BILL024(24)
Testimony

MISC. COMM. 427

PLANNING AND THE ECONOMY (P&E)

PLANNING AND THE ECONOMY (P&E) Meeting

Meeting Date: Sep 23, 2024 @ 06:00 PM

Support: 1

Oppose: 2

I wish to comment: 2

Name:	Email:	Zip:
Michele Luke	mluke@kdubm.com	96813
Representing:	Position:	Submitted:
Self	Oppose	Sep 22, 2024 @ 09:41 AM

Testimony:

By operation of the bill, at Sec. 24-2.4(a), the Punchbowl Special District's protections are effectively overridden by Bill 7 projects, permanently. The 1617 Alapai project (53 unit, 6-story apartment building with just 4 parking stalls and reduced setbacks) is a prime example. The CUP was granted without community interests and concerns first being addressed, contrary to statutory requirements. The pending building permit is likewise proceeding without such important rights being addressed because there is no mechanism in place that affords such review and consideration. This results in a plan that reduces overall quality of life for all homeowners and residents (existing and future).

The language of this provision should be modified, at the least, to state "All existing subdivisions and zoning properly approved prior to the effective date..." so that challenges to existing approvals (such as the 1627 Alapai project's CUP) can be vetted and resolved.

Thank you for your consideration.

Much Aloha,
Michele Luke
Ka Hale Mo'i resident
670 Prospect Street
Honolulu, Hawaii 96813

Name:	Email:	Zip:
Claire P. Santos	ohanakhm@gmail.com	96813
Representing:	Position:	Submitted:
Self	I wish to comment	Sep 23, 2024 @ 09:30 AM

Testimony:

Comments will be in opposition to the separation of Alapai Street from Punchbowl & then remanded the area to the urban center area, leaving it vulnerable to marauding developers.
Comments will be in opposition to a proposed Bill 7, 60-foot tower at 1617 Alapai Street that violates the Special District Guidelines for Punchbowl.

Name:	Email:	Zip:
Michele-Lynn Luke	mluke@kdubm.com	96813
Representing:	Position:	Submitted:
Self	I wish to comment	Sep 23, 2024 @ 10:20 AM

Testimony:

[This supersedes/replaces prior 2024 09 22 submitted testimony which had an error]

By operation of the bill, at Sec. 24-2.4(a), the Punchbowl Special District's protections are effectively overridden by Bill 7 projects, permanently. The 1617 Alapai project (53 unit, 6-story apartment building with just 4 parking stalls and reduced setbacks) is a prime example. The CUP was granted without community interests and concerns first being addressed, contrary to statutory requirements. The pending building permit is likewise proceeding without such important rights being addressed because there is no mechanism in place that affords such review and consideration. This results in a plan that reduces overall quality of life for all homeowners and residents (existing and future). The language of this provision should be modified, at the least, to state "All existing subdivisions and zoning properly approved prior to the effective date..." so that challenges to existing approvals (such as the 1617 Alapai project's CUP) can be vetted and resolved. Thank you for your consideration.

Much Aloha, Michele Luke, Ka Hale Mo'i resident at 670 Prospect Street Honolulu, Hawaii 96813.

Name:	Email:	Zip:
Angela Melody Young	Alohadivinedesign@gmail.com	96817
Representing:	Position:	Submitted:
CARES Community Advocacy Research Education Services	Support	Sep 23, 2024 @ 01:34 PM

Testimony:

CARES testifies in support.

Name:	Email:	Zip:
Bailey Matsuda	baileymatsuda@earthlink.net	96813-1932
Representing:	Position:	Submitted:
Self	Oppose	Sep 23, 2024 @ 05:02 PM

Pūowaina



The Hawaiian name for this venerable crater is Pū-o-Waina and it has a cultural and historical significance.

The original form, from which the modern spelling is abbreviated, was Puʻu O waiho ana, literally the hill of offering or sacrifice.

The Hawaiian people were governed by a system of Kapu that once ruled all Hawaiʻi. The penalty for the most egregious of the violations of its intricate regulations was death. Pū-o-waina was one of the places near Honolulu where the bodies of the offenders were ceremoniously burned (the penalty for any violation of kapu.)

Eventually, Pūowaina would also come to be known as “Punchbowl.”

From page 8 of the PUC_DP, “Care for Island Heritage” under “Guiding Principle” (page 6,) this mandate is written: “Respect Native Hawaiian culture and knowledge and celebrate the rich cultural diversity of the PUC. Build upon the unique history, landmarks, and natural environment of the PUC and preserve it for future generations.”

The 2023 Primary Urban Center Development Plan states: “New developments are encouraged to design for all age groups and users, and a mix of household sizes. The quality and safety of pedestrian and bicycle networks continue to be a primary focus, and mobility choices continue to evolve. The Primary Urban Center has a beautiful natural setting including landmarks such as Diamond Head and Punchbowl, as well as many quality parks, open spaces, and natural areas.”

The first statement from its “Vision Through 2035” is: “Protect and enhance Honolulu's natural, cultural, and scenic resources.”



The City and County’s Zoning Code and Land Use Ordinance include in their objectives: “preserving and enhancing Punchbowl’s form and character as a significant landmark; preserving and enhancing the park-like character of the immediate slopes of Punchbowl and its major streets; preserving and enhancing significant public views to and from Punchbowl by modifying construction projects that would diminish those views; and providing landscaping and open space which will enhance views and the general character of the Punchbowl area.”

In the 2024 PUC_DP Update, Alapaʻi Street mauka of Prospect Street is in the Core Punchbowl Special District. It falls under Land Use Designations Residential and Mixed; Town Neighborhood Low Density. Further, its Transit-Supportive Housing Development Area calls for “Multi-unit housing such as duplexes, fourplexes, +mansion apartments no bigger than a large house, integrated into a single-family context, generating density to support trasit and local commercial amenities.”

Under Urban Design: “Balance view preservation with infill development. Based on viewshed analysis and the intent of the Punchbowl Special District Design Guidelines, apply simplified height restrictions in Makiki that maintain adequate preservation of the Punchbowl to Diamond Head view corridor. Maintain views of mountain and ocean by reducing maximum façade length parallel to the coastline to 90 feet or less.”

Unfortunately, though it was not intended to be implemented in the way that it is, currently, Bill 7 projects currently under review for permitting at the DPP seem not only to be unconstrained by these aforementioned and imminently supportable guidelines, but in fact are in direct opposition to them in too many ways to describe for this testimony.

The site of the proposed 1617 Alapaʻi Project is situated within the Punchbowl Special District, specially created and maintained since 1990 in recognition of Pūowainaʻs deeply rooted historic and cultural significance, and which is subject to Special District Design Guidelines to protect and enhance core areas around Punchbowl.

The 1617 Alapaʻi Street (Tax Map Key Nos. 2-2-004:037 & 033) "affordable housing project" as currently proposed, exceeds the 40-foot height limit established for the site located within the "core area" of the Punchbowl Special District, enacted by the City and County of Honolulu as part of the Land Use Ordinance, Chapter 21, Article 9, Section 21-9.50-4 and Exhibits 21-9.6 and 21-9.8. To be clear, the 40-foot height is measured from Prospect Street and not from the project’s location on Alapaʻi, which is some 20 feet higher in elevation than Prospect Street. Taking into account the 68-foot structure that is planned, the Project’s height of 88-feet above Prospect Street far exceeds the 40 feet as proscribed in the Punchbowl Special District.

The construction of this building along the core of the Punchbowl (Pūowaina) Special District will irretrievably undermine the historic and cultural protections intended for Pūowaina, for reasons long recognized and well-articulated in both the Land Use Ordinance and Special District Design Guidelines for Punchbowl.

Bill 24 seems vague about the oversight of this project and those like it. From § 24-2.4 Existing zoning and subdivision ordinances, approvals, and applications.

(a) All existing subdivisions and zoning approved prior to the effective date of this ordinance for projects, including but not limited to those subject to unilateral agreements, continue to remain in effect following the enactment of this ordinance.

There is an absence of government oversight and community input in the current implementation of Bill 7 projects to the extent that projects like 1617 Alapaʻi not only are severely non-compliant with the PUC-DP, the Special Punchbowl District Guidelines and the relevant Ordinances, they severely damage the intent and implementation of the Plan now and into the future. Projects like 1617 Alapaʻi should never have made it to permitting in the first place.

We look to Bill 24 to support the vigilant protection and enforcement of the building height limits consistent with the specific objectives of the Punchbowl Special District, including to "preserve and enhance significant public views to and from Punchbowl, especially those from the Punchbowl lookouts and long-range views of Punchbowl, by modifying construction projects that would diminish those views" (Land Use Ordinance Section 21-9.50-1(c))

Respectfully submitted on this 23rd day of September 2024,



Bailey Matsuda
670 Prospect Street #810
Honolulu, HI 96813