

BILL024(24)
Testimony

MISC. COMM. 341

PLANNING AND THE ECONOMY (P&E)

PLANNING AND THE ECONOMY (P&E) Meeting

Meeting Date: Jul 30, 2024 @ 06:00 PM

Support: 0

Oppose: 0

I wish to comment: 2

Name: Kimberly Mills	Email: kimimills@hawaii.rr.com	Zip: 96701
Representing: Self	Position: I wish to comment	Submitted: Jul 30, 2024 @ 11:53 AM
<p>Testimony:</p> <p>GREETINGS</p> <p>Below is a link to the community developed Aiea Town Center Master Plan. https://www.aieacommunity.org/wp-content/uploads/2013/07/atcfinalmasterplan.pdf</p> <p>While conceptual, this is what the community wants for the former Aiea Mill site. We are celebrating the library's 10 anniversary and Senior housing is currently being built. Other community wants: Performance area, Community Center, Meeting room, Play area, etc is what should be proposed for the area. Further a UH CTHAR Practicum defined specific activities, amenities for the area such as shaded walkways, community gardens, park like features, play areas etc.</p> <p>The PUC's 2040 Growth Projections for Aiea Town states, "mixed-use redevelopment at the vacant mill site." That does not appear to be in line with the community developed Plan for the site. Further in the past, Aiea was considered "built-out", so there is not much room for in-fill; however, Kalauao most likely will be supporting new development at the former Kam Drive Inn site. I would object to any highrise on the former Toys R Us site that would create a tunnel affect along Moanalua Hwy blocking sunlight and tradewinds.</p> <p>Our Aiea Community Association meetings are the 3rd Monday of the month, and our website is www.aieacommunity.org for contact info should planning for the PUC need to consult with the Aiea region (Waimalu, Kalauao, Aiea, Halawa) community. Thank you, Kimberly Tiger Mills, Kalauao resident</p>		
Name: Jordon Higa	Email: jordonhiga@mcom.com	Zip: 96701
Representing: Self	Position: I wish to comment	Submitted: Jul 30, 2024 @ 05:51 PM
<p>Testimony:</p> <p>Aloha, I am a resident of Kalauao and wish to offer the following comments regarding the proposed update to the Primary Urban Core Development Plan:</p>		

First, the Hālawala/'Aiea/Kalauao region will likely see some immense growth over the next few decades regardless of what is in this plan. The EIS for the New Aloha Stadium Development District proposes the construction of 1,800 new homes in the Aloha Stadium area--and potentially up to 5,000+ new housing units, according to the proposed PUC plan. In addition, several hundred other units are proposed to be built or are already being built in the Pearlridge/'Aiea area (including Hale O Lipoa and Aloha Iā Halewilikō). Recent actions by this City Council have greatly increased the allowable density and building heights around the Hālawala and Kalauao Skyline stations.

I appreciate the need to address the county's severe housing shortage. However, I also desire the PUC plan to be consistent with other community-led plans.

I note that the PUC plan proposes the construction of about 500 new housing units in the Aiea area, including near the Aiea Public Library. Aloha Iā Halewilikō is already constructing about 139 units on a big chunk of the former sugar mill site; I imagine that if 361 more housing units were to be built around this area, much of it would be constructed in the area just makai of Aloha Iā Halewilikō, along with other "mixed use redevelopment." This proposed action is not consistent with the 'Aiea Town Center Master Plan (see <http://www.aieacommunity.org/wp-content/uploads/2013/07/atcfinalmasterplan.pdf>), which was written by the community after the demolition of Aiea Sugar Mill in 2002. The 'Aiea Town Center Plan envisions that this site, which was once the center of the 'Aiea community, be used at least in part as a community center.

In addition, the PUC plan proposes greater density in the part of 'Aiea makai of Moanalua Road near Kauhale Street. The roads in this area are *very* narrow and much of the area lacks proper sidewalks. Improving the area's infrastructure to accommodate hundreds of new housing units would be very expensive; I'm not sure if this is a wise use of city funds. Further, this area is former lo'i kalo land and may not be well-suited for dense development. Dense development would not match the character of this portion of 'Aiea. Since our zip code will already see dense development near the Hālawala and Kalauao Skyline stations, I hope that the portion of 'Aiea Town between the stations (including along Kauhale Street and 'Aiea Heights Drive) can be maintained as a relatively low-density area to maintain some mauka-to-makai viewplanes between the inevitable ocean of medium and high-rise buildings that will eventually surround the Skyline stations.

Finally, the PUC plan continues to reference some stalled projects such as the Live, Work, Play 'Aiea project slated for the former Kam Drive-Inn. This project was approved by the City Council a decade ago but has long stalled out. In fact, my understanding is that the development agreement for this project expired earlier this year, so I am not sure why this project is still listed as a "catalytic project" for the area. I think it would be beneficial if the City Council could determine why this project stalled and figure out what steps could be done to make beneficial use of this site, since right now, the property seems to only be a nuisance for its neighbors.

Thank you for the opportunity to testify.