

**BILL024(24)**  
**Testimony**

**MISC. COMM. 466**

PLANNING AND THE ECONOMY (P&E)

## **PLANNING AND THE ECONOMY (P&E) Meeting**

Meeting Date: Oct 22, 2024 @ 09:00 AM

Support: 2

Oppose: 6

I wish to comment: 4

Name: Deborah King	Email: dking0923@gmail.com	Zip: 96815
Representing: Self	Position: I wish to comment	Submitted: Oct 17, 2024 @ 09:00 AM

Testimony:

I strongly support Bill 24 and adopting a new Article 2. I believe that language needs to be added to give direction and guidelines so that everyone is on the same page instead of different people and different departments interpreting the broad vision differently and nothing is in place to stop a potentially negative impact on our communities and our 'Āina that could cause problems for decades. "This development plan ordinance adopts a revised development plan for the Primary Urban Center that presents a vision for the Primary Urban Center's future development consisting of policies, guidelines, and conceptual schemes that will serve as a policy guide for more detailed zoning maps and regulations, and for public and private sector investment decisions".

I strongly support public and private sector decisions.

I strongly oppose land being taken away or forcing people from their land to implement new development.

I strongly oppose retaliatory actions and behavior.

I strongly oppose utility companies taking or forcing right-of-ways on publicly or privately owned property or land.

I strongly support implementing changes now instead of waiting up to twenty-one (21) as forecasted in the plan. We need changes and help now instead of only planning for the future.

I strongly support Environmental Assessment or EA being made from an independent, unbiased third party and the documents be made publicly available for review at no cost and no waiting.

I strongly oppose Finding of No Significant Impact or FONSI. A determination based on an environmental assessment that the subject actions will not have a significant effect, and therefore will not require the preparation of an environmental impact statement. I strongly support a detailed document prepared with all signature(s) to support the determination that there is no environmental impact.

I strongly support The City and County of Honolulu "The Mayor's Office" and/or the City Council of Honolulu having the power to veto the Primary Urban Plan and/or sections as needed if it violates the needs and care of Hawai'i (our 'Āina), the community in which it will be implemented and the full-time residents before tourism. I strongly support incorporating into the plan The Hawaiian phrase "UA MAU KE EA O KA ĀINA I K PONO", which means "The Life of the Land is Perpetuated by Righteousness:"

I strongly support A Zoning Change to be submitted to The City and County of Honolulu "The Mayor's Office" for approval.

I strongly support Any Special Areas or Adaptation Areas to be submitted to The City and County of Honolulu "The Mayor's Office" for approval.

I strongly support all Unilateral Agreements to be reviewed and approved by The City and County of Honolulu "The Mayor's Office" for approval to make sure they are fair and just for all parties.

I am unclear on the word "SMART" in the section called "Vision". If this means adding technology and digital and eliminating traditional products then I strongly oppose because it will impact my health negatively and possibly others. I strongly support utilizing craftsmanship and products that will last without continual updates or patches to "fix a bug". I strongly oppose having to purchase new products and accessories because of an update or product upgrade causing significant financial burdens on some parties. Currently, I am losing my eyesight due to technology and digital products and I have had to eliminate the internet and apps on my cellular phone. The doctor gave me advice to only check the computer or digital devices in thirty (30) minute increments. I have nothing against technology; however, it needs to be in balance. Maui had smart homes and look what happened when the fires swept across the island and the devastation on the people and on our 'Āina. I strongly oppose forcing people to integrate technology into their life. I am unclear on the phrase "open space network" - I need clarification on this term. "Vision. The future outlook for the Primary Urban Center region extending out to the year 2040 and beyond that entails the creation of a community growth boundary; an open space network to protect and enhance the region's environmental, cultural and scenic resources; smart, livable, neighborhoods with a range of housing choices; an efficient and balanced transportation network; and provision of adequate infrastructure and community facilities to address the anticipated impacts of climate change and to meet the Primary Urban Center's future needs".

I strongly support holding owners, landlords, property managers and tenants accountable for preventative maintenance and repairs. I also strongly support that the maintenance and repairs MUST be documented with details via email, letters, contracts and/or videos and utilized for tax purposes. I strongly support guidelines for determining priority maintenance over non-priority maintenance with supporting information, documents and/or videos.

I strongly support outdoor green spaces over technology networks.

The Primary Urban Center Project is a huge undertaking and I believe that we have current programs like "Complete Streets and Sidewalk" among others that can be started now to make our communities and Hawai'i safer.

I believe that we also need preventative maintenance and repairs now to attract people to Hawai'i by keeping our sidewalks smelling clean instead of smelling like urine, by upgrading our bus stops with digital timetables and other information and upgrading our buses, by repairing our water fountains and keeping them operating to create a sense of flow and paradise, by cleaning the trash from our sidewalks, streets and maintaining curb appeal. Without doing these things now then who wants to invest twenty-one (21) years from now with only a vision written on paper?

I have read the digital documents to the best of my ability since I have an eye condition that with prolonged exposure to the computer I could lose my eyesight. I have no capability at home to print these documents and I believe the testimony is time-sensitive so I read as much as I can to make an informed decision.

Mahalo for your consideration.

Name: Mariko Kindaro	Email: kinda.riko02@gmail.com	Zip: 96701
Representing: Self	Position: Oppose	Submitted: Oct 20, 2024 @ 11:47 PM

Testimony:

Aloha, I am Riko K and I strongly opposed to Bill 24 and any further urban development of the 'Aiea community. As someone who was raised in this community, I feel like this town already has everything it could ever need. If anything, it needs more individuals to be the voices of the land and its people. The rail already took a lot from our community, just for it to be used less than initially expected and not to mention that it's not even in service for the night commuters. I don't think that development would be the best choice of action for this town.

I just recently became a new mother and the thought of my child being raised in a different world than I was is unbelievable. I want him to be able to experience the slow life of 'Aiea, not the hustle and bustle of a city. I want this town to be a community for him, just as it was for me. And I don't think it'd be possible with all these developmental plans coming into play. I would've never thought that this little town would be in the middle of all this. I feel that urban development would lead to isolation among the community members, rather than bring them together, and even further the understanding and connections between 'Aiea residents and its leaders.

With this is mind, I hope you guys will understand the community and its needs and put them first. Instead of using money in development, we should use that money to fix up the town to make it a better place for the generations now and later.

Mahalo for giving me time for my voice. I hope we can come together and keep what's in the best interest of our future in mind and work towards it as one.

Name: TERRY KATAGIRI	Email: t.katagiri@sanko-soflan.co.jp	Zip: 96814
Representing: SANKO SOFLAN HAWAII LLC	Position: Support	Submitted: Oct 21, 2024 @ 10:18 AM

Name: Lori Yamada	Email: lorikyamada@hotmail.com	Zip: 96816
Representing: EnVision Kaimuki	Position: Support	Submitted: Oct 21, 2024 @ 09:12 PM

Name: Emily Labrador-Shantz	Email: emily.labshantz@gmail.com	Zip: 96701
Representing: Self	Position: Oppose	Submitted: Oct 21, 2024 @ 09:48 PM
Name: Aaron Johanson	Email: opportunityadvisor1@gmail.com	Zip: 96819
Representing: Self	Position: I wish to comment	Submitted: Oct 21, 2024 @ 10:22 PM
Name: Jason Takeuchi	Email: jasontakeuchi@gmail.com	Zip: 96813
Representing: Self	Position: I wish to comment	Submitted: Oct 21, 2024 @ 10:26 PM
<p>Testimony:</p> <p>In support of the Primary Urban Center Development Plan, important areas like Puowaina (Punchbowl) and Leahi (Diamond Head) deserve to be honored per Special District Guidelines. As an architect, it is my hope that zoning requirements and special district requirements be carefully coordinated and enforced for an orderly future of our city, in line with the goals of the PUC. I recently attended a lecture by a 94-year old architect who designed much of the urban fabric of Honolulu since the 1950's. In being asked how he would design Honolulu differently today, he responded that in order to preserve the character of our home, we must maximize site-specific design for natural ventilation and daylighting and not allow developers to be exempted from certain zoning requirements for project gain. Projects and developments like Bill 7 rental housing, which forego special district requirements, may be inadvertently and permanently altering the unique and natural characteristics of our city if allowed to take precedence over the PUC guidelines. Related to 24-2.4, would appreciate language amended to include review of projects currently in permitting which override special district requirements. Related to 24-2.5, would appreciate language which requires affordable housing in special districts to comply with their respective special district requirements.</p> <p>Mahalo, Jason Takeuchi</p>		
Name: Michele Luke	Email: mluke@kdubm.com	Zip: 96813
Representing: Self	Position: Oppose	Submitted: Oct 22, 2024 @ 05:38 AM
Name: Bailey Matsuda	Email: baileymatsuda@earthlink.net	Zip: 96813
Representing:	Position:	Submitted:

Self	I wish to comment	Oct 22, 2024 @ 06:56 AM
Name: Claire Tamamoto	Email: aieacommunity@gmail.com	Zip: 96701
Representing: 'Aiea Community Association	Position: Oppose	Submitted: Oct 22, 2024 @ 07:53 AM
Name: Danielle Espiritu	Email: info@kalauao.org	Zip: 96701
Representing: Ho'ōla Hou iā Kalauao	Position: Oppose	Submitted: Oct 22, 2024 @ 08:14 AM
<p>Testimony:</p> <p>Aloha Chair Kia'āina, Vice Chair Cordeiro, and Council Members,</p> <p>My name is Danielle Espiritu, and I am a resident of Waimalu. I am testifying in OPPOSITION to the Primary Urban Center Development Plan on behalf of Ho'ōla Hou iā Kalauao, a nonprofit organization focused on restoring 'āina and kānaka in the ahupua'a of Kalauao in 'Ewa, O'ahu. Today these areas are often referred to as "Pearlridge" and are considered to be a part of the "city of 'Aiea."</p> <p>As an organization, Ho'ōla Hou iā Kalauao currently works to mālama a spring-fed lo'i kalo and māla (garden) space at Ka'ōnohi, the last lo'i kalo in an area once famous for springs, freshwater, and innovative systems food systems that provided not only physical and spiritual sustenance and cultural connection that sustained our people for centuries, but flood mitigation, erosion prevention, and a way to recharge the aquifer and offshore fisheries, all issues we are currently facing. Today, these lo'i and fishponds are under concrete. Pearlridge mall and the surrounding community sits on top of capped springs and covered lo'i kalo. Opu, the 10.5 acre fishpond directly ma kai of us is covered by another shopping center and a handful of walk up apartment buildings, with additional developments in tow. The streams my family once swam in and ate from have been cemented and are so contaminated they are no longer safe.</p> <p>In sum, the last century of unchecked and unsustainable urban development of our community, and really our island, has been devastating to our land, water, and people. As a result, we OPPOSE the adoption of the Primary Urban Center Development Plan and see any further development and gentrification as a direct threat to our community and the work we are doing to restore 'āina, live our culture, and restore ourselves and our families.</p> <p>While we appreciate revisions to the PUCDP that include language to, "Protect Native Hawaiian cultural, historic, and pre-contact sites and monuments to recognize the unique history, landmarks, and natural environment of the PUC and preserve it for future generations." This cannot be done in a vacuum. We cannot increase height restrictions and approve plans for hotels, a shopping district, or high and mid-rise units and expect that the water table will not drop. We cannot put an imaginary fence around a lo'i kalo or loko i'a, develop around it and expect it to still function. We need wai. All of</p>		

those buildings will draw from an already stressed aquifer, the springs will continue to be depleted, salinity will increase, and all we will have is a plastic, fabricated version of culture showcasing the lo'i kalo and loko i'a that are no longer functional.

We are the canary in the coal mine, and we are telling you that we are in trouble. It is unsustainable. Please stop. If we really want to "Respect Native Hawaiian culture and knowledge" and "Protect Native Hawaiian cultural, historic, and pre-contact sites," invest in rebuilding our food systems, replant our Native forests, support 'Ōiwi (Native) education, not just from a textbook, pillar carving, mural, or video about what was, but listen to and support the practitioners in our communities today who are struggling to live culture amidst the onslaught of urban development that threatens our existence.

It's not too far gone, but it will require 'āina-focused, kūpuna-inspired, innovative solutions and a commitment from all of us to shift. Mahalo nui for this council's leadership in engaging with military entities threatening our wai, 'āina, and people. We ask that you consider the same when it comes to urban development. Do not approve the Primary Urban Center Development Plan.

Mahalo for the opportunity to testify.

Ke aloha,

Danielle (Dani) Espiritu

Hō'ōla Hou iā Kalauao

info@kalauao.org

Name:	Email:	Zip:
Kehaulani Lum	Kehaulanilum@ameritech.net	96701
Representing:	Position:	Submitted:
Ali'i Pauahi Hawaiian Civic Club	Oppose	Oct 22, 2024 @ 08:22 AM





October 19, 2024

Honolulu City Council  
Committee on Planning and the Economy  
530 S. King Street  
Honolulu Hale, Room 202  
Honolulu, Hawaii 96813

**RE: Proposed Amendments to Bill 24 (2024), Relating to the Primary Urban Center Development Plan, for the Committee on Planning and the Economy Meeting on October 22, 2024**

Dear Honorable Chair Kia'āina, Vice Chair Cordero, and Members,

I write on behalf of Sanko Soflan Hawaii LLC **in strong support** of the amendments to Bill 24 as submitted by Council Chair Tommy Waters, specifically, items 9, 14, 15, and 16 which seek to amend the Primary Urban Center (PUC) Development Plan map to redesignate the zoning lots with street frontage immediately mauka of Kūhiō Avenue from Kuamo'o Street to Paoakalani Avenue as "resort."

For your information, Sanko Soflan Hawaii LLC was founded as a subsidiary of Sanko Soflan Holdings Co. Ltd. in 2017 to develop a hotel project in Hawaii. Since its establishment in 1975, Sanko Soflan Holdings Co. Ltd. has diversified into wide variety of real estate throughout Japan.

After the establishment of Sanko Soflan Hawaii LLC, we purchased several parcels in Waikiki, mauka of Kūhiō Avenue. We felt the parcels and surrounding area were vastly underutilized. Sanko Soflan Hawaii LLC hopes to refresh and rejuvenate the area by developing a new hotel that stimulates the local economy and provides desperately needed jobs. For your reference, we have included additional information on our company and Waikiki parcels in the attached documents.

Since our parcels sit behind the Ritz Carlton Waikiki, we strongly believe the parcel's best possible classification is Resort District. Redesignating lots immediately mauka of Kūhiō Avenue will allow for a new hotel that will encourage Japanese tourists to return

**Sanko Soflan Holdings Co., Ltd**

Yaesu First Financial Building 13F, 1-3-7 Yaeu Chuo-Ku Tokyo 103-0028 Japan

TEL : 03-6895-7735 FAX : 03-6895-8835



to the islands. Additionally, the closely situated Ala Pono Pedestrian Bridge Project will be a gateway and landmark from Waikiki to our local neighborhoods.

Thank you very much for your time and consideration.

Kindest regards,

*T. Katagiri*

Terry Katagiri

Vice President, Sanko Soflan Hawaii LLC

Executive Officer & General Manager, Overseas Business, Sanko Soflan Holdings Co.,  
Ltd.

Attachments

cc: Honolulu Council Chair Tommy Waters

**Sanko Soflan Holdings Co., Ltd**

Yaesu First Financial Building 13F, 1-3-7 Yeasu Chuo-Ku Tokyo 103-0028 Japan

TEL : 03-6895-7735 FAX : 03-6895-8835

# Sanko Soflan Group

## ABOUT US

三光ソフラングループは 1975 年の創業以来、不動産（建設・賃貸仲介・管理・個人年金／資産運用コンサルティング）、在宅医療・クリニックコンサルティング、ホテル運営、カフェ事業、海外事業などを行っております。グループのシナジーを生かし、「夢と希望を創造する」という経営理念のもと、皆さまの生活を支えるグループとして活力ある社会を目指してまいります。

Since its establishment in 1975, Sanko Soflan Group has diversified into wide varieties of real estate related businesses including construction, transactions, property & asset management, medical facility operation, clinical consultation, hotel operation, café, overseas businesses, etc. 'Create dream and hope by our group synergy with broad business expertise' is our vision. We aspire to achieve a vibrant society and to support Japanese lives through our business activities.

Sejak didirikan pada tahun 1975, Grup Sanko Soflan telah bergerak dalam bidang real estate (konstruksi, perantara persewaan, manajemen, pensiun individu, konsultasi manajemen aset, home healthcare dan clinic consulting, manajemen hotel, cafe, dan international ventures. Sesuai dengan filosofi manajemen kami, yakni "menciptakan impian dan harapan". Kami ingin berkontribusi pada masyarakat dinamis, dengan mendukung kehidupan masyarakat di berbagai aspek.

## Sanko Soflan Group

### 1. `Apa Man shop` - Apart & Mansion network franchise system

- Founding member of `Apa Man Shop platform`

One of the most prominent real estate franchise platform with most numbers of brokerage shops in Japan with 900 franchisees.

<https://www.apamanshop.com/en/>

- Sanko is the biggest franchisee in the platform.

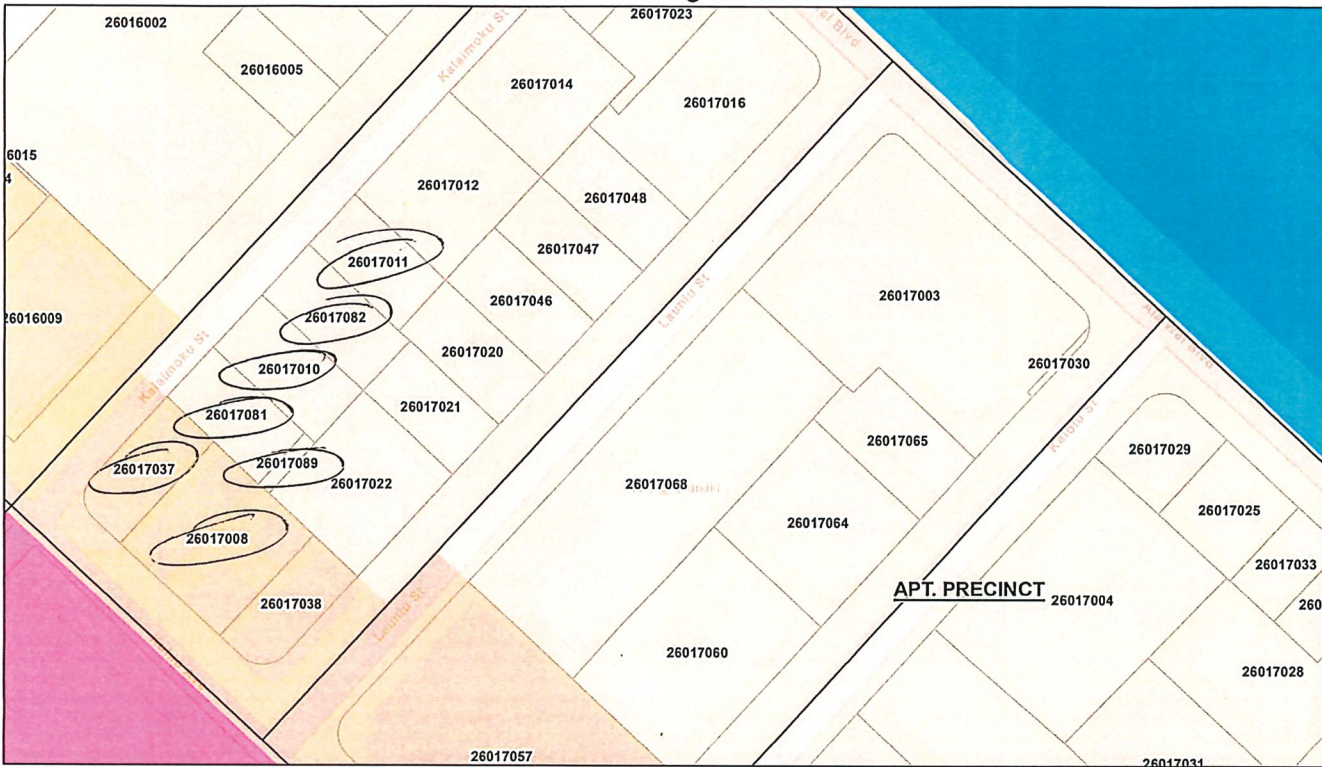
### 2. National Rental Property Management Business Association

<https://www.pbn.jp/>

- Founding member of association with 4,000 members with 400,000 rental properties.
- Our Chairman Seiichi Takahashi is current Emeritus Chairman.



## Parcel and Zoning Information



8/21/2023, 9:40:24 AM

Parcel Info (TMK)

Street Centerlines

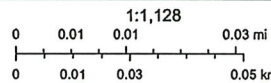
Zoning

APT. MIXED USE SUBPRECINCT

APT. PRECINCT

PUBLIC PRECINCT

RESORT MIXED USE PRECINCT



1:1,128  
0 0.01 0.01 0.03 mi  
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Aloha,

I am Lori Yamada from EnVision Kaimuki and am supporting Bill 24 2024. I have some comments for change in CC-265, Page 100 and 101, Chair Kiaaina's response to Council Chair Waters' amendments.

My suggestion is to be consistent with language for what is proposed to Kaimuki. Please note my comments below highlighting items in blue and red.

I also really appreciate the wildfire entry additions in CC-263, page 328 New policy PS-2.2 and New call out box. EnVision Kaimuki has recently worked with volunteers to deliver letters to residents living next to Mauumae Nature Park, which has a history of wildfires in the past.

Please feel free to contact me if there are any questions.

Mahalo,

Lori K Yamada, EnVision Kaimuki

Item No. 17 PUC DP

Focus Areas: East PUC: Main Streets Wai'alaie Avenue

Page No. 100

Amend the vision for the Wai'alaie Avenue focus area.

Wai'alaie will be enhanced as a neighborhood-scale, mixed-use main street, characterized by community-serving retail and services. Active storefronts located at or near the sidewalk ensure pedestrian activity and support multifamily residential nearby. The areas along Wai'alaie Avenue should gradually infill with primarily-attached **low multi-story** ~~[mid-rise]~~ buildings and some house-form buildings. Neighborhoods immediately adjacent to the corridor may add context-appropriate "missing middle" housing types. ~~[Mid-rise]~~ **Low-rise residential and commercial** uses will increase intensity moderately along commercial portions of Wai'alaie Avenue approaching Kapi'olani Boulevard. On the opposite end of Wai'alaie Avenue, Kahala Mall and surrounding commercial properties may evolve over a long period of time to incorporate a mix of ~~[medium-scaled]~~ **low-scaled** uses. Overall, this business district and the corridor itself should remain as a mixed-use shopping, dining, and services hub surrounded by residential areas where neighbors can walk to stores and daily errands, interacting with others frequently.

Item No. 18

Focus Areas: East PUC: Main Streets Wai'alaie Avenue

Page No. 101

Amend the Key Place Types for Wai'alaie Avenue.

**Near Town Corridor/Center-Medium** (Medium intensity mix mauka of Wai'alaie Avenue and the H-1 Freeway at the base of Palolo Valley from 11th Avenue to Kapahulu Avenue; and at Kahala Mall, not shown on map.) **This description contradicts what is stated in Page No. 100 for Kaimuki. Please change to Near Town Corridor/Center-Low description for Wai'alaie Avenue.**

**Near Town Corridor/Center-Low** (Low intensity parcels across from Kahala Mall, immediately mauka of Wai'alaie Avenue; the Times Supermarket parcel located immediately makai of Wai'alaie Avenue; and mauka of Wai'alaie Avenue, east of Kilauea Street, up to Malia Street, not shown on map.)

**Town Neighborhood- Low** (low multi-story residential on Diamond Head side of Wai'ala'e Avenue.

**Town Neighborhood-Medium** (mid-intensity residential in areas of corridor approaching Kapi'olani Boulevard.)

**Near Town Neighborhood** (lower-density residential neighborhood.)

Fellow Honolulu City Council,

My name is Emily. My family and I have been a part of the Aiea Community for 3 generations. I have seen the changes of Aiea from the 2010s to even now. I am highly opposed to the development of my town, Aiea. Aiea has always been a small tight knit community and it's been that way for a long time, Aiea has already been gentrified, how much is enough? We want to keep our town a town and respect what the communities want, which the Aiea community association has been voicing for a long time. Aiea should not be a tourist attraction that people can make profit off of, it's a place known for their small local businesses and neighbors supporting one another. With the installation of skyscrapers it would take the idea of "community" away from Aiea. I saw how gentrification can have a giant impact on different communities, and now I live to see how skyscrapers are going to be replacing homes in the community.

Please consider how this is going to affect the people and families that have lived in Aiea for their whole lives. They shouldn't be chased out of their homes because it's the new Waikiki, they should be able to live where they have always been.



October 21, 2024

Honorable Esther Kiaaina, Chair  
Honorable Radiant Cordero, Vice Chair  
Committee on Planning and the Economy  
Honolulu City Council  
530 S. King Street  
Honolulu Hale  
Honolulu, HI 96813

**Subject: Testimony with COMMENTS on Bill 24 to Adopt the Revised Primary Urban Center Development Plan for the City & County of Honolulu**

Dear Chair Kiaaina, Vice Chair Cordero, & Members of the Committee,

Thank you for the opportunity to provide testimony with comments on Bill 24 to adopt the revised primary urban center development plan for the City & County of Honolulu. I'm testifying as an individual, a member of the Aiea Community Association, and a member of the Friends of Aiea Library. My testimony comments specifically on the portions of the plan affecting Aiea.

As a former State Representative for lower Aiea and Pearlridge (from Aloha Stadium to Pearlridge Shopping Center and makai of the freeway), I've had the privilege of representing this vibrant residential and commercial area from 2010-2022. Although I only represented a portion of Aiea, I always tried to keep the entire region in mind in terms of advocacy. Although the region of Aiea has been arbitrarily split up, largely by infrastructure, it remains a cohesive community in spite of its many urban planning challenges. Because of the region's central location and cooperative population, Aiea has shouldered a disproportionate share of the State and the County's infrastructure burdens including the freeway, highways, the rail, Halawa Prison, likely the new OCCC, and the New Aloha Stadium Development District. I believe the current infrastructure burdens that Aiea shoulders should also provide it with some deference in determining the future of its developed spaces.

Aiea has precious few open and green spaces. Its parks are small in comparison to other communities and usually abutting infrastructure which makes them less ideal and usable by the community. The old Aiea Sugar Mill site is one of the last undeveloped spaces in this region. It is a priority of the community and much of the site has been master planned for decades. A new library has been constructed and the City is currently building an affordable 140-unit senior rental housing development at the back of the site as well. In multiple past instances, the Legislature deferred to the Aiea community when potential development of this site arose.

Of particular concern to me in the current draft of the development plan is the 500 units referenced in the plan on page 151:

“This scenario assumes a mixed-use redevelopment at the vacant mill site, and some infill around the town center.”

It is paramount that the remaining Aiea Sugar Mill site be developed in accordance with the community’s wishes expressed in the Aiea Town Center Master Plan. This Master Plan seeks to re-establish a town center with open spaces as opposed to being utilized for housing.

Additionally, lower Aiea near the Aiea Commercial Center and Aiea Town Square is already densely populated with an apartment building and vital commercial spaces that have preserved the unique character of Aiea. Lower Pearlridge already has significant residential density in the Koauka Loop area with its 7 apartment buildings and condo complex across Pali Momi Hospital.

To ensure that Aiea is more than just a transit and infrastructure corridor, Aiea needs to have community-informed, responsible planning and development to ensure the preservation and expansion of open, green, and cultural spaces.

I completely understand the need for additional housing and the challenges that Oahu’s population faces due to lack of housing. I would respectfully ask the Committee to consider heeding the requests of Aiea community leaders and Aiea community organizations to ensure that this development plan ultimately reflects Aiea’s vision for itself.

Thank you for your consideration of my testimony providing comments.

Respectfully Submitted,

Aaron Ling Johanson

October 22, 2024  
Written Testimony Submitted in Opposition to Bill 24 (2024)

Dear Council members ~

I strongly oppose adoption of the proposed PUC Development Plan.

Our City Charter provides:

“All city powers **shall** be used to serve and advance the general welfare, safety and aspirations of its inhabitants **in a sustainable manner and promote stewardship of natural resources for present and future generations**. All city powers shall be administered in a transparent manner that is inclusive and shall encourage full participation by the citizenry in the process of governance.” (Art. II, Sec. 2-102.)

Further, the City Charter provides that development plans “**shall promote the formation of smart and sustainable communities**.” (Art. VI, Sec. 6-1509).

Also, the City Charter states: “In enacting the ordinances, **the council shall take into consideration the character of the several parts of the city and their peculiar suitability for particular uses and types of development with a view to encouraging the most appropriate use of land throughout the city. The ordinances shall contain reasonable standards with respect to the location, bulk, size and permitted densities of buildings and other structures, the area of yards and other open spaces, off-street parking and loading spaces, and the use of buildings and lots.** (Art. VI, Sec. 6-1514.)

The proposed Plan does not satisfy these mandates, because:

- As currently drafted, the Plan promotes aggressive and unnecessary infill and densification within areas that already experience high to excessive density, traffic congestion, a progressively higher and intrusive noise index; failing infrastructure; and loss of community and cultural presence. These impacts have become increasingly noticeable over recent years with the advent of more than twenty high-rise, mixed-use condominium projects being built within the Kaka`ako corridor, Ala Moana area and surrounding communities; and which overwhelmingly serve foreign-based investment. Further infill and densification in these areas, especially in non-TOD areas, is not appropriate.
- The Plan, despite its rhetoric suggesting the balancing of community and cultural values, provides no protections or safeguards for these values. The Plan should specifically identify how such values are to be protected, particularly during DPP’s review of a permit application. The Plan should direct and require, upon submission of a permit application

(excepting single-family residence or below a certain dollar value): (1) timely notice of the application to the neighborhood board in which the project is being proposed; (2) a period of substantive input from the community in which the project is being proposed; (3) a physical inspection of the proposed site by DPP, in addition to review of plans; (4) an assessment as to whether the project is appropriate for its intended location, taking into account community and cultural values; and (5) in the event of community opposition, City Council vote. A criteria such as this should be incorporated into the Plan, particularly with respect to monster homes and affordable housing projects. Such a review is consistent with the language of Governor Josh Green's emergency proclamations on affordable housing, as well as the language of Bill 7 and other related legislation.

- The Plan must provide unequivocal recognition and intent to protect and preserve the Punchbowl Special District and compliance with its adopted design guidelines, inclusive of any proposed Bill 7 project. To facilitate this protection, the Plan should include language placing the burden upon an owner or developer (excepting single-family residence or below a certain dollar value) to establish its project will not violate the Punchbowl Special District's design guidelines.

Thank you for your consideration of the foregoing.

Aloha,  
Michele Luke  
670 Prospect Street  
Honolulu, Hawai'i 96813

Pūowaina, also known as Punchbowl, is a wahi pana, an important historical and cultural treasure worthy of our preservation and protection. It sits in the Ahupua‘a of Ka‘akaukui, once home to Hawaiian Royalty and the Kaka‘ako Salt flats that give it its current name. Given to Princess Ruth Ke‘elikolani, she then bequeathed it to Bernice Pauahi Bishop.

In the 2024 PUC\_DP Update, Alapa‘i 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 transit and local commercial amenities.”

Many of Councilmember Waters’ amendments to this version of Bill 24 call for zoning changes for the purpose of preserving the “place type” of the surrounding area or the “key view,” especially in regard to iconic Diamond Head. The amendments clearly call for development appropriate to the existing neighborhoods’ unique character, cultural history, use and density, among other important considerations.

In “Care for our Island Heritage,” page 8 of the PUC-DP, Councilmember Cordero’s amendment reads, “Respect Native Hawaiian culture and knowledge and celebrate the rich cultural diversity of the PUC and its significant historic features. Protect Native Hawaiian cultural, historic, and pre-contact sites and monuments to recognize the unique history, landmarks, and natural environment of the PUC and preserve it for future generations.” It “highlights the goal of preserving Native Hawaiian cultural and historic sites in the PUC.”

Councilmember Kia‘aina’s amendment (item 5, page 235) states, “Communities are strengthened when residents are empowered to take action, be it formally working through Neighborhood Boards or Commissions or informally through neighborhood groups, community organizations, and faith-based or educational institutions. Greater civic participation in planning processes and daily community functions creates community-driven outcomes...”

I respectfully and urgently request that the full Council, and particularly Councilmember Dos Santos-Tam of District 6, follow the lead of Members Waters, Cordero and Kia‘aina by preserving and protecting the Core Punchbowl Special District, and by making sure that the aforementioned guidance in the PUC is both followed and enforced with current projects.

Submitted on this 22<sup>nd</sup> day of October 2024 by Bailey Matsuda. Mahalo nui loa.



October 21, 2024

The Honorable Councilmember Esther Kiaʻāina, Chair  
The Honorable Radiant Cordero, Vice Chair  
Committee on Planning and the Economy  
Members of the Committee

Re: Opposition and Proposed Amendments to Bill 24 (2024)

Dear Chair Kiaʻāina, Vice Chair Cordero, and members of the Committee on Planning and the Economy:

The ʻAiea Community Association (ACA) thanks you for the opportunity to testify in opposition to Bill 24 (2024) and to offer proposed amendments to address our concerns.

First, we wish to thank Councilmember Radiant Cordero for her proposed amendments to Bill 24 described in Council Communications 258. We believe her proposed amendments strengthen the Primary Urban Center Development Plan (PUCDP). In particular, the ACA strongly SUPPORTS Councilmember Cordero's proposed amendments listed as items 1 and 2 in Council Communication 258:

- Item 1: Amendment to reflect preservation of Native Hawaiian Resources
- Item 2: Removing a reference to "Live, Work, Play ʻAiea"

The ACA also thanks Councilmember Cordero for her proposed amendments listed as items 3 and 4 and respectfully requests that the language in these items be further amended to address the Association's concerns regarding the former ʻAiea Sugar Mill Site and ʻAiea Town.

**Requested Amendment to Item #3 in Council Communication 258:**

The ACA respectfully requests that the language in Item #3 of Council Communication 258 (which amends language on page 151 of the PUCDP) be further amended to clarify that development on the ʻAiea Sugar Mill Site be consistent with the ʻAiea Town Center Master Plan (2002):

1. ʻAiea Sugar Mill Site: [~~Revive~~] Fulfill plan concepts for the [~~vacant~~] mill site, as envisioned by the ʻAiea Town Center Master Plan, to include community-serving anchors, open space, and senior housing.

Justification: The ʻAiea community came together twenty-five years ago to create a vision for the site of the former ʻAiea Sugar Mill following its demolition in 1998, with the support of the City and County of Honolulu. The result of this process was the ʻAiea Town Center Master Plan, which called for the preservation of this land for the benefit of the community, including a library, senior housing, and community space.

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As we noted in our previous testimony on Bill 24, the ACA has worked diligently for twenty-five years to preserve the former 'Aiea Sugar Mill site as envisioned by the 'Aiea Town Center Master Plan. In testament to this, both state and county officials have deferred to the will of the community in maintaining this vision over last two decades, despite multiple attempts to develop the site in a manner not consistent with the community's vision.

Therefore, we thank Councilmember Cordero for her proposed amendment listed as Item 3 in Council Communication 258, which recognizes that ongoing development at the 'Aiea Sugar Mill Site has been consistent with 'Aiea Town Center Master Plan. **The ACA's proposed amendment would further clarify within the text of the PUCDP that future development should be consistent with the 'Aiea Town Center Master Plan.**

**Requested Amendment to Item #4 in Council Communication 258:**

The ACA respectfully requests that the language in Item #4 of Council Communication 258 (which amends language on page 151 of the PUCDP) be further amended to: (1) reduce the Growth Scenario for 'Aiea Town to 200 units *or* the number of units being developed as part of the Aloha Iā Halewilikō senior housing (140 units) at the 'Aiea Sugar Mill Site, and (2) remove references to "infill" development":

'Aiea Town—Growth Scenario: [~~500~~] 200 units

This scenario [assumes a mixed-use redevelopment] includes current senior housing units at the [~~vacant~~] mill site[~~, and assumes some infill around the town center~~].

Justification: The ACA respectfully requests that the number of additional housing units for 'Aiea Town be reduced to 200 units or the number of units being developed for the Senior Housing.

There will be a number of new residential developments in the vicinity of 'Aiea, including development associated with the New Aloha Stadium Entertainment District (NASED) and Transit-Oriented Development projects near Hālawā and Kalauao Stations, which will increase the population density of the community. In addition, private renovation and redevelopment has been ongoing as the residential subdivisions of 'Aiea age out and new, much larger multi-family homes increased in number in Hālawā and Enchanted Hills. **Accordingly, additional infill is already being accomplished by the private landowners and additional infill of the 'Aiea Town Center, both adjacent to the 'Aiea Sugar Mill site and in lower 'Aiea near Kauhale Street and Mikalemi Street, does not appear to be necessary.**

Finally, the ACA would like to clarify a point of ongoing confusion: The 'Aiea Town Center Master Plan was created specifically to guide the future use of the 'Aiea Sugar Mill site. The plan never contemplated potential future land uses in lower 'Aiea. Accordingly, infill development of the portion of 'Aiea makai of the former sugar mill was never the intention of the 'Aiea Town Center Master Plan. Such development has never been vetted by the community, and the ACA does not believe that such development represents the desire of the 'Aiea community.

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**Support for the Ali'i Pauahi Hawaiian Civic Club's proposed amendment to encourage the preservation of former 'Aiea lo'i kalo lands:**

Finally, the ACA supports the proposed amendment of the Ali'i Pauahi Hawaiian Civic Club in its testimony, which encourages the preservation of the unique historical lo'i system that once dominated lower 'Aiea through the creation of a community youth-driven biocultural space in the area just makai of Mikalemi Street.

The ACA recognizes the value of the natural and cultural resources in this area and believes that this part of 'Aiea could be used to create a thriving community gathering space in an area that presently lacks green space. This vision aligns with the stated goal of Councilmember Cordero's amendment to respect "Native Hawaiian culture and knowledge" while respecting Native Hawaiian cultural and historic sites. This potential use could also address potential flooding and heat issues associated with an increase in non-permeable surface construction and the cutting down of trees in the surrounding area, while educating our children about the importance of caring for the wai. In an area where multiple drinking water wells have been shut down, it would be a blessing to be able to save a pūnāwai.

We appreciate your consideration of our comments and proposed amendments.

Thank you for your time and efforts representing your communities.

Claire J. Tamamoto  
'Aiea Community Association, President

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**Committee on Planning and the Economy**  
**Regular Meeting: Item 2 - Bill 24 (2024) – Revised Primary Urban Center Development Plan**

**Tuesday, October 22, 2024, 9:00 a.m.**  
**City Council Chamber**

The Honorable Councilmember Esther Kiaāina, Chair  
The Honorable Radiant Cordero, Vice Chair  
Committee on Planning and the Economy  
Members of the Committee

Re: Proposed Amendments to Bill 24 (2024) Relating to the Ahupua'a of 'Aiea and Kalauao

Aloha Chair Kiaāina, Vice Chair Cordero, and members of the Committee on Planning and the Economy:

On behalf of the Ali'i Pauahi Hawaiian Civic Club, a 50-year chartered member of the Association of Hawaiian Civic Clubs, which is based in the ahupua'a of 'Aiea, we thank the Committee for its commitment to engaging community voices, as you consider Bill 24 (2024), Revised Primary Urban Center Development Plan. Especially, in times of scarcity, cultural preservation, the environment, equity and fairness are matters that are easily pushed to the sidelines. Your effort to reach out to us, through your community meetings and Chair Kiaāina's communication, last week, inviting us to testify is greatly appreciated. Mahalo nui loa.

Clearly, much work has gone into the preparation of the Plan, and we especially thank the

makers for recognizing the importance of the sacred Loko lʻa Paʻaiau, in Kalauao, the home and royal fishpond of Queen Kalanimanuʻia, over 400 years ago, which we and the community of ʻAiea, Oʻahu and all of Hawaiʻi Nei have been restoring in partnership with the Navy for over ten years. The Councilʻs recognition of this important effort, many years ago, and its continued support, is deeply appreciated.

As with our previous testimony, presented on August 26, Aliʻi Pauahi is deeply concerned that the plan, as currently proposed, fails to:

- 1) Include language approved by the City Council regarding the protection of Native Hawaiian cultural and historic sites in the TOD Neighborhood Plans;
- 2) Ensure that the communityʻs decades-long vision of the former ʻAiea Mill Siteʻs use is honored; and,
- 3) Recognize the massive change to ʻAiea in the last century and the overbuilt nature of the Mill Site and ʻʻAiea Town Centerʻʻ area, resulting in a destructive impact on the fertile lands of an ahupuaʻa renowned for feeding the Aupuni and makaʻāinana alike, from before the time of Kamehameha.

We mahalo Councilmember Radiant Cordero for her proposed amendments to Bill 24 and strongly SUPPORT the amendments listed as items 1 and 2 in Council Communication 258:

- Item 1: Amends section 11 to reflect the preservation of Native Hawaiian resources. This responds to our earlier recommendation, and we are very grateful.
- Item 2: Deletes reference to "Live, Work, Play ʻAiea". This change correctly describes the status of the site.

Aliʻi Pauahi further appreciates Councilmember Corderoʻs proposed amendments, listed as items 3 and 4, and supports the ʻAiea Community Associationʻs requests for further amendments, relating to the former ʻAiea Sugar Mill Site and ʻAiea Town sites, especially:

- 1) To clarify that development on the ʻAiea Sugar Mill Site be consistent with the ʻAiea Town Center Master Plan; to reduce the Growth Scenario for ʻAiea Town to the number of units that the community has fought for to date, manifested in the development of Aloha Iā Halewilikō senior housing at the ʻAiea Sugar Mill Site (140) or 200; and
- 2) To remove all references to "infill" development in the area. Besides being overly vague, this vision is entirely contrary to the spirit, function, and architectural form envisioned by the community in the ʻAiea Town Center Master Plan.

Without such a change, the years of effort and patient perseverance that the community has exerted to ensure a peaceful and productive transition from plantation economy to affordable housing, public library, community gathering and anchoring spaces, and sorely needed green

space will be for naught.

Ali'i Pauahi sits on the Board of the 'Aiea Community Association and three generations of our members have actively championed the creation of a truly community space since the late 1990s. We feel strongly that the voice of the kūpuna, whose legacy lives in the 'Aiea Town Center Plan, deserves our utmost respect and reverence. ACA's proposed amendments accomplish this.

Finally, as articulated previously, Ali'i Pauahi Hawaiian Civic Club **STRONGLY URGES** the Committee to ensure the sustainability of our community, through the creation of a unique historical lo'i system that lives under our feet in lower 'Aiea (emphasizing the name "Kauhale").

At the request of the young leaders of our club and the community, we envision an urban-designed community youth-driven biocultural space in the area just makai of Mikalemi Street, where the people of old raised kalo, lotus, rice, 'opae, and other important staple traditional foods which were shared with each other, the Ali'i and all who entered the ahupua'a.

The opportunity exists to demonstrate the City's commitment to natural and cultural resources and the prosperity of our youth and families, and Ali'i Pauahi believes that a thriving public/private community gathering space in an area devoid of green space is the key to truly preserving the essence of the Kauhale area.

This vision aligns perfectly with Vice Chair Cordero's amendment to respect "Native Hawaiian culture and knowledge" while respecting Native Hawaiian cultural and historic sites (documented in Mahele records and by SHPD). It also addresses several other key goals of the plan, including potential flooding and heat issues associated with an increase in non-permeable surface construction and the cutting down of trees in the surrounding area, while educating our children about the importance of caring for the wai. In an area where multiple drinking water wells have been shut down, it would be a blessing to be able to save the precious pūnāwai that connects past, present and future.

Mahalo nui loa for your serious consideration of our requests,

Kehaulani Lum, Pelekikena  
Ali'i Pauahi Hawaiian Civic Club