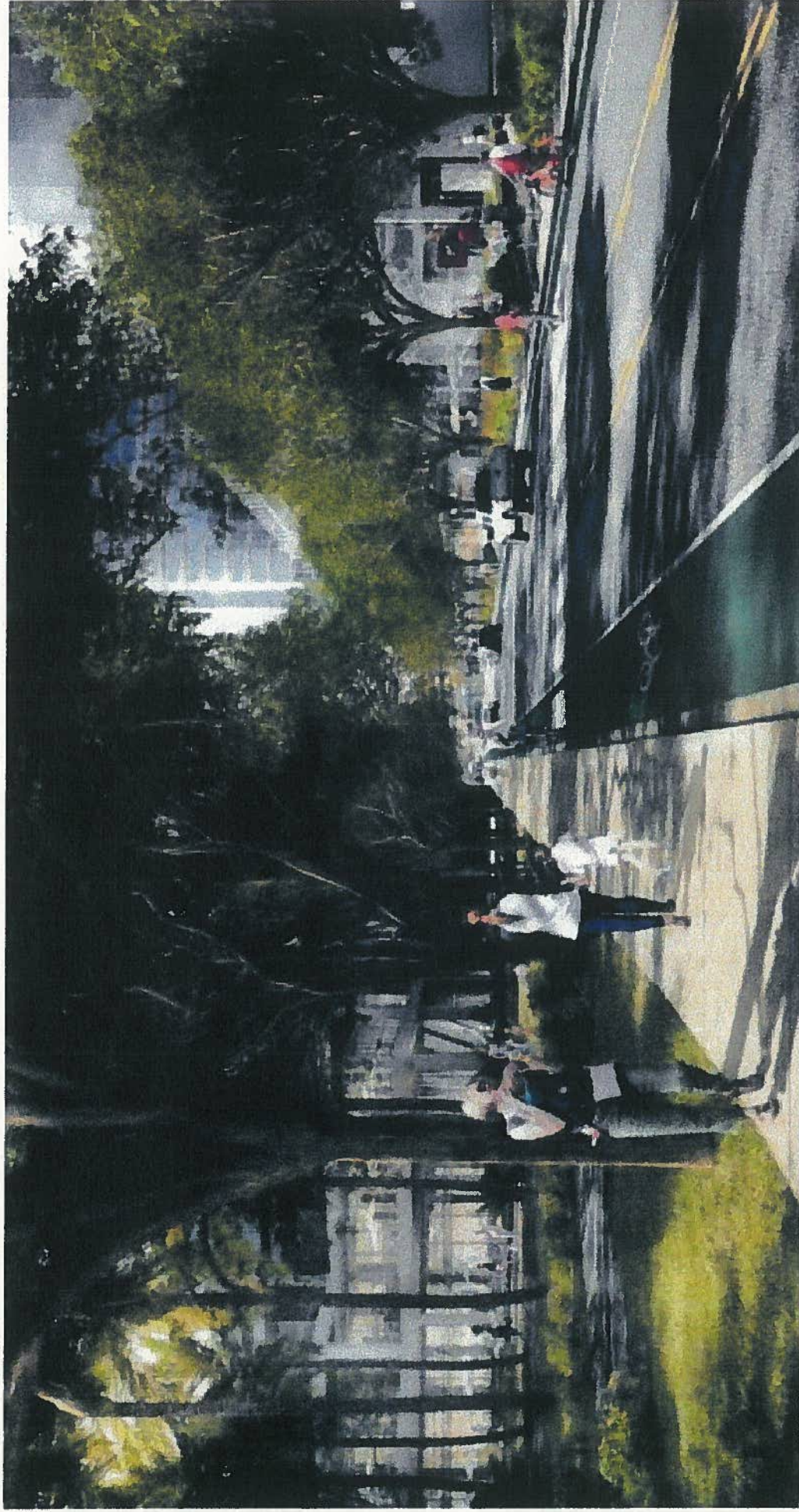
TOTAL PUBLIC FACILITY DEDICATION: APPROX. 42,500

GRAND TOTAL: APPROX. 192



VILLAGE

Exhibit 4



Auahi Street as envisioned. Shaded with wide sidewalks, bike lanes, and improved for pedestrians

Project application (p. 7)

Exhibit 5



Las Rombas

Exhibit 6.

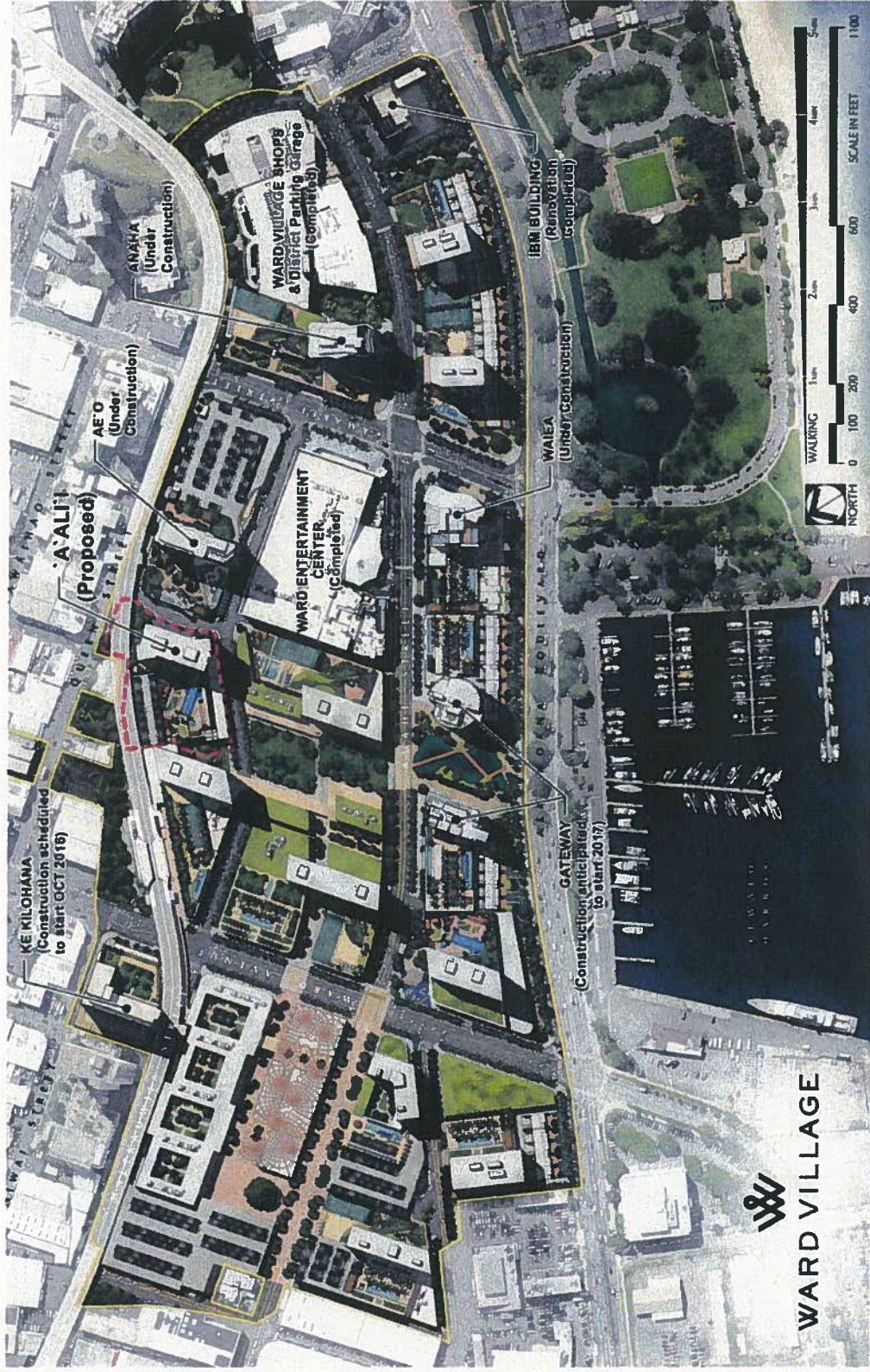


Figure 8-2 Ward Village Impervious, Current plans showing potential footprint of the Master Plan

Project Application (p.13)



Public Testimony Website Submission Ward Village 'A'ali'i
TaniWade
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contact
12/06/2016 02:32 PM
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2016 DEC 6 PM 3 16

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Organization

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United States

[Map It](#)

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tani.wade@locationshawaii.com

Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Support

Comment

With low inventory in Oahu Housing, the prices continue to climb. I am in support of more affordable housing plus the options for homes that will allow our families a chance to live in Hawaii. A'ali'i will have studio, 1 & 2 bedrooms attracting more young professionals to live in Hawaii.

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2016 DEC 6 AM 11 38

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Public Testimony Website Submission Ward Village 'A'ali'i

TeresaChing-Wong

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12/06/2016 10:47 AM

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Teresa Ching-Wong

Organization

Taj Clubhouse

Address1050 Ala Moana Blvd. #1050
Honolulu, HI 96814[Map It](#)**Email**tikiwong22@gmail.com**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Support

Comment

Taj Clubhouse has been a tenant at Ward Warehouse for 20 years and has opened a second location at Ward Centre for a year and a half. We support the additional housing that is planned in the Ward Village area. There is a need to have a diversity of housing for our youth in the urban corps where many now want to live. Having housing in an area that provides entertainment, food, and shopping all within walking distance also helps to relieve traffic and a lot of travel time due to increase traffic on all of our roads here in Honolulu. It also offers a style of life that this new generations likes. Many work so much that they often do not have time to exercise. Being able to walk after work to window shop, eat and go to a movie also affords them an opportunity to do some exercise and integrate it with their daily lives.

Providing new and additional spaces for businesses like ours is also a plus. We like the Kaka'ako area as an alternative to the other very crowded major shopping malls in Honolulu.



Testimony to OPPOSE Permit KAK 16-075, A'ali'i Project
AiKea Movement

to:
contact
12/06/2016 07:09 PM

Hide Details

From: AiKea Movement <aikeahawaii@gmail.com>

To: contact@hcdaweb.org,

1 Attachment



2016.12.06 AiKea HCDA A'ali'i Place testimony oppose.pdf

Aloha, Chair Whalen and Board Members:

Please see the attached testimony that the AiKea Movement is submitting in OPPOSITION to Permit KAK 16-075, A'ali'i Project. Thank you for your consideration.

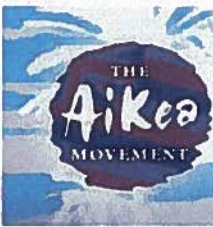
Warm regards,
Paola Rodelas
Community Organizer
The Aikea Movement
facebook.com/AiKeaHawaii
www.aikeahawaii.org

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

LATE
TESTIMONY



BUILDING POWER FOR THE FUTURE OF HAWAII

LATE
TESTIMONY

December 6, 2016

HCDA
547 Queen Street
Honolulu, Hawaii 96813

Re: Testimony to OPPOSE Permit KAK 16-075, A'ali'i Project

Chair Whalen and Board Members:

Hawaii has the highest cost of housing in the country. It's no wonder that houselessness is on the rise and our families are fleeing to the mainland. The AiKea Movement has been fighting to build more affordable housing and to preserve what little affordable housing we have left.

The community is tired of seeing luxury condos being built in Kaka'ako with little to no affordable housing. The HCDA should demand the following to help solve the affordable housing crisis:

- 1) That this development incorporate a significant amount (i.e. 30%) of truly affordable housing (i.e. housing for people at 60%, 80% and 100% of AMI, respectively); and
- 2) That the developer commit to concrete steps to prevent the use of any of the units at this project as vacation rentals. These units should be built for residential purposes, not as illegal mini-hotels.
 - a. In 2014, the Hawaii Tourism Authority reported that there were over 27,000 vacation rentals in Hawai'i. These are homes that could be rented long-term to local residents but are being rented to short-term to tourists instead.

HCDA must hold developers accountable. We urge you to demand more affordable housing from Howard Hughes Corporation so that local residents can live and thrive here.

In Solidarity,

Rodney NAKASHIMA
Rodney Nakashima
A'ali'i
Andrew K...
Doris...
Nate...
Haley Bain

UNSEEN LEE
Randy Chung
K... Jay...
Mary...
Kath...
Katie You
James...

The...
M M PAOLA RODRIGAS
Dorell...
Horgan Evans

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DEVELOPMENT
AUTHORITY



Public Testimony Website Submission Ward Village 'A'ali'i

AprilBautista

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contact

12/07/2016 08:44 AM

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2016 DEC 7 AM 10 32

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

April Bautista

Organization

Aikea

Email

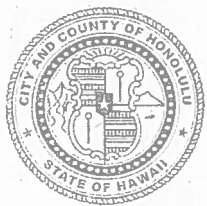
akbbautista@gmail.com

Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Oppose



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 202
HONOLULU, HAWAII 96813-3065
TELEPHONE: (808) 768-5010 • FAX: (808) 768-5011

CAROL FUKUNAGA

HONOLULU CITY COUNCIL, DISTRICT 6

PHONE: 768-5006 FAX: 768-5011

EMAIL: cafukunaga@honolulu.gov

December 7, 2016

Chair John Whalen and Members
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Re: December 7, 2016 Decision-Making Hearing on Application KAK 16-075:
Development Permit for a mixed-use project with residential and commercial
components on a lot identified as TMKs: (1)2-3-002:086,087 (portion), and
106 (portion).

Dear Chair Whalen and Members:

Thank you for the opportunity to endorse the comments submitted by the *Kakaako United* organization in its December 7, 2016 testimony, and those submitted by individual Kakaako residents expressing concerns about particular features of the development permit request.

I believe the concerns regarding lack of compliance with the 2005 Kakaako Mauka Rules governing the *Ward Neighborhood Master Plan* regarding:

- zoning designations (e.g., from 'mixed-use residential' to 'single-mixed use' zone designations),
- podium height (from 45' to 75'),
- the distance between residential towers (from 300' to 200'), and
- lack of detail regarding the Ward Neighborhood Common or Central Plaza promised in the *Ward Neighborhood Master Plan, Addendum 2*

are significant, and should be addressed by your board in its decision-making.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Fukunaga", is written over a horizontal line.

Councilmember Carol Fukunaga

District 6 (Makiki/Punchbowl, Papakōlea, Downtown,
Chinatown, Kakaako, Pauoa, Nuʻuanu, Liliha, Alewa,
Kamehameha Heights, Kalihi Valley, Aiea, and Moanalua)



Public Testimony Website Submission Ward Village 'A'ali'i

GailYoshioka

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12/06/2016 10:09 PM

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United States

[Map It](#)

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Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

We need to hold the developers to their word and stop allowing so many exemptions and variances or our rules and regulations will get no respect and the citizens will not receive the respect they deserve. What purpose does it serve the community to increase the height of a building other than to make more profit? It benefits the developers who should have known our city's building requirements and still feel that its a guarantee that they will receive an exemption based on how business was done in the past. We need to hold them to their word. I personally am tired of buildings popping up with the promise of having public spaces and business spaces included into the plan, only to have developers cut their costs, once the money making part of the project--the condo--is built, by cutting out these things that would be of benefit to the residence. I say "no" to the increased building height, the exclusion of public spaces, the use of the term "single-mixed use" that has no meaning, and the request to encroach (100 feet closer) to the structures around 'A'ali'i.



Public Testimony Website Submission Ward Village 'A'ali'i

JUN HUILiu

to:

contact

12/06/2016 09:31 PM

Hide Details

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AUTHORITY

LATE
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JUN HUI Liu

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United States

[Map It](#)

Phone

(808) 358-7419

Email

victorvjl@hotmail.com

Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Support

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AUTHORITYLATE
TESTIMONY

12-7-16 Testimony for HCDA Public Hearing at 1 PM

Michelle Matson

to:

contact

12/07/2016 12:04 PM

Cc:

jpwhalen, steve, jokuhama, sharonymoriwaki, waynetakamine, kanekoa78

Hide Details

From: "Michelle Matson" <MSMatson@hawaii.rr.com> Sort List...

To: <contact@hcdaweb.org>,

Cc: <jpwhalen@live.com>, <steve@scotthawaii.com>, <jokuhama@cblending.com>,
<sharonymoriwaki@gmail.com>, <waynetakamine@hawaii.rr.com>,
<kanekoa78@hotmail.com>

1 Attachment



12-7-16 Testimony on HHC Tower Development.pdf

Aloha HCDA Staff,

Please distribute the attached Testimony for today's 1:00 PM Public Hearing. Please ensure that each HCDA Board member receives a copy of this testimony and photos **in color** to graphically represent the recommendations presented in this testimony.

Mahalo,

Michelle Matson

President, O 'ahu Island Parks Conservancy

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2016 DEC 7 PM 12 57

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Public Hearing Testimony
A'ali'i Tower Permit Application
Wednesday, December 7, 2016
1:00 PM

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Testimony Submitted by Michelle S. Matson
President, O'ahu Island Parks Conservancy

**LATE
TESTIMONY**

Aloha HCDA Chair Whalen, Vice Chair Scott and Board Members:

It has come to our attention that Howard Hughes Corporation (HHC) is seeking various special accommodations from HCDA for their proposed Ward Village A'ali'i Tower project, as follows:

Building Height and Density Increase

HHC's requested height and density variance breaches present zoning regulations by proposing a 67% tower podium height increase from the 45-foot height limit to 75 feet, inclusive of additional building units and additional parking per unit. If approved, this will continue to pave the way for the same flaunting of zoning regulations throughout Kaka'ako.

HHC should be required to remain within their development restrictions and requirements by adjusting their development accordingly. In order to keep within the zoned height limit known to HHC when agreeing to the 2005 Mauka Rules for development, alternatives would include reducing the number of vehicle parking stalls per unit in this Transit-Oriented Development area, or reducing the number of units to accommodate the increase in vehicular parking per unit.

"Single Mixed Use" Zoning

"Single Mixed Use" zoning appears to be a contradiction in terms. We would not want such ambiguity to creep over Ala Moana Boulevard to Kaka'ako Makai's harbor and park lands. Please eliminate "single mixed use" zoning from HCDA's vocabulary so as not to further confuse the residents of Kaka'ako and the larger public.

Public Open Space Reductions

The National planning standard for urban recreational park space is 2 to 2 1/2 acres per 1,000 capita. With the projected increase of 30,000 to 45,000 new residents in Kaka'ako, the health and welfare of this population will require 60 to 90 acres of recreational open space. Attempting to offset this, HHC has planned contained landscaped public spaces lined with commercial uses between building podiums and towers. The former HCDA executive director also tried to use private recreation decks, building lobbies and driveway medians to integrate into this public recreational open space requirement. Now comes HHC, proposing to reduce their public spaces and building setbacks. This is not acceptable.

Kaka'ako's growing population will naturally gravitate to Kaka'ako Makai's ocean shoreline parks and green open space apart from the density of the HHC domain. This vital public shoreline open space is slated to be expanded, both at Kaka'ako Waterfront Park and Kewalo Basin Park (see attached zoning map). Unquestionably, long-overdue developers fees and assessments should be established to include the expansion, care and maintenance of the public shoreline parks serving the increased Kaka'ako population from which HHC is now profiting.

Post-Construction Impacts

Known underground caves and streams riddle Honolulu's subsurface layers. Often the underground caves are punctured and streams redirected to allow for construction of high-density development foundations. Building foundation sites must be dewatered, and adjacent foundations and buildings have been known to crack and degrade with the resulting ground pressure variations. Redirected streams and impervious surfacing increase flood volumes and water damage impacts. It has been reported that the rise in flood waters has been at least 2 to 3 feet higher than prior to Kaka'ako's new developments.

There is also a public safety issue with the high glare of glass exteriors reflecting from the towers to the streets, parks and other public elements below (photo attached). Once installed, developers are reluctant to remedy this. But HCDA must ensure protection of the properties and people below, as this is a potential class action liability to the State.

The above conditions should require developers to contribute to a mitigation and remediation fund retroactive to all previous and present multi-level developments in Kaka'ako Mauka, and as a condition to the approval of any new development.




Remedies

If approved, the above cumulative impacts would remain dangerous precedents for the same flaunting of zoning regulations throughout Kaka'ako. Please bring HHC back down to earth by:




- a) Requiring HHC to conform with existing zoning regulations and the 2005 Mauka Rules they agreed to by adhering to the established building setback requirements and podium height limit of 45 feet;
- b) Requiring HHC to contribute developer fees and perpetual periodic assessed amounts, on a graduated scale matched to number of units constructed, toward the expansion, care and maintenance of the shoreline public parks and recreational open space that will be required for the health and welfare of their growing population;
- c) Requiring HHC to establish and fund a perpetual scale-based flood mitigation and remedial impact fee following development of reflective glass towers and impervious ground surfaces as well as construction blockage and diversion of underground streams that result in increased flood waters during flash-flood conditions.
- d) Denying and discarding the "single mixed use zoning" oxymoron as a zoning definition.



LEGEND

-  Kupu Green Job Training Center
-  Park Improvement Area
-  Project Area

Zoning

-  MUZ - Mixed Use
-  P - Park
-  WC - Waterfront Commercial

EXPANDED PARK



Wayne Takamine, CPAC, 2016

GLASS TOWER GLARE IMPACTS
on
People, Parks and Streets



Public Testimony Website Submission Ward Village 'A'ali'i
Tina Yamaki
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12/06/2016 05:21 PM
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2016 DEC 7 AM 9 12

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Retail Merchants of Hawaii

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[Map It](#)

Phone

(808) 592-4200

Email

tyamaki@rmhawaii.org

Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Support

File Upload

- [HCDA-2016 Aalii TESTIMONY Dec-7.pdf](#)



RETAIL
MERCHANTS
OF HAWAII

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

**TESTIMONY OF TINA YAMAKI
PRESIDENT
RETAIL MERCHANTS OF HAWAII
DECEMBER 7, 2016**

**LATE
TESTIMONY**

Re: A`ALI`I PROJECT (987 Queen Street)

Good afternoon Chairman Whalen and members of the Hawaii Community Development Authority (HCDA). I am Tina Yamaki, President of the Retail Merchants of Hawaii and I appreciate this opportunity to testify.

The Retail Merchants of Hawaii (RMH) is a statewide not-for-profit trade organization representing 200 members and over 2,000 storefronts, and is committed to supporting the retail industry and business in general in Hawaii. The retail industry is one of the largest employers in the state, employing 25% of the labor force.

The Retail Merchants of Hawaii supports the planned A`ali`i. The Howard Hughes Corporation has put a lot of thought and consideration of the community into the long term planning for Ward Village's Master Plan by wanting to provide a desired building and street amenities that are based on community surveys, maximized reserve housing and meet the local demand for size, type and price.

We believe that this project will provide much needed housing in the urban core of Honolulu that will benefit our local residents, including those in the retail industry. The 19,000 square feet of public open space for the neighborhood should be much welcomed as well as the new street-level retail that helps to provide for a sustainable community.

We feel that the Howard Hughes Corporation's request for a 75-foot podium is a much needed and important modification to this project. The retail options at the podium will be great for not only our industry and members but our visitors and kama`aina as well. The podium would create opportunities for employment as well as for local businesses to have a brick and mortar location or expand their location. It allows national and international retailers an opportunity to expand or be introduced to the island. The pedestrian-friendly street environment would give the residents of Kaka`ako retail options within walking distance of their homes and create a unique neighborhood experience.

It is our understanding that a 75-foot podium is not unique and is consistent with numerous other projects that have been approved in the area, and will not adversely impact any surrounding uses. Limiting the podium height will reduce the number of units that can be delivered and will make this project less affordable for our locals and our retail employees looking to be homeowners.

Again mahalo for this opportunity to testify.



Public Testimony Website Submission Ward Village 'A'ali'i

WayneTakamine

to:

contact

12/07/2016 02:29 AM

Hide Details

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2016 DEC 7 AM 9 12

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITYLATE
TESTIMONY**Name**

Wayne Takamine

Organization

Kaka'ako Makai CPAC

Address2524 east manoa rd
hoinolulu, Hawaii 96822
United States[Map It](#)**Phone**

(808) 294-4099

Emailwaynetakamine@hawaii.rr.com**Project Name**

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

Aloha John Whalen and the HCDA Authority Board,

My name is Wayne Takamine and am a founding member and spokesman for the Kaka'ako Makai Community Planning Advisory Council. I have been in contact with several Kaka'ako community groups in reviewing plans for the Ward Village Project. Most of the concerns are related to the lack of public park space that will be accessible to the general public for recreation. With the increase of large condominium buildings and variances for larger pedestals for parking and residential units, it would be important to include more open green park space. Many groups expressed their concern for variances that will allow larger pedestals to build more residential units. These designs will create a wall along Ala Moana Blvd. that will be distressing to returning kamaainas and visitors. I must add that there has already been an abundance of concerns voiced from returning family and friends of the shocking amount of development and construction in Kaka'ako and especially along Ala Moana Blvd.

Other concerns are the underground streams that are prevalent in Kaka'ako and problems that might arise from altered flows. We have already seen a sinkhole in Ala Moana Park recently and heavy flooding has increased in recent years. There is also a concern from glare due to reflective glass. I recently was shocked to tun up Ward Avenue from Ala Moana Blvd at 5:00 pm on a sunny day and got a blast from the new Symphony Tower's unnatural reflective glare. I recall countless testimonies in opposition to the variance allowing the parallel to the ocean orientation of the building and concerns about the reflective glass that was mostly ignored by the previous HCDA Executive Director and Authority Board in 2012. Now we are living with these problems that the Kaka'ako Community groups called "rubber stamped approvals."

Please take care with these new projects because Kamaainas and visitors will have to live with the results for many

years.

Mahalo,

Wayne Takamine

Chair

Kaka'ako Makai CPAC



Public Testimony Website Submission Ward Village 'A'ali'i

WendyArbeit

to:

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12/07/2016 08:17 AM

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Project Name

Ward Village 'A'ali'i

Do you support or oppose?

Oppose

Comment

I am writing to STRONGLY OPPOSE the Victoria Ward/Howard Hughes permit (KAK-16-075) to construct their last tower, Aalii, where the developer is seeking approval to break the 2005 Mauka Rules.

The Board should:

- Hold the developer accountable to the 2005 rules they asked to be governed by and deny the exemptions that are being sought, and
- NOT approve the permitting of this project until plans and permits for the committed Open Space, as part of the Ward Village Master Plan, is also submitted.

It should not:

- Allow the podium height to increase.
- Decrease the distance between towers
- Allow "Single Mixed Use" zone designation.
- Complete the permit to included promised Open Space including public plaza, public facilities and new street and pedestrian ways.

To not hold the developer accountable is to continue to support rich developers while rejecting the needs of our citizens.