

**01/07/2026**

**KAKAAKO BOARD  
MEETING**

**TESTIMONIES  
AGENDA ITEM 2**

**From:** [Maria Paula Molano Bryan](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Testimony Opposing Redevelopment of Block P2 (952 Kawaiahao St & 955 Waimanu St)  
**Date:** Sunday, January 4, 2026 7:54:08 PM

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Dear Members of the HCDA Kaka‘ako Board,

I am writing to formally express my strong opposition to Decision Making Item #2 regarding the proposed solicitation of developers for the mixed-use redevelopment of Block P2 at 952 Kawaiahao Street and 955 Waimanu Street.

This redevelopment would result in the displacement of multiple locally owned, community-centered wellness businesses, including F45 Training, Forge Athlete Physical Therapy, a Pilates studio, massage therapy providers, and Plunge and Barrel. Together, these businesses serve over 700 individuals who rely on this space weekly for their physical health, mental well-being, injury rehabilitation, and sense of community.

This is not simply a commercial space — it is a wellness hub. The businesses located here provide preventative healthcare, movement education, recovery services, and mental health support through physical activity and community connection. Many clients come here multiple times per week, forming consistent routines that support long-term health and quality of life. Displacing these services disrupts access to care, breaks established support systems, and disproportionately impacts working professionals, healthcare workers, and residents who depend on these services for stress management and injury prevention.

Additionally, these businesses are locally operated and deeply invested in the Kaka‘ako community. They employ local residents, collaborate with neighboring businesses, and contribute to the vibrancy and livability of the area. Redevelopment that removes functioning, community-serving businesses without a clear plan for relocation or continuity undermines the very character that makes Kaka‘ako desirable.

While development and progress are important, they should not come at the expense of existing communities and small businesses that are actively serving residents today. I urge the Board to reconsider authorizing this solicitation and to meaningfully engage with the impacted businesses and community members to explore alternatives that preserve these essential services.

Kaka‘ako deserves development that is inclusive, thoughtful, and rooted in community well-being — not displacement.

Thank you for your time and consideration.

Respectfully,

Maria Molano Bryan

Honolulu, Hawai'i

Community Member & Wellness

Dear Members of the HCDA Kaka'ako Board,

I am writing to formally express my strong opposition to Decision Making Item #2 regarding the proposed solicitation of developers for the mixed-use redevelopment of Block P2 at 952 Kawaiahao Street and 955 Waimanu Street.

This redevelopment would result in the displacement of multiple locally owned, community-centered wellness businesses, including F45 Training, Forge Athlete Physical Therapy, a Pilates studio, massage therapy providers, and Plunge and Barrel. Together, these businesses serve over 700 individuals who rely on this space weekly for their physical health, mental well-being, injury rehabilitation, and sense of community.

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While development and progress are important, they should not come at the expense of existing communities and small businesses that are actively serving residents today. I urge the

Board to reconsider authorizing this solicitation and to meaningfully engage with the impacted businesses and community members to explore alternatives that preserve these essential services.

Kaka‘ako deserves development that is inclusive, thoughtful, and rooted in community well-being — not displacement.

Thank you for your time and consideration.

Respectfully,

Maria Molano Bryan

Honolulu, Hawai‘i

Community Member & Wellness Advocate

**From:** [MariaMolano](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Sunday, January 4, 2026 7:55:20 PM

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**Name**

Maria Molano

**Organization**

Plunge and Barrel

**Address**

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Apt 303  
Honolulu, HI 96822  
United States  
[Map It](#)

**Phone**

(949) 613-2596

**Email**

[mapis.molano9414@gmail.com](mailto:mapis.molano9414@gmail.com)

**Project Name**

Block P2

**Do you support or oppose?**

Oppose

**From:** [donix.rodriguez](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] HCDA Kaka‘ako Board Meeting – January 7, 2026 Decision Making Item #2  
**Date:** Sunday, January 4, 2026 8:02:32 PM

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To the Members of the HCDA Kaka‘ako Board,

I am writing to formally express my strong opposition to the proposed redevelopment of Block P2 at 952 Kawaiahao Street and 955 Waimanu Street, and the resulting displacement of the businesses and community that currently occupy this space.

This location is not simply a parcel of land—it is a vital community hub that supports the physical health, mental well-being, and livelihoods of hundreds of residents. The businesses operating here, including F45, Forge Athletes Physical Therapy, pilates studios, massage therapy providers, and Plunge & Barrel, collectively serve more than 700 people on a regular basis. These are not luxury services for a few; they are essential wellness resources for working professionals, families, and long-time Kaka‘ako residents.

F45 in particular has created a strong, inclusive fitness community that goes far beyond exercise. It fosters accountability, mental health support, social connection, and consistency for its members. Displacing this gym—and the surrounding wellness businesses—disrupts established routines, fractures community bonds, and removes accessible health resources from the neighborhood.

While I understand the need for thoughtful development in Kaka‘ako, development should not come at the expense of existing small businesses and the communities they support. The proposed mixed-use project prioritizes future possibilities over present realities, without adequately addressing the real harm caused by displacement. There has been no clear plan presented to preserve, relocate, or meaningfully support the businesses and people affected.

Kaka‘ako has long been described as a place where community, culture, and livability matter. Approving this redevelopment without protections or alternatives contradicts those values. Once these businesses are gone, the community they serve cannot simply be rebuilt elsewhere.

I respectfully urge the Board to reconsider this authorization, delay the solicitation of developers, and engage in deeper dialogue with the affected businesses and residents. Development should enhance community—not erase it.

Thank you for your time and consideration, and for allowing public testimony on this important issue.

Respectfully,

Donix Rodriguez

**From:** [Amanda Coppes](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** [EXTERNAL] Subject: Written Testimony in Opposition to Decision Making Item #2: Authorization to Solicit Developers for Mixed-Use Project at Block P2 (952 Kawaiahao Street and 955 Waimanu Street)  
**Date:** Monday, January 5, 2026 10:13:39 AM

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Subject: Written Testimony in Opposition to Decision Making Item #2: Authorization to Solicit Developers for Mixed-Use Project at Block P2 (952 Kawaiahao Street and 955 Waimanu Street)

Hawai'i Community Development Authority  
Kaka'ako Board  
547 Queen Street  
Honolulu, HI 96813  
Via Email: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)

January 05, 2026

Dear Chair Sterling Higa and Members of the HCDA Kaka'ako Board,

My name is Amanda Coppes and I am a resident of Honolulu/member of the F45 community and manager of Plunge and Barrel. I am writing to strongly oppose Decision Making Item #2 on the January 7, 2026 agenda: Authorizing the Executive Director to solicit developers for a mixed-use project at 952 Kawaiahao Street and 955 Waimanu Street (Block P2).

This site is currently home to a vital cluster of health and wellness businesses, including F45 Training, Forge Athletes Physical Therapy, a Pilates studio, massage therapy services, and Plunge and Barrel (cold plunge and sauna recovery). These businesses form an integrated wellness hub that serves more than 700 active members and clients from across O'ahu, providing essential services for physical fitness, rehabilitation, recovery, and overall well-being.

Displacing these businesses would have a devastating impact on our community:

Many members and employees, including myself, rely on this convenient, interconnected space for daily workouts, injury recovery, and mental health support through exercise and therapy.

Forcing these small, local businesses to relocate would disrupt livelihoods, scatter our tight-knit community, and eliminate a unique resource that promotes healthy, active lifestyles in Kaka'ako.

In a time when access to affordable and community-oriented fitness options is more important than ever, removing this hub would create a significant gap in services for hundreds of residents who may not have alternatives nearby.

While I recognize the need for development in Kaka'ako, I urge the Board to prioritize the preservation of existing community assets and explore alternatives that allow these businesses to remain or relocate together within the district. Redeveloping this site without adequate mitigation for displacement ignores the human element and the established value these businesses bring to the neighborhood.

Please vote NO on authorizing the solicitation of developers at this time, and instead seek solutions that balance growth with protecting the vibrant, health-focused community that already thrives here.

Mahalo for considering my testimony and for your commitment to making decisions that truly benefit Kaka'ako residents and users.

Sincerely,

Amanda Coppes

317-727-2071

[amandac@plungeandbarrel.com](mailto:amandac@plungeandbarrel.com)

Operations manager at Plunge & Barrel



**AMANDA COPPES**  
**OPERATIONS** MANAGER  
CELL: 317-727-2071  
[WWW.PLUNGEANDBARREL.COM](http://WWW.PLUNGEANDBARREL.COM)



**From:** [AmandaCoppes](#)  
**To:** [DBEDT HCDA Contact](#)  
**Subject:** Public Testimony Website Submission {Project Name:15}  
**Date:** Monday, January 5, 2026 10:11:26 AM

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**Name**

Amanda Coppes

**Organization**

AmandaTrains

**Address**

1450 Aala St, Apt  
Apt 2005  
Honolulu, HI 96817  
United States  
[Map It](#)

**Phone**

(317) 727-2071

**Email**

[amandacoppes@gmail.com](mailto:amandacoppes@gmail.com)

**Project Name**

Waimano street highrise

**Do you support or oppose?**

Oppose

**Comment**

Subject: Written Testimony in Opposition to Decision Making Item #2: Authorization to Solicit Developers for Mixed-Use Project at Block P2 (952 Kawaiahao Street and 955 Waimanu Street)

Hawai'i Community Development Authority

Kaka'ako Board

547 Queen Street

Honolulu, HI 96813

Via Email: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)

January [Insert Date], 2026

Dear Chair Sterling Higa and Members of the HCDA Kaka'ako Board,

My name is [Your Full Name], and I am a [resident of Kaka'ako/resident of Honolulu/member of the F45 community/etc.]. I am writing to strongly oppose Decision Making Item #2 on the January 7, 2026 agenda:

Authorizing the Executive Director to solicit developers for a mixed-use project at 952 Kawaiahao Street and 955 Waimanu Street (Block P2).

This site is currently home to a vital cluster of health and wellness businesses, including F45 Training, Forge Athletes Physical Therapy, a Pilates studio, massage therapy services, and Plunge and Barrel (cold plunge and sauna recovery). These businesses form an integrated wellness hub that serves more than 700 active members and clients from across O'ahu, providing essential services for physical fitness, rehabilitation, recovery, and overall well-being.

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In a time when access to affordable and community-oriented fitness options is more important than ever, removing this hub would create a significant gap in services for hundreds of residents who may not have alternatives nearby. While I recognize the need for development in Kaka‘ako, I urge the Board to prioritize the preservation of existing community assets and explore alternatives that allow these businesses to remain or relocate together within the district. Redeveloping this site without adequate mitigation for displacement ignores the human element and the established value these businesses bring to the neighborhood.

Please vote NO on authorizing the solicitation of developers at this time, and instead seek solutions that balance growth with protecting the vibrant, health-focused community that already thrives here.

Mahalo for considering my testimony and for your commitment to making decisions that truly benefit Kaka‘ako residents and users.

Sincerely,

Amanda Coppes

317-727-2071

[amandac@plungeandbarrel.com](mailto:amandac@plungeandbarrel.com)

Operations manager at Plunge & Barrel