



McCULLY-MŌ'ILĪ'ILĪ NEIGHBORHOOD BOARD NO. 8

NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD, SUITE 160 • HONOLULU, HAWAII, 96817

PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET <http://www.honolulu.gov/nco>

January 9, 2023

The Honorable Calvin Say, Chair
and Members of the Committee on Zoning
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Say and Members:

Subject: Resolution 22-298, Relating to Kuilei Place Mixed Use Affordable and Market Rate Housing 201H Project Located at 2599 Kapiolani Boulevard

The McCully-Moilili Neighborhood Board **opposes** Resolution 22-298 and requests that the City Council deny the subject Project's exemptions. The Board represents approximately 30,000 residents who live in the neighborhood. We appreciate the City Council's backing to further represent the community on this matter.

The Project's large scale is of particular concern, significantly out of context with our neighborhood, which has a high potential to impact neighborhood infrastructure, including emergency response. Furthermore, the "affordable" units are not adequately serving lower income residents and, therefore, do not merit the generous exemptions in exchange. The Board adopted the attached resolution that provides further details about our position.

Please note that our community has been supportive of other affordable housing projects in the neighborhood, but the subject Project is not the right fit.

Should you have any questions, please contact me at tstreitz.nb8@gmail.com.

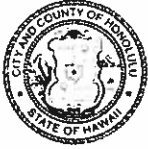
Sincerely,

Tim Streitz
Chair

Attachment

DEPT. COM. 10
ZON

2023 JAN 9 PM 9:14 CITY CLERK



McCULLY/MO'ILI'ILI NEIGHBORHOOD BOARD NO. 8

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD, SUITE 160 • HONOLULU, HAWAII, 96817
TELEPHONE: (808) 768-3710 • FAX: (808) 768-3711 • INTERNET: <http://www.honolulu.gov/nco>

RESOLUTION

**REQUESTING THE CITY COUNCIL NOT TO APPROVE THE KUILEI PLACE
201H AFFORDABLE AND MARKET RATE HOUSING PROJECT**

WHEREAS, the Kobayashi Group, LLC is utilizing the Hawaii Revised Statutes Chapter 201H affordable housing process for its proposed Kuilei Place Housing Project (the "Project"), a large mixed-use development at 2599 Kapiolani Boulevard, which requires Honolulu City Council approval; and

WHEREAS, the Project consists of 1,005 one-, two-, and three-bedroom units in two towers, which will increase the number of residents in the neighborhood well over the total unit count after accounting for the total number of persons living in each unit; and

WHEREAS, 60 percent of the Project's units are intended to be affordable to households earning 80 to 140 percent or below the area median income (AMI), while most will be offered at the upper end, and the remaining 40 percent of units offered above 140 percent AMI; and

WHEREAS, approximately \$62.7 million of fee and tax waivers are being requested along with allowances to exceed the legal floor area ratio, or FAR, by 4.5 times (1.9 to 8.5 FAR) and height by over 2.7 times (150 to 400+ feet), in addition to exemptions from other standard development requirements; and

WHEREAS, the large scale of the Project will most certainly create a significant impact on infrastructure capacity and operations, including emergency response, in the neighborhood (a building this large in our community has never existed, thus creating significant emergency response concerns); and

WHEREAS, the thousands of vehicles accessing the Project site's residences and commercial businesses will severely impact traffic flow on an already heavily congested section of Kapiolani Boulevard, especially at peak commuting times and with dedicated contraflow lanes, while the Project's traffic study did not address appropriate mitigation measures; and

WHEREAS, due to the increased burden on neighborhood infrastructure, the Project would necessitate off-site improvements throughout the neighborhood, not just in front of the Project, such as new sidewalks and raised crosswalks to accommodate the influx of children to safely get to nearby schools, and there has been no indication that the City or the Kobayashi Group, LLC is capable or willing to make these improvements; and

WHEREAS, the high-rise tower creates a tall and wide vertical wall, casting large shadows, potentially negatively altering wind patterns, and obscuring the important view planes of Diamond Head; and

WHEREAS, there has been limited solicitation and incorporation of community feedback for a development of such large magnitude, which will displace existing residents and replace existing, naturally affordable housing built decades ago with what will most likely be more expensive housing, even if called "affordable"; and

WHEREAS, Kuilei Place is improperly named because it is not located in Kuilei 'Ili, which illustrates another facet of the Project team not understanding and designing their project to fit appropriately within the neighborhood context; now, therefore

BE IT RESOLVED, the McCully-Moilili Neighborhood Board requests the Honolulu City Council to deny the Project's 201H application so that a scaled-down version can be separately considered with more community input; and

BE IT FURTHER RESOLVED, the Board finds the large scale of the Project excessive and out of context with the neighborhood, including its zoning; and

BE IT FURTHER RESOLVED, the Board supports the provision of much needed affordable housing, but it finds the Project's affordable units inadequate with limited units geared towards lower income households earning 80 percent or below AMI, while the units are designated affordable for only 10 years, which therefore does not warrant the generous public subsidies and regulatory exemptions intended to maintain neighborhood character and safety; and

BE IT FINALLY RESOLVED, copies of this resolution be transmitted to all members of the Honolulu City Council, the City and County of Honolulu Mayor, the Managing Director, the Director of Planning and Permitting, the Director of Transportation Services, the Hawaii Housing Finance Development Corporation, the State Senator of District 10, the State Representative of District 23, and the Chairs of the Diamond Head-Kapahulu-St. Louis Heights Neighborhood Board, the Kaimuki Neighborhood Board, the Waikiki Neighborhood Board, and the Manoa Neighborhood Board.

This resolution was ADOPTED by the McCully-Moilili Neighborhood Board No. 8 at its December 1, 2022, regular meeting, 8-0-0 (AYE: Allred, Fujishige, Hurt, Kim, Lee, Prellberg, Robotti, Streitz; NAY: None; ABSTAIN: None).