

Resolution 21-127 Testimony

From: CLK Council Info
Sent: Monday, June 14, 2021 8:53 AM
Subject: Zoning and Planning Testimony
Attachments: 20210614085236_Testimony_RES_21-124_Atherton.pdf

Written Testimony

Name Dylan P. Armstrong
Phone 8084517951
Email dylan.p.armstrong@gmail.com
Meeting Date 06-17-2021
Council/PH Committee Zoning and Planning
Agenda Item 21-127
Your position on the matter Support
Representing Self
Organization
Written Testimony
Testimony Attachment 20210614085236_Testimony_RES_21-124_Atherton.pdf
Accept Terms and Agreement 1

IP: 192.168.200.67

TESTIMONY OF **DYLAN P. ARMSTRONG, INDIVIDUAL CAPACITY**
TO THE HONOLULU CITY COUNCIL'S ZONING & PLANNING COMMITTEE

14 June 2021

MEASURE: **RESOLUTION 21-124, COUNCIL DRAFT 1**

TITLE: *APPROVING AN APPLICATION FOR A MAJOR MODIFICATION TO THE PLAN REVIEW
USE (PRU) PERMIT NO. 2009PRU-3 AND REVISIONS TO THE MASTER PLAN TO EXPAND
THE BOUNDARIES OF THE UNIVERSITY OF HAWAII—I—MĀNOA CAMPUS AND
CONSTRUCT THE ATHERTON MIXED-USE STUDENT HOUSING, INNOVATION, AND
ENTREPRENEURSHIP CENTER.*

POSITION: I support this resolution, as amended in council draft form.

The Atherton YMCA parcels have so long been apart of the University of Hawai'i—Mānoa (UHM) community that it has been widely forgotten that their most famous occupant, the 89-year old Charles H. Atherton building (AKA "the Pink Building"), predates most of the UHM campus, and was privately-owned by the YMCA for 95 years until UHM and the University of Hawai'i Foundation purchased the property in 2016.

This resolution allows for UHM, as current parcels owner and Applicant, "to expand the UHM Campus boundary and construct the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center on land zoned R-5 Residential District," per the language in 21-124.

I appreciate the Applicant having come before the Mānoa Neighborhood Board No. 7, City and County of Honolulu, in late 2019, iteratively into 2020, to present their proposed *Atherton Mixed-Use Student Housing, Innovation, and Entrepreneurship Center* project, to answer questions, and to receive feedback. The Applicant responded to aesthetics-based feedback when this project was first presented. At that time, there was less (setback) articulation in the new building's retained Charles H. Atherton building facade, as depicted in the project renderings. This has been ameliorated in current renderings, stipulated as a condition of the PRU's approval (Resolution 21-124 Condition 3.b). This articulation will help preserve the distinct profile of the Charles H. Atherton building as one of the historic resources in the University neighborhood, where it formed a 'quad' with Hawai'i Hall, Crawford Hall, Gartley Hall, George Hall, and the building at 2450 Campus Road, though separated by University Avenue. (Historically, there was no building where the School of Architecture is today, and landscaping was sparser, so the viewshed across the quad was far more open.)

The UHM Long Range Development Plan (LRDP) calls for gradually reducing the campus buildings' footprint and allocated interior space. This will provide cost-savings from reduced energy use, and promote a more spacious and pastoral character that is reminiscent of the UHM, a historic land-grant institution that specializes in tropical agriculture, over one century prior. I observe that this resolution is in keeping with the LRDP. It does stretch the campus profile northwest across both Metcalf Street and University Avenue, but only to these parcels which were commonly conflated with UHM over many years and are now in its ownership.

Thank you,

Dylan P. Armstrong, individual capacity.

Resident: Mānoa, Waikīkī Ahupua'a, Kona District, Island of O'ahu, State of Hawai'i

LOCAL #1 HI, IUBAC



**International Union of Bricklayers and
Allied Craftworkers Local #1 of Hawaii**

2251 North School Street, Honolulu, HI 96819

Phone: (808) 841-8822 • Fax: (808) 777-3456

June 17, 2021

The Honolulu City Council
The Honorable Brandon J.C Elefante, Chair
The Honorable Esther Kia'aina, Vice Chair
Committee on Zoning and Planning
530 South King Street, Room 200
Honolulu, Hawaii 96813

Support for Resolution 21-127

The International Union of Bricklayers and Allied Craftworkers Local #1 of Hawaii supports Resolution 21-127 to approve a major modification to PRU Permit No. 2009/PRU-3 and revisions to the master plan for UH Mānoa (2021/PRU-1). The resolution would approve construction of the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center at 2840 Metcalf Street in Mānoa.

The Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center will be a mixed-use facility which will allow students to live, work, and learn under one roof. The proposal is a for public-private partnership which will re-purpose and re-envision a 1930s-era building as a top-notch 21st century hub for student learning.

In addition to serving students' educational needs, the project will also bring an estimated 375 undergraduate and graduate beds to the UH Mānoa campus. Student housing is a critical need, considering recent studies showing that there is an unmet demand for at least 5,000 student beds. As a result, students have significant challenges finding housing nearby, or are forced to double or triple up in apartments throughout the urban core and commute to campus. The introduction of these new beds will be a welcome addition to campus.

In closing, we thank you for the opportunity to provide these comments and respectfully request your committee's favorable action on this resolution.

Mahalo.

From: CLK Council Info
Sent: Tuesday, June 15, 2021 11:00 AM
Subject: Zoning and Planning Testimony

Written Testimony

Name	Meredith Ching
Phone	8085256669
Email	mching@abhi.com
Meeting Date	06-17-2021
Council/PH Committee	Zoning and Planning
Agenda Item	Resolution 21-127
Your position on the matter	Support
Representing	Self
Organization	
Written Testimony	
Testimony Attachment	
Accept Terms and Agreement 1	

IP: 192.168.200.67

June 15, 2021

The Honorable Brandon Elefante, Chair
Committee on Zoning and Planning
City Council, City & County of Honolulu
530 S. King Street
Honolulu, HI 96813

RE: Resolution 21-127 Major Modification to PRU Permit No. 2009/PRU-3 and Revisions to the Master Plan for UHM (2021/PRU-1) – In Support

Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

Thank you for the opportunity to submit testimony in support of Resolution 21-127, which would allow for the expansion of the University of Hawaii Manoa campus boundaries and the construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

As a life-long Hawaii resident and a member of the Hawaii business community, I support this project for a number of reasons. First, by encouraging and supporting startup companies built upon the intellectual property developed at the UH, the center will help to both strengthen the UH and strengthen and diversify Hawaii's economy, at a particularly critical juncture when many are looking to supplement tourism.

Secondly, the center will provide our local students with the opportunity to learn in a state-of-the-art facility, in a residential format that fosters collaborative and creative interaction with other innovation and entrepreneurial students from around the world. This kind of experiential learning experience fostered by the center is what appeals to our youth today, and could result in some amazing new industries and new job opportunities in Hawaii.

For these reasons, I respectfully ask for your strong support of this project and Hawaii's next generation of leaders.

Printed Name: Meredith J. Ching
Title: Executive VP, Alexander & Baldwin

June 15, 2021

The Honorable Brandon Elefante, Chair
Committee on Zoning and Planning
City Council, City & County of Honolulu
530 S. King Street
Honolulu, HI 96813

RE: Resolution 21-127 Major Modification to PRU Permit No. 2009/PRU-3 and Revisions to the Master Plan for UHM (2021/PRU-1) – In Support

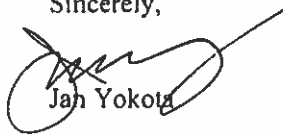
Aloha Chair Elefante, Vice Chair Kia'aina and members of the committee:

Thank you for the opportunity to submit testimony in support of Resolution 21-127, approving an application for a major modification to the plan review use permit No. 2009/PRU-3 to allow for the expansion of the University of Hawaii Manoa campus boundaries and construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

As a long time Manoa resident and former Director of Capital Improvements of the University of Hawaii system, I'm pleased the University is executing their Hawaii Innovation Initiative to build a thriving innovation, research, education and training enterprise in Hawaii that will develop a third major economic sector for the state, create high-quality living-wage jobs and address the challenges and opportunities faced by Hawaii and the world. The project also incorporates much needed student housing. This integrated live, learn, work innovation center is an exciting project which will provide local students an educational opportunity found in very few global universities.

For these reasons, I respectfully ask that you approve this resolution.

Sincerely,



Jan Yokota

June 16, 2021

The Honorable Brandon Elefante, Chair
Committee on Zoning and Planning
City Council, City & County of Honolulu
530 S. King Street
Honolulu, HI 96813

RE: Resolution 21-127 Major Modification to PRU Permit No. 2009/PRU-3 and Revisions to the Master Plan for UHM (2021/PRU-1) – In Support

Aloha Chair Elefante, Vice Chair Kia'aina and members of the committee:

Thank you for the opportunity to submit testimony in support of Resolution 21-127, approving an application for a major modification to the plan review use permit No. 2009/PRU-3 to allow for the expansion of the University of Hawaii Manoa campus boundaries and construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

As an alum of the PACE program, I support this because I believe that PACE provides students with the necessary skills, mentorship, and networking to have successful careers in our business community. I have experienced first-hand how the PACE program prepares students from all disciplines to think and act like an entrepreneur and how this is an integral skill in today's fast changing business environment. It was the most valuable part of my higher education experience and the expansion of the PACE program to include student housing near campus makes it that much more valuable and accessible for students from a wide range of disciplines.

For these reasons, I urge you to approve this resolution.

Janelle Bremer
janelle.bremer@gmail.com
808-397-6757

June 16, 2021

To: Chair Elefante
Vice Chair Kia'āina
Committee on Zoning and Planning

RE: **STRONG SUPPORT for Resolution 21-127**

Thank you for this opportunity to testify in **STRONG SUPPORT for Resolution 21-127**. I am a 2016 MBA graduate of the UH Shidler College of Business and an active participant of several Pacific-Asian Center for Entrepreneurship (PACE) programs. This resolution would expand the PRU permit no. 2009 to allow for the expansion of the University of Hawai'i Mānoa campus boundaries and construction of the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center. Without a doubt, this project has tremendous potential to positively impact the UH student body, the broader Mānoa community, and the entire state of Hawai'i.

Investments in student entrepreneurship clearly generate large economic returns through job growth, business creation, and talent development, which raises wages and improves overall livelihood.^{1,2} Specific to this project, thoughtfully planned innovation hubs—where creators can live, learn, build, and collaborate under one roof—strongly encourage networking, mentorship, and rapid product and service generation. We cannot, however, only focus on financial returns and must recognize the positive benefits that innovation hubs have on equity and access, community health and well-being, environmental sustainability and resilience, and social and civic life. This project also addresses the critical need for student housing, and its proximity to campus and other local amenities encourages active transportation options over personal vehicles, which align well with our county and state climate goals to reduce carbon emissions.

PACE's wide range of resources, events, accelerator programs, and Professionals-in-Residence currently fills an important gap in our innovation ecosystem, and this project will better connect these amazing assets with more alumni, community and business leaders, investors, and the public. As we continue to rebound from the effects of COVID-19, it's clear that we must diversify our economy, and our universities are well situated to lead this charge. Other cities that made similar shifts, including Austin, Miami, and Salt Lake City, are already seeing their communities foster and attract better talent, support more minority and women business owners, and bring the necessary investments and partnerships to capitalize on an innovation ecosystem.

Thank you for this opportunity to testify in **strong support for Resolution 21-127**.

Sincerely,

Colby Takeda, MPH, MBA

¹ "Why Universities Should Support More Student Entrepreneurs." *World Economic Forum*. <https://www.weforum.org/agenda/2020/10/universities-should-support-more-student-entrepreneurs/>. Accessed 16 June 2021.

² *Demand for Skilled Workers Accelerates U.S. Wage Growth*. <https://nibia.org/demand-for-skilled-workers-accelerates-u-s-wage-growth/>. Accessed 16 June 2021.

From: Dylan Armstrong <dylanparmstrong@gmail.com>
Sent: Tuesday, June 15, 2021 4:35 PM
Subject: Re: Zoning and Planning Testimony

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Please refer to this second testimony as mine, and please disregard the duplicative testimony from an earlier submission.

Best,
Dylan

On Mon, Jun 14, 2021 at 8:56 AM <clkcouncilinfo@honolulu.gov> wrote:

Written Testimony

Name	Dylan P. Armstrong
Phone	8084517951
Email	dylan.p.armstrong@gmail.com
Meeting Date	06-17-2021
Council/PH Committee	Zoning and Planning
Agenda Item	21-127
Your position on the matter	Support
Representing	Self
Organization	
Written Testimony	
Testimony Attachment	20210614085236_Testimony_RES_21-124_Atherton.pdf
Accept Terms and Agreement	1

IP: 192.168.200.67

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Best,
Dylan P. Armstrong, Chair
Mānoa Neighborhood Board No. 7

TESTIMONY OF **DYLAN P. ARMSTRONG, INDIVIDUAL CAPACITY**
TO THE HONOLULU CITY COUNCIL'S ZONING & PLANNING COMMITTEE

14 June 2021

MEASURE: **RESOLUTION 21-124, COUNCIL DRAFT 1**

TITLE: *APPROVING AN APPLICATION FOR A MAJOR MODIFICATION TO THE PLAN REVIEW USE (PRU) PERMIT NO. 2009PRU-3 AND REVISIONS TO THE MASTER PLAN TO EXPAND THE BOUNDARIES OF THE UNIVERSITY OF HAWAII—I—MĀNOA CAMPUS AND CONSTRUCT THE ATHERTON MIXED-USE STUDENT HOUSING, INNOVATION, AND ENTREPRENEURSHIP CENTER.*

POSITION: I support this resolution, as amended in council draft form.

The Atherton YMCA parcels have so long been apart of the University of Hawai'i—Mānoa (UHM) community that it has been widely forgotten that their most famous occupant, the 89-year old Charles H. Atherton building (AKA "the Pink Building"), predates most of the UHM campus, and was privately-owned by the YMCA for 95 years until UHM and the University of Hawai'i Foundation purchased the property in 2016.

This resolution allows for UHM, as current parcels owner and Applicant, "to expand the UHM Campus boundary and construct the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center on land zoned R-5 Residential District," per the language in 21-124.

I appreciate the Applicant having come before the Mānoa Neighborhood Board No. 7, City and County of Honolulu, in late 2019, iteratively into 2020, to present their proposed *Atherton Mixed-Use Student Housing, Innovation, and Entrepreneurship Center* project, to answer questions, and to receive feedback. The Applicant responded to aesthetics-based feedback when this project was first presented. At that time, there was less (setback) articulation in the new building's retained Charles H. Atherton building facade, as depicted in the project renderings. This has been ameliorated in current renderings, stipulated as a condition of the PRU's approval (Resolution 21-124 Condition 3.b). This articulation will help preserve the distinct profile of the Charles H. Atherton building as one of the historic resources in the University neighborhood, where it formed a 'quad' with Hawai'i Hall, Crawford Hall, Gartley Hall, George Hall, and the building at 2450 Campus Road, though separated by University Avenue. (Historically, there was no building where the School of Architecture is today, and landscaping was sparser, so the viewshed across the quad was far more open.)

The UHM Long Range Development Plan (LRDP) calls for gradually reducing the campus buildings' footprint and allocated interior space. This will provide cost-savings from reduced energy use, and promote a more spacious and pastoral character that is reminiscent of the UHM, a historic land-grant institution that specializes in tropical agriculture, over one century prior. I observe that this resolution is in keeping with the LRDP. It does stretch the campus profile northwest across both Metcalf Street and University Avenue, but only to these parcels which were commonly conflated with UHM over many years and are now in its ownership.

Thank you,

Dylan P. Armstrong, individual capacity.

Resident: Mānoa, Waikiki Ahupua'a, Kona District, Island of O'ahu, State of Hawai'i

From: CLK Council Info
Sent: Tuesday, June 15, 2021 6:34 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Vanessa Distajo
Phone (808)561-1150
Email vanvanes@aol.com
Meeting Date 06-17-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 21-127
Your position on the matter Support
Representing Self
Organization

Aloha Chair and Council Members,

I appreciate the opportunity to provide testimony in SUPPORT of Resolution 21-127 to approve the major modification to PRU permit no. 2009/PRU-3 and the revisions to the master plan for UH Mānoa. Community engagement is essential for the success of construction projects, especially when variances are needed in single family zoned residential neighborhoods.

While I am usually against upzoning in historic Mānoa, this project is an exception since it has served as a YMCA dorm with attached commercial space for many, many decades. It was wonderful that the UH Foundation was able to purchase the property, as it is a natural extension to the campus, considering that it's right across the street from the UH Mānoa main campus and the UH Lab School.

Written
Testimony

Since I serve on two different nonprofit boards, Mālama Mānoa and Mānoa Outdoor Circle, I can personally attest that the consultants for the UH Atherton project, Lori Lum of Watanabe Ing, and Mike Lam of Hunt Companies, as well as the UH Mānoa CFO Kalbert Young, have communicated with us effectively about the plans for the "Center of Innovation and Entrepreneurship." I also attended several Mānoa Neighborhood Board meetings in which they gave detailed presentations about the project.

I witnessed that all three of the community boards are supportive of the concept, and as residents of Mānoa, the members can envision how the UH Atherton redevelopment will enhance the University of Hawai'i's PACE program. The boards presented a number of concerns during the EA process, including historic preservation, architectural design, density, traffic, parking, trees, impervious surfaces, and the carbon footprint. Over the last two years, the team working on the UH Atherton project has diligently tried to address our concerns and even made several revisions to the design plans to incorporate our suggestions. They

compromised a lot with the community. Although some residents do still have a few concerns, I have confidence in the leadership of UH Mānoa and Hunt Companies to ameliorate those issues post haste.

Thank you for your consideration.

Mālama pono,
Vanessa Distajo

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Tuesday, June 15, 2021 7:04 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name	Evan Young
Phone	8086870219
Email	evan23@hawaii.edu
Meeting Date	06-17-2021
Council/PH Committee	Zoning and Planning
Agenda Item	Resolution 21-127
Your position on the matter	Support
Representing	Self
Organization	
Written Testimony	
Testimony Attachment	
Accept Terms and Agreement 1	

IP: 192.168.200.67

From: CLK Council Info
Sent: Tuesday, June 15, 2021 10:35 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Jan Henrik Tillmann
Phone 8089871090
Email nyctill@yahoo.com
Meeting Date 06-17-2021
Council/PH Committee Zoning and Planning *Res. 21-127*
Agenda Item MAJOR MODIFICATION TO PRU PERMIT NO. 2009/PRU-3 AND REVISIONS TO THE MASTER PLAN FOR UHM (2021/PRU-1) The Atherton, Lower Manoa
Your position on the matter Oppose
Representing Self
Organization The Atherton Project

Location: Metcalf/University/Seaview
The Environmental Assessment concludes -
Its findings defined as follows:
FONSI or Finding of NO Significant Impact

Developer: The Hunt Development Group

Proposed: Demolition of the Mary Atherton House and the Rear Wing of the Charles Atherton house to make space for a - "World Class Student Housing Complex, Focus on Entrepreneurship, Innovation, Goal is to produce professionals for a future more diverse Hawaii labor market."

Written Testimony

Scope/Size and Volume of Housing
The building size is estimated to be 6 stories. The draft shows 7.
- So the question is - How many feet in Height? The drawing seems misleading in regards to height and size of the proposed complex.

-Complex will house 350 students. This is the number of temporary residents added to our small neighborhood? Last I remembered the City canceled short term Airbnb to preserve our neighborhood!

-40 parking stalls for 350 students – this parking is not to be expected to be included into the University's parking pool. In question is the added human factor and impact it will have West of University Avenue.

Why this is important us residents on Seaview ave – we see the fall out and chaos that already exists during the semester season. Cars, scooters, bike are parked illegally everywhere. UH Traffic already endangers our community. The 350 added transients will have to park, walk, bike somewhere!!! We don't have bike lanes, boardwalks or any additional space in our small streets adjoint to University Ave.

Streets/Area of Concern/Impact

Greater Residential Area of Lower Manoa – College Hill – Residential Neighborhood WEST of University Ave

Main:

Metcalf/University Ave

Sub:

Seaview Ave, Hunnewell St, Vancouver Dr., Nakiu Pl., Chamberlain St., Marques St., Atherton RD, McKinley St., Hyde St., Damon str., Wilder Metcalf intersection traffic, Mecalf University intersection, Seaview University intersection, Dole University intersection, Vancouver Dr University Intersection

Short Term Impact – During Projects Construction

Highlight: Pollution general

As per the study no short/long term impacts to air, water noise quality are foreseen.

Construction is anticipated to have negligible impact per study.

In question are the assumptions made 1. Dust will be controlled. 2. Independent inspectors. 3.

No short term impact anticipated/not located in an environmentally sensitive area.

-Now we know this is factually not true. During the Demolition phase and construction phase of the building on SKing and University residents where desperately trying to contact their elected officials without much luck in regards to the release of toxic materials (air), noise levels, traffic of heavy equipment which was a major safety concern for them, construction waste, abnormalities with the drinking water etc.

Highlights

-In my opinion the Residential neighborhood West of University ave needs a proper impact study.

-One of the Political platforms of the legislative reps of our community is affordable housing for permanent residents of this city. Here we have for profit housing that is created for temporary residents of this city, not for its permanent residents! And the study appropriates the permanent residents as an anomaly because it classifies our area as a student community which it is not!

-The draft highlights the benefits of this project to the local community! Which ones would that be?

-Parking stalls within the side streets WEST of University Ave community approx. 150 which are taken by 730am when UH is in session!

-In question is the size and design of the new structure, conformity, compatebility to our residential neighborhood. The Department of Design has no comment in regards to the buildings design and blending with our residential neighborhood.

-Economic Activity – Does it contribute to the economic and social well being of the Residents of Lower Manoa?!

-HPD anticipates short and long term impact to bicyclists, children, pedestrians and parking in the vicinity of the project?! And the West side of University ave should be the area of grave safety concern.

-Does the project comply with the requirements of an R-5 classified residential area and its development standards???

—You, the developer, city council and our elected reps plan to add a massive human factor to our residential community and no infrastructure improvement plans for the foreseeable future! 40 parking stalls, 350 students, Question: where do you think all the remaining vehicles, scooters and bikes will be left? In our neighborhood!

-And as of present when the University is in session our neighborhood already is mostly a disaster zone with zero traffic and law enforcement. There is extremely limited parking in our residential area, the plans are to rid University and Metcalf of existing parking opportunities?!

-Traffic management plan, enforcement? City and county dep of transportation – high volume management plan

There are according to Oahu bike plan additional bicycle facilities planned within the projects vicinity. Timeline for improvements of bike path and pedestrian path are not known. In the meantime What?!!!!

The residential neighborhood is not equipped to take on this additional human traffic and here we are talking basic safety –

Now, I am a resident of Seaview ave, the street that would be most impacted short term and long term! Add that to your impact study - we have about several hundred cars, trucks and scooters charging up and down a 20ft wide tiny side street when UH is in session!!!! - and the Atherton is not the only planned addition to our neighborhood. The developers, City Council and UH is planning to add thousands of transients to our neighborhood in the near future.

We have a Child day care center on seaview ave! According to the study the loading dock for all major deliveries for the center will be place on seaview avenue! Seaview ave is 20 feet wide at best with a childrens day care center just a few feet away and you have heavy trucks and equipment, trash reuse being channelled long term through this tiny street.

Seaview ave does neither have space for a bike lane, boardwalk and barely accommodates some parking which is already disastrous during peak semester season! There are serious safety Concerns for our residential area, sufficient sight distance for safety for pedestrians, bicyclists and drivers, dozens Conflict points etc

But going back to the draft - According to the study the traffic situation will remain similar to the existing one. The Anticipated increase of traffic after adding 350 students to our small community was determined to be less than 1% during peak hours! Traffic to remain similar during construction of project?! not significant noise impacts once project completed – now? With adding hundreds of cars/mopeds/people to our neighborhood, claiming that Traffic which already today has during peak times 1500 vehicles travel Univ – Maile, Univers and dole has 3000, Wilder and Metcalf 1200 (6-845am/3pm-545)

Today already when UH is in session Metcalf during peak time sees traffic back ups from wilder ave all the way to University ave. And after the completion of the project?

To me the statement "No impacts" seriously lacks basic common sense!

Sewage / Wastewater breakdown proposed for the before and after - There are plans in place to add more buildings, DPP has a list of buildings that request permits for hundreds of added toilets to our outdated years old sewage system. Seriously????

You deny permits of monster homes based on adding just a few additional toilets to sewages lines that could be harmful to the community in upper Manoa. Absolute double standard - don't get me wrong, most of us don't expect much from our elected officials - but these projects stink of corruption.

The waste and sewage disaster that Kakaako experienced - I assume will be coming to our beautiful neighborhood soon?!

Parties Consulted
Federal Agencies
State Legislative Branch
State Agencies

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67



LiUNA!

TESTIMONY OF THE HAWAII LABORERS' UNION LOCAL 368
1617 Palama Street
Honolulu, Hawaii 96817

PETER A. GANABAN
Business Manager
Secretary-Treasurer

ALFONSO OLIVER
President

JOBY NORTH II
Vice President

TONI FIGUEROA
Recording Secretary

JAMES DRUMGOLD JR.
Executive Board

ORLANDO PAESTE
Executive Board

JOSEPH YAW
Executive Board

ESTHER AILA
Auditor

RUSSELL NAPIHAA
Auditor

MARK TRAVALINO
Auditor

MARTIN ARANAYDO
Sergeant-At-Arms

DATE: June 17, 2021

TIME: 09:00 a.m.

MEETING: Zoning and Planning

RE: RESOLUTION 21-127 (Proposed CD1) – MAJOR MODIFICATION TO PRU PERMIT NO. 2009/PRU-3 AND REVISIONS TO THE MASTER PLAN FOR UHM

Chair Elefante, Vice-chair Kia'aina, and Committee Members,

The Hawaii Laborers' Union Local 368 and its 5,000 working and retired men and women across the state of Hawaii **SUPPORTS** Resolution 21-127 and the Proposed CD1.

As we emerge from the COVID-19 pandemic, a lingering side effect will be our ailing State and Local economy. Projects such as this will help to keep more work in the pipeline, paying fair wages and benefits, helping to support our economy's recovery as other industries across our County begin to recover.

Therefore, the Hawaii Laborers' Union Local 368 **SUPPORTS** Resolution 21-127 CD1 and respectfully requests that this committee take favorable action on this measure.

Respectfully,

Shingayi Masiya
Government Relations Director

LiUNA Local 368
1617 Palama Street
Honolulu, HI 96817
Phone: (808) 841-5877
Fax: (808) 847-7829
www.local368.org

Feel the Power

From: CLK Council Info
Sent: Wednesday, June 16, 2021 10:36 AM
Subject: Zoning and Planning Testimony

Written Testimony

Name Raymond Andrade
Phone 8083594697
Email ra2439@hawaii.edu
Meeting Date 06-17-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 21-127
Your position on the matter Support
Representing Self
Organization

Hello Chair Elefante, Vice Chair Kia'aina and members of the committee.

I am submitting testimony in support for Resolution 21-127, which would allow for plan review use permit No. 2009/PRU-3 to allow for the expansion of the University of Hawaii Manoa campus boundaries and construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

The Pacific Asian Center for Entrepreneurship (PACE) has for many years brought programs to enrich the experience of students at the University of Hawaii (UH) especially at, but not excluded to, the Manoa campus.

Written
Testimony

As a former alumni of UH Manoa who has attended and gone through many of PACE's events/programs, I can safely say it allows for students to grow far beyond the academic spectrum. UH prepares students to become competent employees to join the local workforce, whereas PACE better prepares students to become contributors of local economy expansion. PACE does this by helping students be able to identify needs in society, and how to come up with sustainable solutions (aka, a Business).

Allowing for UH campus boundary expansion to the Atherton property in an effort to create a residential innovation and entrepreneurship center would act as a catalyst to the benefits PACE programs already bring. This would allow PACE programs to be more than just something students temporarily attend, but rather provide an environment for them to constantly live in an entrepreneurial ecosystem. This facility would also undoubtedly help bridge the gap between commercial industry and UH research/talent by becoming an iconic hub whose sole purpose is towards fostering business creation and development.

This program would not only come to the benefit of Business/Entrepreneur students of UH, but also to those from other disciplines. As a Mechanical Engineering student alumni, I can

safely say this program would allow for students in various disciplines to come together and potentially meet their future business partners or learn how to take their unique knowledge in the field and come up with a sustainable business. Through PACE programs I have met people from other disciplines similar to my own, of whom have the same like-minded passion to create things to help others. I have also met people more on the business side, who have great insight into how to manage and grow businesses, with that same passion.

Allowing a residential innovation and entrepreneur center at UH would allow like-minded passionate students a place to come together, live together, learn together, and grow together. All to the benefit of Hawaii's economy.

So I respectfully ask you to greatly consider approving Resolution 21-127 which would allow for the zoning modifications needed to create a residential innovation and entrepreneurship center at UH Manoa.

- Raymond Andrade

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, June 16, 2021 9:00 AM
Subject: Transportation, Sustainability and Health Testimony

Written Testimony

Name Valerie Hu
Phone 7807942
Email valerie.nakamura@gmail.com
Meeting Date 06-17-2021
Council/PH Committee Transportation, Sustainability and Health
Agenda Item RESOLUTION 21-127 – MAJOR MODIFICATION TO PRU PERMIT NO. 2009/PRU-3 AND REVISIONS TO THE MASTER PLAN FOR UHM (2021/PRU-1)
Your position on the matter Comment
Representing Self
Organization

Written
Testimony

Hi, my name is Valerie Hu and I live in lower Manoa near the University of Hawaii president's house located on Kamehameha Avenue. I've read through both the original and as amended plans for the Atherton redevelopment and still struggle to understand how 50 parking spaces (presumably many of which will not be for dorm residents but rather for the benefit of the retail area and meeting space that will be located on-site) is sufficient for a dormitory for approximately 400 students. I am also concerned that student parking for this dormitory will spill over into the surrounding residential areas. I understand that the university master plan contemplates a new parking structure, but it's unclear how many students living in the dormitory will receive permits to park at such parking structure, and if this structure will even happen or be budgeted for given current state budget constraints. Furthermore, this new parking structure looks like it will be on the opposite side of campus near the East-West Center. The neighborhood around the planned dormitory is already heavily impacted on a daily basis by day-student parkers, and this lack of parking spaces for dorm residents seems like it will further exacerbate the parking shortage at the university that already impacts the surrounding neighborhoods.

One explanation for having so few parking spaces that has been occasionally been shared is that the collegiate generation is more likely to use car share and bike shares, but this explanation seems to overly generalize how students use these types of services – (a) taxis have typically been too expensive so people are now resorting to ride shares, (b) students tend to use ride shares at night when going out with friends or (c) to travel short distances on bike. The fact that ride shares and bike shares are becoming more commonplace doesn't necessarily mean that students are willing to give up their vehicles. Residential homes in the neighborhood are required to have a certain number of parking spaces if new construction occurs, and I'm wondering if this development is being held to the same standard, or at least something similar. On its face, a ratio of approximately 1 parking stall for every 8 students

doesn't seem to make a lot of sense. It leads me to wonder if profits (more beds) are being overly prioritized.

If this new parking structure doesn't occur and/or spillover parking from the new dorm becomes an issue in the surrounding neighborhood (for example, during school days, if a resident uses street parking and leaves during the day they already can't find a parking space upon returning home because street parking is filled up by students), are there measures that the city or university is willing to pursue to help alleviate the parking issues residents face? For example, better parking enforcement (in my experience officers only tend to enforce regulations when a resident complains even though there are blatant violations), 2 hour restrictions on parking, neighborhood parking permits for residents, allowing dorm residents to park on surface roads on campus (on Campus Road or Maile Way for example) instead of the nearest parking option being in the neighborhood, etc.?

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, June 16, 2021 10:52 AM
Subject: Zoning and Planning Testimony
Attachments: 20210616105141_PACE_Austin_Yoshino.pdf

Written Testimony

Name Austin Yoshino
Phone 8082867482
Email austin@shakasports.net
Meeting Date 06-17-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 21-127
Your position on the matter Support
Representing Self
Organization

Aloha Chair Elefante, Vice Chair Kia'aina and members of the committee:

Thank you for the opportunity to submit testimony in support of Resolution 21-127, approving an application for a major modification to the plan review use permit No. 2009/PRU-3 to allow for the expansion of the University of Hawaii Manoa campus boundaries and construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

Written Testimony As an alumni of the PACE program, I fully support this because it solves a multitude of pressing needs for the community including: the need for a diversified economy, more student housing near campus that also reduces the reliance of commuters (something UHM doesn't have room for), and most importantly, offers the opportunity for local students to engage in entrepreneurial activities, something that is vital to our economy.

For these reasons, I respectfully ask that you approve this resolution.

Austin Yoshino
CEO @ Shaka Sports
austin@shakasports.net
<https://www.shakasports.net>

Testimony Attachment 20210616105141_PACE_Austin_Yoshino.pdf

Accept Terms and Agreement 1

June 16th, 2021

The Honorable Brandon Elefante, Chair
Committee on Zoning and Planning
City Council, City & County of Honolulu
530 S. King Street
Honolulu, HI 96813

RE: Resolution 21-127 Major Modification to PRU Permit No. 2009/PRU-3 and Revisions to the Master Plan for UHM (2021/PRU-1) – In Support

Aloha Chair Elefante, Vice Chair Kia'aina and members of the committee:

Thank you for the opportunity to submit testimony in support of Resolution 21-127, approving an application for a major modification to the plan review use permit No. 2009/PRU-3 to allow for the expansion of the University of Hawaii Manoa campus boundaries and construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

As an alumni of the PACE program, I fully support this because it solves a multitude of pressing needs for the community including: the need for a diversified economy, more student housing near campus that also reduces the reliance of commuters (something UHM doesn't have room for), and most importantly, offers the opportunity for local students to engage in entrepreneurial activities, something that is vital to our economy.

For these reasons, I respectfully ask that you approve this resolution.

Austin Yoshino
CEO @ Shaka Sports
austin@shakasports.net
<https://www.shakasports.net>

SUSAN K. EICHOR

3808 MONTEREY DRIVE • HONOLULU, HI 96816
PHONE (808) 734-1866 • CELL (808) 292-1189

June 15, 2021

The Honorable Brandon Elefante, Chair
Committee on Zoning and Planning
City Council, City & County of Honolulu
530 S. King Street
Honolulu, HI 96813

RE: Resolution 21-127 Major Modification to PRU Permit No. 2009/PRU-3 and Revisions
to the Master Plan for UHM (2021/PRU-1) – In Support

Aloha Chair Elefante, Vice Chair Kia'aina and members of the committee:

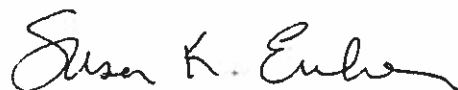
Thank you for the opportunity to submit testimony in support of Resolution 21-127, approving an application for a major modification to the plan review use permit No. 2009/PRU-3 to allow for the expansion of the University of Hawaii Manoa campus boundaries and construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

As a member of the Hawaii business community, I support this project because it will provide an immersive, world-class environment for Hawaii's students to develop their entrepreneurial skills and talents. These students will then move forward into the business world equipped to lead Hawaii in a global market.

The innovation center will also serve as a magnet in attracting innovative and entrepreneurial students from around the world – a critical element in imagining Hawaii's best future. We strive towards a Hawaii that serves as a convenor of important global conversations on diversity, sustainability, the environment and aloha.

For these reasons, I respectfully ask you to support the next generation of Hawaii's leaders by approving this resolution. Mahalo for the opportunity to provide this testimony.

Sincerely,



From: CLK Council Info
Sent: Wednesday, June 16, 2021 10:35 PM
Subject: Zoning and Planning Testimony
Attachments: 20210616223439_Reso_21-127_-_Testimony.docx.pdf

Written Testimony

Name	Madonna Castro Perez
Phone	8582280530
Email	madonnac@hawaii.edu
Meeting Date	06-17-2021
Council/PH Committee	Zoning and Planning
Agenda Item	Resolution 21-127
Your position on the matter	Support
Representing	Self
Organization	
Written Testimony	Please see PDF attachment.
Testimony Attachment	20210616223439_Reso_21-127_-_Testimony.docx.pdf
Accept Terms and Agreement	1

IP: 192.168.200.67

June 16, 2021

The Honorable Brandon Elefante, Chair
Committee on Zoning and Planning
City Council, City & County of Honolulu
530 S. King Street
Honolulu, HI 96813

**RE: Resolution 21-127 Major Modification to PRU Permit No. 2009/PRU-3 and
Revisions to the Master Plan for UHM (2021/PRU-1) – In Support**

Aloha Chair Elefante, Vice Chair Kia'aina and members of the committee:

Thank you for the opportunity to submit testimony in support of Resolution 21-127, approving an application for a major modification to the plan review use permit No. 2009/PRU-3 to allow for the expansion of the University of Hawai'i at Mānoa ("UH") campus boundaries and construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

As a current UH student and a participant in various PACE programs, I support Resolution 21-127 because it would provide a supportive environment for students aspiring to be entrepreneurs. The location of the entrepreneurship center is ideal for students because it is close to the bus line, Biki stations, bike paths, restaurants, the Mānoa Innovation Center, and most importantly - the university. The entrepreneurship center gives a space for students to network with others interested in starting a business and being involved with the venture capital ecosystem.

PACE lacks the facilities to support co-working spaces for students working on their business ventures. If Resolution 21-127 gets approved, the entrepreneurship center would create co-working spaces to allow students to organically collaborate with each other. The entrepreneurship center would be a one of a kind facility that focuses on students' ambitions, passions, and drive to create a successful business in Hawai'i. Because of the diverse, local, continental, and international student population at UH, this entrepreneurship center would help synergize different ideas and perspectives to generate innovative entrepreneurial projects.

For these reasons, I respectfully ask that you approve this resolution.

Sincerely,

Madonna Castro Perez

From: CLK Council Info
Sent: Wednesday, June 16, 2021 10:06 PM
Subject: Zoning and Planning Testimony
Attachments: 20210616220629_PRP_Testimony_Atherton_Mixed_Use_Project_Reso_21-127_Council_17_June_2021.pdf

Written Testimony

Name Pacific Resource Partnership
Phone (808) 230-8838
Email cdelahunay@prp-hawaii.com
Meeting Date 06-16-2092
Council/PH Committee Zoning and Planning
Agenda Item Resolution 21-127
Your position on the matter Support
Representing Organization
Organization Pacific Resource Partnership
Written Testimony
Testimony 20210616220629_PRP_Testimony_Atherton_Mixed_Use_Project_Reso_21-127_Council_17_June_2021.pdf
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

Testimony of
Pacific Resource Partnership

City Council
City & County of Honolulu
Committee On Zoning And Planning
Councilmember Brandon J.C Elefante, Chair
Councilmember Esther Kia'āina, Vice Chair

Resolution 21-127—Approving an Application for Major Modification to the PRU Permit No. 2009/PRU-3 to
Expand the Boundaries of the UH Manoa Campus and Construct the Atherton Mixed Use Project

Thursday, June 17, 2021
9:00 A.M.
City Council Chamber

Aloha Chair Elefante, Vice Chair Kia'āina, and Members of the Committee.

Pacific Resource Partnership (PRP) writes is strong support of Resolution 21-127, to expand the boundaries of the University of Hawaii Manoa (UHM) Campus to construct the Center for Innovation and Entrepreneurship at UHM. This project is a mixed-use live/work/learn innovation eco-system that will integrate academic space and student housing with co-working/collaborative areas.

This project will not only re-purpose an old dorm building into an academic, co-working and commercial space, but will also complement it with an additional six-story building that will provide student housing and support functions. The project will house a cross-disciplinary one-stop shop for the growing number of University of Hawaii programs currently supporting research, innovation and entrepreneurship—all areas critically needed to help diversify the state's economy.

Developing this mixed-use live/work/learn environment at UHM makes sense, especially in areas where businesses, restaurants, and multimodal transportation options are available. This project will also increase on-campus housing for about 375 students, who would otherwise occupy units in other communities, and help to curb their dependence on automobile use, which should result in less cars circulating in adjacent neighborhoods.

Given the above, PRP respectfully requests your favorable decision on this measure. Thank you for this opportunity to submit written testimony.



From: CLK Council Info
Sent: Wednesday, June 16, 2021 6:07 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Nathan Bek
Phone 8083755702
Email Nbek@hawaii.edu
Meeting Date 06-17-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 21-127
Your position on the matter Support
Representing Self
Organization

June 16, 2021

The Honorable Brandon Elefante, Chair
Committee on Zoning and Planning
City Council, City & County of Honolulu
530 S. King Street
Honolulu, HI 96813

RE: Resolution 21-127 Major Modification to PRU Permit No. 2009/PRU-3 and Revisions to the Master Plan for UHM (2021/PRU-1) – In Support

Aloha Chair Elefante, Vice Chair Kia'aina and members of the committee:

Written Testimony Thank you for the opportunity to submit testimony in support of Resolution 21-127, approving an application for a major modification to the plan review use permit No. 2009/PRU-3 to allow for the expansion of the University of Hawaii at Mānoa campus boundaries and construction of the Atherton mixed-use student housing innovation and entrepreneurship center.

As a current student of the PACE program, I support this because I have personally witnessed and experienced the benefits of the entrepreneurial guidance provided by the PACE team. As of this writing, I am the chair of the Calvin Shindo Student Venture Fund, which was created by PACE.

The newly formed program allows students of all backgrounds – law, engineering, medical, business, social sciences – to work together to run a small venture fund. As a student-run team, we locate very early-stage startups within our respected fields, then use our diverse backgrounds to look deeply into them as we prepare our due diligence. This, ultimately, leads

us to make investment recommendations to a group of professional investors. Through this innovative program, students of all disciplines at UH can learn the ropes of venture capital, while early-stage companies at UH get some seed capital and consultation.

In many ways, this program is emblematic of all the PACE programs. In almost every PACE-hosted event I have attended, and there has been a lot, I have been exposed to a diverse group of students. I have also been incentivized to try multiple startup ideas with friends I met through the program, all while receiving professional and financial support from PACE.

I am not the only one to have benefited, of course. Some successful brick-and-mortar businesses, like Kolohe Ocean Gems and Pono Potions, have also received significant support from the program. While some UH-launched tech startups, like Radial3D and Rendezvie.io, have also sprouted through the help of PACE.

I can only imagine the creation of additional hyper-local companies will only accelerate through the Atherton mixed-use student housing innovation and entrepreneurship center, and for these reasons, I respectfully urge you to approve this resolution.

Nathan Bek

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67