RES26-171
Testimony

MISC. COMM. 392

*ZONING & PLANNING (ZON)

***ZONING & PLANNING (ZON) Meeting**

Meeting Date: Sep 24, 2026 @ 09:00 AM

Support: 451

Oppose: 6

I wish to comment: 6

Name:	Email:	Zip:
Blake Isobe	bsisobe@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 11:26 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Blake Isobe, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In my work advising local businesses, I regularly see how closely tied our economy is to steady investment and development in the urban core. Projects of this scale generate real, measurable economic activity, from construction spending to the ongoing operations of the hotel, retail, and dining components once the project is complete.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. That kind of investment strengthens the tax base, supports local jobs, and benefits the broader business community that firms like ours serve.

For these reasons, I ask the Committee to support Resolution 26-171 and back a project that makes sound economic sense for Honolulu.

Thank you,

Blake Isobe

Name:	Email:	Zip:
Ayako Seki	ayakoseki@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 12:19 PM

Name:	Email:	Zip:
Ivan Sakamoto	is.wepainting@gmail.com	96797
Representing:	Position:	Submitted:
WE Painting, Inc.	Support	Sep 19, 2026 @ 12:37 PM

Name:	Email:	Zip:
Brent Eastburg	brent_eastburg@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 01:18 PM

Name:	Email:	Zip:
Joe Miller	joe@smh-hi.com	96825
Representing:	Position:	Submitted:
Seal Masters of Hawaii	Support	Sep 19, 2026 @ 01:19 PM

Testimony:

Aloha Chair and Members of the Zoning & Planning Committee,

My name is Joe Miller, and I am the owner of a local construction company employing nearly 200 people in Hawaii.

One of the challenges we continually see among our employees is finding housing in Hawaii that they can afford. For that reason, I appreciate that the 1588 Ala Moana project includes 69 affordable rental units.

I also believe it is important that we continue adding residential housing in areas planned for residential growth. Hawaii has a significant need for housing, and meeting that need requires us to continue creating additional housing opportunities for local families and our workforce.

Based on these considerations, I support the proposed 1588 Ala Moana development.

Mahalo for the opportunity to provide testimony.

Joe Miller

Name:	Email:	Zip:
Neale Asato	asatofamilyshop@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 02:44 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Neale Asato, and I own Asato Family Shop, a local dessert shop here in Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Running a small, family-owned business in this city, I know firsthand how much foot traffic and neighborhood energy matter to shops like ours. Growth in one part of town tends to ripple outward, bringing new customers and new visibility to local businesses across the island.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. That kind of investment supports not just the people who will live there, but the small, local businesses that depend on a vibrant and active urban core.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Neale Asato

Owner, Asato Family Shop		
Name: Alan Wu	Email: dr.wu@islandpacificmedical.com	Zip: 96814
Representing: Island Pacific Medical Center	Position: Support	Submitted: Sep 19, 2026 @ 04:11 PM
Name: Cara Fradelos	Email: cara.fradelos@logisticsplus.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Sep 19, 2026 @ 04:20 PM
Name: Grace McClednon	Email: d_gmcc@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Sep 19, 2026 @ 05:07 PM

Testimony:

I support RES26-171 — 1588 Ala Moana. I have lived in Hawai'i for over 40 years and support progress and development in areas that have become old and run down. The corner of Ala Moana and Atkinson is a terrible parking area. I enjoy walking Ala Moana beach park and would appreciate a nicer and safer entry way into the mall area.

Name: Shirley Lee	Email: shirleylee@mac.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Sep 19, 2026 @ 05:39 PM

Testimony:

Aloha Chair Kia‘āina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

My name is Shirley Lee, and I am writing in support of the 1588 Ala Moana project.

I was born in Los Angeles, but my family’s connection to Hawai‘i goes back much further. My father moved to Hawai‘i when he was 20 years old and, after earning his architecture degree in Los Angeles, returned to build his career here as an architect. Hawai‘i has been home to my family for decades. I raised my two daughters here on O‘ahu, and today I live in the Ala Moana neighborhood.

Because I live here, I’m at Ala Moana Center almost every day. It really is part of my daily life, so I’m excited about the investment and improvements this project would bring not only to the center, but to the surrounding neighborhood as well.

One of the things I particularly support is the new five-star hotel. Hawai'i's tourism industry is incredibly important to our economy, but I think we also need to keep improving the quality of what we offer. A new luxury hotel can help Honolulu attract visitors who are willing to spend more while they are here—at restaurants, shops, local businesses, and throughout our community. To me, that is a much better direction for tourism than simply focusing on bringing more and more visitors to the island.

I also think Ala Moana should continue to evolve. This is already one of the most active and important areas of Honolulu, and thoughtful new investment can make it an even better place to live, work, visit, and spend time.

As someone who lives in the neighborhood and sees it every day, I believe 1588 Ala Moana would be a positive addition to the area, and I respectfully ask for your support of the project.

Mahalo for the opportunity to testify.

Shirley Lee

Ala Moana Resident

Name:	Email:	Zip:
Bryan Simpson	bryansimpsonrealty808@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 05:43 PM

Testimony:

Alana Pakkala:

Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

My name is Bryan Simpson. I am an Ala Moana neighborhood resident and have spent my career working in real estate. I am writing in support of the 1588 Ala Moana project.

From my perspective, one of the biggest challenges we face in Hawai'i is simply that we do not have enough housing. We need more supply at every level of the market. When demand continues to grow but we don't build enough new homes, it becomes harder and harder for local families to find a place they can afford and stay here.

That is why I support projects that add meaningful new housing to Honolulu. 1588 Ala Moana would bring new market homes as well as affordable rental housing to a part of the city that is already well suited for greater density, with jobs, shopping, services, and transportation all nearby.

I also think we need to be much more serious about growing our economic base. New development does more than add buildings. It creates construction jobs, supports local businesses, generates ongoing employment, and adds new taxable

value to the City. Real property taxes are one of the City's major sources of revenue, and projects like this help expand that tax base without placing the entire burden on existing residents and businesses. A stronger tax base gives the City more resources to support the services and infrastructure we all depend on, while continued private investment helps keep Honolulu competitive and economically healthy.

As someone who lives in Ala Moana, I want to see the neighborhood continue to improve and remain economically strong. I believe adding housing and investing in well-planned development are important parts of that.

For these reasons, I respectfully support 1588 Ala Moana and ask the Council to support the project as well.

Mahalo for the opportunity to testify.

Bryan Simpson

Ala Moana Resident

Name:	Email:	Zip:
Aaron Tipp	aaron@tippandco.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 06:41 PM

Testimony:

I fully Support the Kobayashi group with the upcoming 1588 ALA MOANA.

This is Based on the tremendous (positive) impact they've had on the state and its people in the past, present, and future.

Mahalo,

Aaron Tipp

Name:	Email:	Zip:
Eliza Kim	drkim@drelizakim.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 09:09 PM

Testimony:

Dear Chair and Members of the Committee,

My name is Dr. Eliza Kim, and I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

My husband and I have raised our son here, and we live within walking distance of Ala Moana, and my medical office is located in the Ala Moana Medical Building. Ala Moana is not just a place I visit. It is part of my everyday life.

Over the years, I have seen how important this neighborhood has become to Honolulu as a place to live, work, shop, dine,

receive services, and spend time with family. I believe continued investment in Ala Moana is critical and necessary if we want the area to remain vibrant and continue serving the community well into the future.

That is one of the reasons I support 1588 Ala Mona. The project represents a significant reinvestment in the neighborhood and will bring new housing, hospitality, jobs, and economic activity to an area that already plays such an important role in Honolulu.

I am also encouraged by the long-term economic benefits of the development. According to the third-party economic impact study prepared for the project, once fully operational, 1588 Ala Moana is projected to support approximately 801 permanent jobs and generate approximately $159.4 million in annual economic output. The study also projects more the $27 million annually in recurring State and City and County revenues.

Those are benefits that continue year after year and help support not only the immediate neighborhood, but our broader community.

As someone who lives and works in Ala Moana and is raising a family on O'ahu, I want to see thoughtful investment continue in this part of Honolulu. I believe 1588 Ala Moana will strengthen the neighborhood and contribute positively to the City over the long term.

For these reasons, I support Resolution 26-171 and respectfully ask the Council to allow the project to move forward.

Mahalo for the opportunity to provide testimony.

Sincerely,
Dr. Eliza Kim

Name:	Email:	Zip:
Ben Fieman	ben@fieman.com	96815
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 09:30 PM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Ben Fieman. My family will soon be moving into the Ala Moana area. I was born and raised here in Hawai'i, where I work locally as a realtor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects like this help elevate our island community and bring in outside investment that ultimately supports our local economy. My family is looking forward to the ease of condo living without the time and upkeep a home requires. As a

realtor, I'm also excited about the opportunity to help both prospective buyers and locals find their place in the reserved housing units this project will offer.

1588 Ala Moana would turn an underused surface parking lot into 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, right in the neighborhood my family is choosing to call home.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will benefit both new residents and our local economy.

Mahalo,
Ben Fieman

Name:	Email:	Zip:
Gavin Brom	Gavin@hokua.net	96822
Representing:	Position:	Submitted:
Self	Support	Sep 19, 2026 @ 11:31 PM

Testimony:
I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

I was born and raised on O‘ahu and currently work at a condominium in the Ala Moana area. Like many local people, I have personally had to consider whether I can afford to continue living in Hawai‘i because of our high cost of living and housing.

That is one of the reasons I am particularly supportive of the 69 affordable rental homes that are part of this project. Having more affordable rental housing developed in the same neighborhood where I work means something to me personally. We need more opportunities for local people to be able to live near where they work and to have a realistic chance of staying in Hawai‘i.

Working at a condominium in Ala Moana has also shown me that developments like this create more than construction jobs. Once they are built, they provide good, long-term jobs in property management, operations, maintenance, security and many other areas that support local workers and their families.

I support 1588 Ala Moana because it will create new housing, including affordable rental homes, while also creating jobs and continued investment in the neighborhood where I work. I believe we need more projects that give local people opportunities to live, work and build their lives here at home.

For these reasons, I respectfully ask the Council to support Resolution 26-171 and 1588 Ala Moana

Name:	Email:	Zip:

Ed Schultz	eschultz@parallel21partners.com	96816
Representing: Self	Position: Support	Submitted: Sep 20, 2026 @ 07:16 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Ed Schultz, and I'm a Honolulu resident. I am writing in support of Resolution 26-171 and 1588 Ala Moana.
As an entrepreneur and investor who owns several businesses across Hawai'i, I understand how important continued investment, job creation, and economic activity are to keeping our local economy healthy. Projects like 1588 Ala Moana create powerful ripple effects. The influx of new residents, hotel guests, employees, and construction crews doesn't just stay contained to the property itself — it flows outward, generating demand that restaurants, retailers, and service businesses throughout the surrounding area depend on to stay afloat and grow.
Just as important, the mix of market-rate and affordable housing addresses something many Hawai'i businesses, including my own, wrestle with constantly: finding and keeping good employees in a place where housing costs push too many of them away.

I hope the Committee will support Resolution 26-171 and approve a project that will pay dividends for our local economy far beyond its own footprint.

Mahalo,
Ed Schultz

Name: Landon Mizuguchi	Email: landon.mizuguchi@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Sep 20, 2026 @ 07:31 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,
My name is Landon Mizuguchi. I live in Wai'alae Iki with my wife and daughters, and I am Principal and Founder of Malama Capital Advisors, a consulting firm that supports small and medium-sized businesses with their accounting and finance needs. I am writing in support of Resolution 26-171 and 1588 Ala Moana.
Working closely with local business owners every day, I see how much a neighborhood's vitality affects their ability to succeed. As a parent, I also think often about what kind of Honolulu my daughters will inherit, and whether they'll be able to afford to live here as adults.
1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, in one of Honolulu's most established neighborhoods. Projects like this add real housing supply and support the small businesses that depend on a vibrant, active community.
For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will benefit both current

residents and the next generation of Hawai'i's keiki.

Mahalo,

Landon Mizuguchi

Name:	Email:	Zip:
FRANCISCO GUTIERREZ	fgutierrez.mail@gmail.com	96821
Representing:	**Position:**	**Submitted:**
Kobayashi Group	Support	Sep 20, 2026 @ 09:39 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project. This mixed-use development would transform an existing shopping center parking site into much-needed housing, hospitality, retail, and dining in an established urban area close to jobs, services, shopping, and transit. The project would add 205 residences, including 69 affordable rental homes for households earning at or below 80% of the area median income, while also creating thousands of construction jobs and approximately 800 permanent jobs. With bicycle parking and design features that support walking and transit, 1588 Ala Moana would contribute to a more vibrant, connected, and economically sustainable community. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for the opportunity to testify.

Name:	Email:	Zip:
Maria del Carmen Velayos	macala@hawaii.rr.com	96821
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 20, 2026 @ 09:45 AM

Testimony:

I love this project and I think it will benefit the community and bring lots of jobs to Oahu

Carmen Velayos

Name:	Email:	Zip:
russell wozniak	russ@i-ongroup.design	96822
Representing:	**Position:**	**Submitted:**
I-On Group	Support	Sep 20, 2026 @ 10:41 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Russell Wozniak, and I am a local architect and engineer who has worked in Hawai'i's design and construction focused on housing and housing affordability for many years. I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

Through my work, I have seen firsthand how the shortage and high cost of housing affects working families and makes it increasingly difficult for local businesses to attract and retain employees. I believe adding housing—particularly affordable rental housing—in established urban areas close to jobs, services, and transit is an important part of addressing this challenge.

The project would add 205 residences in the urban core, including 69 affordable rental homes at or below 80% of area median income. No single project will solve Hawai'i's housing needs, but adding homes in locations where people can live closer to employment and transportation is a meaningful step.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and 1588 Ala Moana.

Mahalo,

Russell Wozniak PE, D.Arch, R.A.

Name:	Email:	Zip:
Bryan Li	bryankkli@yahoo.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 10:55 AM

Testimony:

I strongly support Resolution 26-171, the 1588 Ala Moana project. We need more mixed-use projects like this to create a vibrant Honolulu for both residents and visitors. Mahalo.

Name:	Email:	Zip:
Jaeden Park	jaedenpark24@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 11:26 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Jaeden Park. I'm a Cornell freshman studying hotel administration and real estate at the Nolan School, and I'm writing to voice my support for Resolution 26-171 and 1588 Ala Moana.

Real estate, hospitality, and finance are the fields I plan to build my career in, so the development of a mixed-use hotel and residential project relates directly to my future plans. New hotel development means new management positions, new training pipelines, and new entry points into the industry I hope to enter, hopefully in Hawai'i rather than having to go somewhere else.

Before college, I spent a summer on a Honolulu high-rise jobsite through a general contracting internship, which gave me an early, unfiltered look at just how hard it is to actually get a project like this built here. Seeing that process up close made me appreciate what it takes for a project like 1588 Ala Moana to reach this stage.

Hawai'i loses too many young people to opportunities elsewhere, and I'd like to be someone who comes back instead of staying away. Projects that grow our hospitality and real estate sectors are part of what would make that possible. Some new housing would help, too! I ask the Committee to support Resolution 26-171 and help build an island economy that gives students like me the chances we need to return.

Mahalo,
Jaeden Park

Name:	Email:	Zip:
Jeanlin Berger	jjberger808@gmail.com	96821
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 11:54 AM

Name:	Email:	Zip:
Cecilia Salgado	kobesalgado@yahoo.com	96782
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 11:58 AM

Testimony:
I am writing to express my support for the proposed construction project in our area 1588 on Ala Moana. I believe this project can provide meaningful benefits to our community and contribute positively to the future of the area.

One of the key benefits of the project is the employment it will create. Construction will provide jobs for workers in the area, and the completed project may also create additional employment opportunities and support local businesses.

I also strongly support the inclusion of units designated for low-income residents. Providing more affordable housing options is important for working families and individuals who want to live in our community but may have difficulty finding housing they can afford.

In addition, I believe the project can help address traffic concerns in the area by providing housing and other needed development closer to where people live and work. Thoughtful development can help reduce the need for longer commutes and contribute to a more balanced and sustainable community.

Overall, I believe this project has the potential to bring jobs, affordable housing, and infrastructure improvements to our

area while supporting the needs of our growing community. I respectfully encourage the project to move forward and appreciate the efforts to invest in our community.

Name:	Email:	Zip:
Francis Cofran	francis.cofran@creshawaii.com	96734
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 12:11 PM

Name:	Email:	Zip:
Kenneth Berger	kberger@dukekahanamoku.com	96825
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 12:20 PM

Testimony:

Dear Councilmembers,

I am writing in support of the proposed 1588 Ala Moana project.

As an entrepreneur who has worked across hospitality, entertainment, retail, and Hawai'i-based brands, I have seen firsthand how interconnected these industries are and how important continued investment is to our local economy.

New residents, hotel guests, and visitors do not benefit just one development. They support restaurants, retailers, local brands, entertainment, service businesses, and the many people whose livelihoods depend upon them. When we bring more people and activity into an established area like Ala Moana, the economic benefit has the potential to extend well beyond the project itself.

I am particularly mindful of the challenges facing Hawai'i's visitor industry and our broader economy. Tourism remains an essential economic driver, but we cannot simply rely on what has worked in the past. We need to continue finding ways to strengthen the visitor sector while also expanding opportunities for local businesses and entrepreneurs.

Projects such as 1588 Ala Moana can contribute to both. A high-quality mixed-use development can bring new visitors and residents into the community while creating additional customers and opportunities for the businesses already here. It can also introduce new people, experiences, ideas, and investment to Hawai'i—all of which are important to maintaining a dynamic and resilient economy.

I also believe Hawai'i should continue to demonstrate that we are capable of creating exceptional mixed-use projects that reflect the quality of our destination and can stand alongside the best developments internationally. Done thoughtfully, projects of this caliber can enhance Hawai'i's reputation, strengthen our competitiveness as a destination, and create opportunities for local businesses and brands to participate in that growth.

Economic growth and responsible development need to work hand in hand. We should continue to protect what makes Hawai'i special while also recognizing that remaining economically healthy requires investment, innovation, and thoughtful evolution.

I believe 1588 Ala Moana represents an opportunity to contribute to that future—supporting our visitor industry, strengthening local businesses, bringing additional economic activity into the community, and demonstrating confidence in Hawai'i as a place worthy of continued investment.

For these reasons, I support the project and its continued consideration.

Aloha to you,

Name:	Email:	Zip:
Ana Tuiasosopo	atuiasosopo@oe3.org	96707
Representing:	Position:	Submitted:
Operating Engineers Local 3	Support	Sep 20, 2026 @ 12:39 PM

Name:	Email:	Zip:
Melvin Nakaoka	nakaokam001@hawaii.rr.com	96821-2401
Representing:	Position:	Submitted:
Benjamin Woo Architects	Support	Sep 20, 2026 @ 01:08 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Melvin Nakaoka and I am a licensed architect and Vice President at Benjamin Woo Architects, where I have worked on numerous mixed-use, high-rise, and mid-rise projects across Honolulu. I am proud to support Resolution 26-171 and 1588 Ala Moana.

I have worked on multiple projects in the Ala Moana neighborhood, including One Ala Moana, Park Lane Ala Moana and Hokua at 1288 Ala Moana. Having spent many years working on residential and mixed-use developments in this exact part of town, I understand the tremendous opportunity a project like this represents. Ala Moana has evolved into one of Honolulu's most important urban districts, and a well-designed project on this site will add real, lasting value to the neighborhood. On a personal note, I care deeply about the success of this area as our office has been in this area since the year 2000.

1588 Ala Moana would turn a parking lot into 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. These new residents and businesses will support the neighborhood, including the projects that our team has worked so hard to bring to life. 1588 Ala Moana, would also sustain meaningful work for local architects, engineers, and the broader design and construction community here in Honolulu - and help address the housing shortage we all face.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that reflects thoughtful, well-executed urban design.

Mahalo,

Melvin Nakaoka, RA

Vice President, Benjamin Woo Architects

Name:	Email:	Zip:
PENNYLANE ARROYO	pennylanearroyo30@gmail.com	96797
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 20, 2026 @ 01:18 PM

Testimony:

Dear Chair and Members of the City and Council Zoning and Planning Committee:

My name is Pennylane Arroyo, and I am writing to express my strong support for the proposed 1588 Ala Moana mixed-use development.

As someone who works in and understands the Ala Moana community, I recognize the urgent need for thoughtfully planned housing that allows local working families to remain in Hawaii. The project proposes 69 affordable rental homes, with many designed as two-bedroom units. These homes could provide meaningful opportunities to dual income families raising children, people who work hard but continue to struggle with Hawaii extremely high housing costs. The project would also add market homes, room hotel, restaurants, and other businesses. The combination could create construction and permanent employment., support local businesses, generate economic activity, and essential services.

No major development is without concerns, and responsible review is very important. However, opposing every new project will not solve our housing shortage or help working families remain in Hawaii. We need well-planned developments that combine housing, employment, hospitality, and community benefits. Based on the information presented, 1588 Ala Moana represents an important investment in the future of the area.

I respectfully urged the committee to support this project and allow it to move forward, while continuing to require appropriate safeguards concerning traffics, infrastructure, neighborhood safety and compatibility, and a long term affordability of the rental units.

Also please consider the local workers and families who need more housing choices and opportunities. Responsible growth is necessary if we want future generations to continue calling Hawaii their home.

For these reasons, I strongly support the 1588 Ala Moana project and respectfully ask the committee to approve it.

Mahalo for the opportunities to submit my testimony.

Respectfully,

Pennylane Arroyo

pennylanearroyo30@gmail.com

Name:	Email:	Zip:
Lance Taniguchi	lancetaniguchi@hotmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 01:19 PM

Name:	Email:	Zip:
Ben Wang	benjaminjwang@hotmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 01:22 PM

Testimony:

I strongly support Resolution 26-171. The project will add much needed housing, affordable housing, and a brand new hotel that will help draw higher spending visitors to Oahu. Additionally, the project will be built on an underutilized parking lot and will activate a busy traffic corridor at the gateway to Waikiki.

Thank you,

Ben Wang

Name:	Email:	Zip:
Charis Taniguchi	lctaniguchi@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 01:25 PM

Name:	Email:	Zip:
James Lally	JLally@kpcb.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 02:13 PM

Testimony:

Aloha Chair and Members of the Committee,

Hawai‘i has been my home for roughly 30 years. Before making Hawai‘i my home, I spent much of my career in technology and venture capital, including time at Intel and Kleiner Perkins Caufield & Byers. I originally chose to live on Hawai‘i Island, and over the years I have watched the

State's economy, tourism industry and real estate market evolve from the perspective of both a resident and an investor.
I support Resolution 26-171 and the 1588 Ala Moana project because I believe it addresses several economic needs at the same time: significant private investment, job creation, new housing, and a stronger hospitality product for O'ahu.

Hawai'i's tourism strategy is increasingly focused on generating greater economic value from the visitors who come here, rather than simply increasing visitor counts. HTA's proposed 2026–2030 strategic plan specifically calls for growing average daily visitor spending and for visitor spending growth to outpace growth in visitor arrivals.
That is a sound economic objective, but it requires the product to support it.

Hawai'i's own history makes the point clearly. A Honolulu Star-Advertiser analysis reported that in 1989, approximately 6.5 million visitors generated $18.3 billion in visitor spending when adjusted to today's dollars. By 2019, Hawai'i welcomed nearly 4 million more visitors, yet generated roughly half a billion dollars less in inflation-adjusted visitor spending.
To me, that is a compelling lesson. Visitor volume by itself is not the right measure of success. We should be focused on the economic contribution of each visitor.
The same analysis found that lodging choice matters. Hotel guests spent approximately $232 per person per day, compared with $178 for rental-home guests and $147 for guests staying in private rooms. Hotel guests also spent more on food, shopping and activities than most other lodging categories.
The same analysis found that lodging choice matters. Hotel guests spent approximately $232 per person per day, compared with $178 for rental-home guests and $147 for guests staying in private rooms. Hotel guests also spent more on food, shopping and activities than most other lodging categories.
If Hawai'i wants to attract a higher-spending visitor, we also need hospitality product capable of competing for that traveler.
Having originally made Hawai'i Island my home, I have seen what exceptional hospitality product can do for a destination. Four Seasons Resort Hualālai has become one of Hawai'i Island's defining luxury

properties. In 2026, U.S. News & World Report ranked it the No. 1 hotel and resort in the United States, and it has retained a Forbes Five-Star rating for 17 consecutive years.

The Neighbor Islands have done an excellent job creating hospitality experiences that compete for this type of traveler. O‘ahu needs to continue investing in product that can appeal to the same market.

That is why I believe the hospitality component of 1588 Ala Moana is important. A new, ground-up five-star hotel in the heart of Honolulu would give O‘ahu another compelling option for a traveler who has the ability to spend significantly not only on lodging, but also at restaurants, retail, entertainment and other businesses throughout the community.

The long-term economics of the project are equally important. According to the third-party economic impact study prepared for 1588 Ala Moana, once fully operational the project is projected to support approximately 801 permanent jobs and generate approximately $159.4 million in annual economic output. The study also projects more than $27 million each year in recurring State and City and County revenues.

Those are not one-time construction benefits. They are recurring economic impacts that continue year after year.

The project also adds 136 market homes and 69 affordable rental homes. Economic growth is difficult to sustain if the people filling new jobs cannot afford to live here, so I view the housing component and the economic-development component as complementary.

The project also adds 136 market homes and 69 affordable rental homes. Economic growth is difficult to sustain if the people filling new jobs cannot afford to live here, so I view the housing component and the economic-development component as complementary.

From an investment perspective, 1588 Ala Moana represents substantial private capital being put to work in a way that creates housing, permanent jobs, recurring public revenues and a hospitality product aligned with the direction Hawai‘i says it wants its visitor economy to move.

For those reasons, I support Resolution 26-171 and encourage the Council to allow the project to move forward.

Mahalo for the opportunity to provide testimony.

Jim Lally

Name:	Email:	Zip:
Lynn Lally	LynnLally@Yahoo.Com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 02:17 PM

Testimony:

Aloha Chair and Members of the Committee,

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

I was born and raised in California and spent much of my career in technology and investment, but I chose to make Hawai'i my permanent home nearly 20 years ago. Over that time, I have come to care deeply about the future of this community and, in particular, about whether younger people will continue to have a realistic opportunity to build their lives here.

Housing is a large part of that concern.

If we do not continue creating more housing at a range of price points, we risk losing the very people Hawai'i will depend on in the years ahead — young professionals, working families, teachers, hospitality workers, healthcare workers, tradespeople and many others who make our community function.

That is why I was encouraged to see that 1588 Ala Moana includes both new market housing and 69 affordable rental homes. We need more of both.

I also believe strongly that housing and jobs have to be considered together. A healthy community needs a healthy economy. New development creates construction jobs, permanent jobs and economic activity that supports local businesses and generates public revenues.

That matters for another reason that is very important to me. Hawai'i has an extraordinary nonprofit and philanthropic community, but that community ultimately depends on a strong underlying economy. Businesses, individuals and foundations can only continue supporting education, healthcare, culture, social services and other important causes if Hawai'i remains economically vibrant.

To me, investing in housing, jobs and long-term economic activity is also an investment in our ability to care for the broader community.

I worry about what Hawai'i will look like for the next generation if we make it too difficult to create housing and opportunity. I want young people to believe they can stay here, build careers, raise families and contribute to the place we all care about.

For those reasons, I support 1588 Ala Moana and respectfully ask the Council to support Resolution 26-171.

Mahalo for the opportunity to provide testimony.

Lynn Lally

Name:	Email:	Zip:
Joy Nishikawa	joy@purejoydayspa.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 02:35 PM

Testimony:

Joy Nishikawa
1080 S. Beretania St.
Honolulu, HI 96814

September 20, 2026

Dear City Council Members,

I am writing to express my strong support for the development of 1588 Ala Moana. Having been born and raised in Hawaii, I have dedicated the last 23 years of my life as a small business owner operating a spa in Kaka'ako, and I have witnessed firsthand the challenges our community faces in accessing housing at all price points, including affordable rental housing.

A project like this is essential for our residents, offering more housing choices, including both market-rate homes and affordable rentals, while giving people the opportunity to live closer to their workplaces and enhance their quality of life as they embark on their careers and families. I often reflect on how beneficial such developments would have been for my husband and me when we were starting out, and I know many employees in my business who would greatly benefit from this initiative.

My late husband was a passionate advocate for affordable rental housing in Hawaii, understanding its critical role in maintaining a balanced community and ensuring a high quality of life for all residents. I am confident that he would wholeheartedly support this project as well.

The integration of housing, retail, and hotel spaces in this development will create invaluable job opportunities and strengthen our local economy. It represents a thoughtful approach to community building, one that I believe is vital for the future of Hawaii.

Thank you for considering this project and the numerous benefits it will bring to our community.

Sincerely,

Joy Nishikawa

Name:	Email:	Zip:
Daphne Hemmings	hemmings.daphne@gmail.com	96744
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 20, 2026 @ 03:21 PM

Name:	Email:	Zip:
Gregory Kiyan	greg@aircentralhawaii.com	96819
Representing:	**Position:**	**Submitted:**
Air Central LLC	Support	Sep 20, 2026 @ 03:56 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Greg Kiyan, and I am President and Owner of Air Central, a local heating, ventilation, and air conditioning company that has served Hawai'i businesses since 1975. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Over the decades, our company has worked with a wide range of commercial clients across the islands, from hospitals to luxury retailers to local businesses of every size. That experience has shown me how closely the health of our local economy is tied to new development and investment in our commercial districts.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Projects like this create work for local trades and service companies like ours, both during construction and for years afterward, while also strengthening the neighborhood for everyone who lives and works there.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo,

Greg Kiyan

President and Owner, Air Central

Name:	Email:	Zip:
Bronson Pai	bronson.pai@gmail.com	96817
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 20, 2026 @ 06:18 PM

Testimony:

I was born and raised in Honolulu and as a current resident I am writing in strong support of Resolution 26-171 and the 1588 Ala Moana project.

Like many local residents, I have seen friends and family struggle with the high cost of housing and the difficulty of

building a future here in Hawai'i. Projects that add new homes in walkable, transit-accessible locations are an important part of keeping our community vibrant and ensuring that future generations can continue to call O'ahu home.

The project would transform an underutilized parking lot into much-needed housing near jobs, shopping, services, and public transportation. It is encouraging to see thoughtful redevelopment that makes better use of urban land while contributing to the long-term vitality of the Ala Moana area. The project would also provide 205 residential homes, including 69 affordable rental homes for local residents which is a desperately needed in this community.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Name:	Email:	Zip:
Kent Untermann	kent@picturesplus.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 08:01 PM

Testimony:

Aloha Chair and City Council Zoning Committee,

My name is Kent Untermann and I support RES26-171 for the project at 1588 Ala Moana Blvd for several reasons.

1. We employ 170 people and we measure our "success" based on our average hourly wage which is currently $33.58 an hour. Over 30% of the residential units in this project are affordable. We lose annually on average 5% of our workforce to the mainland due to the "cost of living" and lack of housing. We MUST support EVERY affordable housing project and allow the developer that ability to offset the costs with the other uses, like the hotel. It occurs to me anyone against this may not understand the reality of the high cost of construction.

2. We have lived for the past 7 years 100 yards connected to the same parking structure of the proposed Development. It is a "great use" because the parking lot is fallow and we don't have enough land for housing. Upgrading this for affordable, hotel and other residences is terrific use of this parking structure. It also adds to our RPT base so the city can provide necessary services, at minimal additional infrastructure.

3. We are falling behind as a state. We are losing high quality local residents due to lack of quality jobs and high cost of living. We also are "losing" on being a great place for visitors to visit as well as Kamaiana visitors. Having a five star hotel for local families that can afford it is great for our economy and outside of Waikiki. HVCB and HTA want to attract visitors who spend more money. We don't have enough Five Star Hotels to support this initiative. We must invest in new inventory or lose more of our working class.

4. We are renting in a condo developed by this same developer. They deliver high quality, never cut corners and we should be "embracing" this project for all of these reasons.

Speaking from personal experience on watching “brain drain” and high quality people leave Hawaii it is our civic duty to responsibly mitigate this. From high paying union construction jobs to high paying service industry jobs (5 star hotel) AND 69 affordable units let’s find a way to embrace this terrific project, that has tremendous risk for the developer at a time the world order is very challenging. Let’s activate this severely under utilized corner property with the incredible utility and uses proposed for this development.

Sincerely,

Kent Untermann

Name:	Email:	Zip:
Heejung Kubota	heejunghawaii@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 20, 2026 @ 11:02 PM

Name:	Email:	Zip:
Mark Babin	mbabin@mmirealty.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 02:36 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Mark Babin. I'm President of MMI Realty Services, Inc., and I'm writing in support of Resolution 26-171 and 1588 Ala Moana.

Being in the property management business on Oahu for over 40 years has provided me with a close, ground-level view of what neighborhoods actually need, and in my experience, Honolulu's ongoing housing shortage shows no signs of easing on its own. Sites that sit underused, like this surface parking lot, represent missed opportunities for us.

A project like 1588 Ala Moana bringing 205 residences, 69 of them affordable rentals, along with hotel and retail space, does more than add square footage. It provides an opportunity for people to live closer to where they already work, shop, and commute, in addition to the additional jobs that will be created. This is exactly the kind of planning our urban core needs.

I urge the Committee to approve Resolution 26-171 so this site may be put to better use.

Mahalo,

Mark Babin

President, MMI Realty Services, Inc.

Name:	Email:	Zip:
LEON Leehang	lleehang@alakaimechanical.com	96819-1939
Representing:	Position:	Submitted:
Alaka'i Mechanical	Support	Sep 21, 2026 @ 05:15 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Leon Leehang and I work for Alaka'I Mechanical Corporation. I am writing this letter in support of Resolution 26-171 regarding the proposed development at 1588 Ala Moana.

I feel this resolution represents an opportunity to further develop new residences including affordable homes, retail, and dining spaces which would help boost our islands economy along with creating local jobs supporting the people of Hawaii. Having this type of development gives us alternative options in providing housing along with community gatherings which will enhance the daily experience of residents and visitors as well.

I respectfully ask the council to adopt this resolution as it would be an incredible investment to our community, work force, and families.

Thank You,

Leon Leehang
Alaka'I Mechanical Corporation
Sheetmetal Superintendent
2655 Waiwai Loop
Honolulu, HI 96819
Office: (808) 834-4270
Cell: (808) 864-9525
Email: lleehang@alakaimechanical.com

Name:	Email:	Zip:
Dale Ruff	daleruff10021@yahoo.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 05:18 AM

Testimony:

Sept 20, 2026

Aloha,

My name is Dale Ruff and I have lived in Hawaii since 1981, working at Ala Moana Center for a luxury retailer since 1982, nearly 44 years. I currently live in the Ala Moana area and am writing to support Resolution 26-171 and 1588 Ala Moana.

Tourism and travel retail have evolved, with many positive changes and progression over the years. With this, and the

aloha and ho'okipa of the local community, Hawaii continues a most desirable holiday destination, attracting and welcoming visitors from across the globe.

Hawaii Tourism Authority is focusing on quality vs. quantity of visitors, i.e. looking to grow average daily visitor spending faster than visitor arrivals. HTA is working to encourage higher spending, high value travelers that generate greater economic benefit during their stay.

1588 Ala Moana is aligned with this mission, adding five-star accommodations needed in Honolulu, and to the Ala Moana corridor to compete for our global visitors. 1588 Ala Moana will also positively impact not only travelers' spending on accommodations, but in restaurants, retail and entertainment venues, boosting the local economy and providing jobs.

Beyond hospitality, the project will also add 136 market homes and 69 affordable rental homes, representing a major reinvestment in this neighborhood.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will strengthen Ala Moana's luxury retail and hospitality ecosystem for years to come.

Mahalo,
Dale Ruff

Name:	Email:	Zip:
Jason Cutinella	jason@nmgnetwork.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 05:49 AM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Jason Cutinela. I live in Ala Moana with my significant other and son. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As the owner of Nella Media Group (NMG Network), I know that building and sustaining a business in Hawai'i is never easy. I understand firsthand how much local businesses depend on a healthy economy, a strong workforce, and continued activity in the neighborhoods where they operate. As a resident raising my young son here, I also have a deeply personal stake in what this neighborhood becomes over the next generation.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Adding housing and supporting local businesses are both essential to keeping Ala Moana a strong place to live and work.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will strengthen this neighborhood for our family and others like ours.

Feel free to reachout to me if you need any additional support.

Mahalo,

Jason Cutinela

Name:	Email:	Zip:
Russell Inouye	rinouye@kogaeng.com	96818-1650
Representing:	Position:	Submitted:
Koga Engineering & Construction Inc.	Support	Sep 21, 2026 @ 06:57 AM

Name:	Email:	Zip:
Scott Kuioka	skuioka@islandinsurance.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 07:34 AM

Name:	Email:	Zip:
Javier Pommerenk	javier.pommerenk@otis.com	96813
Representing:	Position:	Submitted:
Otis Elevator Company	Support	Sep 21, 2026 @ 07:39 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Javier Pommerenk. I have lived in Hawaii all my life and have worked with Otis Elevator here in Hawai'i for the past 22 years, and I'm writing to support Resolution 26-171 and 1588 Ala Moana.

Vertical transportation is easy to overlook, but every high-rise depends on it, both to get built and to function for decades afterward. Companies like Otis are on jobsites through the entire construction timeline, and we stay involved long after a building opens, maintaining the systems people rely on every day. A project like 1588 Ala Moana represents years of employment for our Elevator Mechanics who are all local Hawaii residents. Beyond my own trade, projects of this size ripple out to dozens of specialized contractors and vendors across Honolulu's construction industry, each one keeping people employed well past the ribbon-cutting. 1588 Ala Moana would also provide affordable housing, which would help with high housing costs that our crews are dealing with along with everyone else in Hawai'i.

I ask the Committee to support Resolution 26-171 and give this project the approval it needs to get underway.

Mahalo,

Javier Pommerenk

Otis Elevator		
Name: Lynn Yee	Email: lynn.n.yee@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 07:58 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Lynn Yee. I live in Wai'alae Iki with my husband and our children. I own several small businesses, including Lynn Yee Makeup and Tofu Skin Method. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a parent, I think a lot about what kind of community we're building for our children. Housing that families can actually afford is essential. As a small business owner, it's important to me that neighborhoods have enough activity to support local businesses like mine. Ample housing and successful businesses are both essential to keeping Hawai'i a place our keiki can choose to stay.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, in one of Honolulu's most established neighborhoods. That kind of growth benefits families and small businesses alike.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will help make Honolulu a place our children can grow up in and come back to.

Mahalo,

Lynn Yee

Name: Tommy Zheng	Email: tzheng@nanhawaii.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 07:59 AM

Name: Tina Lau	Email: tinatsunoda@hotmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 08:04 AM

Name: Kisan Jo	Email: kisanjo@gmail.com	Zip: 96813

Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:05 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kisan Jo and I have lived on O'ahu for over 19 years. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a longtime resident, I believe we have a responsibility to support thoughtful projects that invest in both our community and Hawai'i's future. I support 1588 Ala Moana because it will transform an underutilized site into a vibrant, people-centered destination that enhances the Ala Moana neighborhood, supports local businesses, creates opportunities for residents, and strengthens the sense of community that makes O'ahu such a special place to live. At the same time, tourism remains a vital engine of Hawai'i's economy, and projects like this help create an attractive, world-class urban environment that welcomes visitors while generating economic activity that benefits local families, workers, and businesses.

The project would turn an underutilized surface parking lot into housing and new activity close to jobs, shopping, services and transit. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Kisan Jo

96813

Name:	Email:	Zip:
Joey Resurreccion	jresurreccion@alakaimechanical.com	96819

Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:13 AM

Testimony:

My name is Joey G. Resurreccion, Air Conditioning Estimator of Alaka'i Mechanical Corporation, a mechanical contractor based in Honolulu, Hawaii. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As part of a team member of a large-scale mechanical construction company who has worked on projects across Hawaii for over 20 years, I see every workday what a well-planned mixed used of residential, and commercial space means for our industry and for our community. I experienced to work on the development of Ward Village high rises from how it was transformed from old buildings and old warehouses into modern high-rise buildings. The development of 1588 Ala Moana will bring innovation to the community, and may help appeal tourist from all over the world.

I ask the Committee to support Resolution 26-171 and approve a project.

Name:	Email:	Zip:
Erik Kloninger	erik@kloningerandsims.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:16 AM

Name:	Email:	Zip:
Thomas Park	tp@barleatherapron.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:28 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Tom Park, and I live in downtown Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I co-own several local businesses that would directly benefit from this project, including MĀZW, BirdyGo!, Leather Soul, and Bar Leather Apron. I know firsthand how much foot traffic and neighborhood vitality matter to small businesses like mine. Growth in one part of the urban core tends to lift the rest of it, bringing new customers, new energy, and new reasons for people to spend time in our neighborhoods.

This project would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. That kind of investment supports not only future residents but the small businesses, like mine, that depend on a vibrant, walkable urban core.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Tom Park

Downtown Resident and Local Business Owner

Name:	Email:	Zip:
Evan Killips	ekillips@citymill.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:32 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Evan Killips. I was born and raised in Honolulu and now help run my family's business, City Mill. I am writing in

support of Resolution 26-171 and 1588 Ala Moana.

For a time, I lived away from Hawai'i and have been fortunate enough to return. Unfortunately, far too many people are unable to remain here, often because of the cost of living and the lack of housing. Projects like 1588 Ala Moana that add homes and opportunity here are essential to the future of our state. As a business owner, I know that many of our employees and customers face these challenges.

1588 Ala Moana would replace an underutilized surface parking lot with housing, retail, and dining, including 205 residences and 69 affordable rental homes, right in the heart of a neighborhood that connects people to jobs, transit, and everyday life on this island.

For these reasons, I ask the Committee to support Resolution 26-171 and help keep Honolulu an affordable and welcoming place for everyone.

Mahalo,
Evan Killips

Name:	Email:	Zip:
Ruth Mills	TCinnovations808@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:34 AM

Testimony:
I strongly support Resolution 26-171 and the 1588 Ala Moana project. As a local resident and parent, I want to see Honolulu continue to evolve in ways that bring new activity, investment and opportunities to our community. Ala Moana is an important part of our city, and continued investment in the area can help keep it vibrant for residents, visitors and future generations. Mahalo

Name:	Email:	Zip:
Janet Nelson	jnelson@tghawaii.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:36 AM

Name:	Email:	Zip:
Shaun Nelson	sjnelson808@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:38 AM

Name:	Email:	Zip:
Cathy Camp	Cathy.Camp@cpb.bank	96813

Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:42 AM

Testimony:

September 21, 2026

Honolulu City Council
City and County of Honolulu
Honolulu Hale
530 South King Street
Honolulu, Hawai'i 96813

RE: Testimony in Support of Resolution 26-171 — 1588 Ala Moana

Chair Waters, Vice Chair Kia'āina, Zoning and Planning Committee Chair Kia'āina, and Members of the Honolulu City Council:

My name is Cathy Camp, and I am writing in support of Resolution 26-171, which would approve the conceptual plan for the 1588 Ala Moana Interim Planned Development-Transit project.

Honolulu urgently needs well-planned housing and economic investment in locations where residents can readily access employment, services, shopping, and public transportation. The proposed redevelopment advances these goals by transforming an existing urban site into a mixed-use community that would include 145 market-rate residences, 69 affordable rental units, 291 hotel rooms, and approximately 19,700 square feet of commercial space.

I support the project for several important reasons:

First, it adds much-needed housing in one of Honolulu's most centrally located and transit-accessible areas. The inclusion of 69 affordable rental units is particularly meaningful at a time when housing costs continue to place significant pressure on Hawai'i's working families.

Second, the project makes efficient use of land within Honolulu's urban core. Concentrating housing, hospitality, and commercial activity near established infrastructure is preferable to continued development pressure on agricultural, conservation, and more distant lands.

Third, the project will generate construction activity, permanent employment, visitor-related economic benefits, and opportunities for local businesses. These investments strengthen Honolulu's tax base and contribute to the long-term vitality of the Ala Moana district.

Finally, the project offers an opportunity to improve the surrounding pedestrian environment and strengthen connections among housing, businesses, transportation, and public spaces. These improvements should be clearly defined, implemented in a timely manner, and maintained as enforceable project commitments.

I recognize that a development of this scale must appropriately address traffic, infrastructure capacity, neighborhood compatibility, public views, pedestrian safety, and the delivery of promised community benefits. These concerns should be carefully managed through the project's conditions of approval and subsequent permitting process. However, they should not prevent Honolulu from moving forward with a project that provides housing, jobs, economic activity, and a more efficient use of urban land.

Resolution 26-171 represents the type of thoughtful public-private investment Honolulu needs: development that places housing and economic activity in appropriate urban locations while delivering tangible benefits to the broader community.

For these reasons, I respectfully urge the Council to approve Resolution 26-171, subject to clear and enforceable conditions ensuring that the affordable housing, infrastructure improvements, and community benefits are delivered as represented.

Thank you for the opportunity to provide testimony and for your continued service to the people of O'ahu.

Respectfully submitted,

Cathy Camp
Executive Vice President, Customer & Community Impact
Central Pacfic Bank

Name:	Email:	Zip:
Kelly Sueda	KellySueda@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 09:00 AM

Testimony:

Dear City Council,

As someone who was born and raised in Hawai'i and has spent much of my professional life working in and around the Ala Moana area, I care deeply about how our community continues to grow and evolve.

One of the things I think about most is the next generation. As a father of two adult children who would eventually like to make Hawai'i their home, I understand personally how important it is that we continue to create housing and opportunities that allow our children to return, establish careers, raise families, and build their lives here.

The 1588 Ala Moana project would transform an existing surface parking area into a mixed use development that includes 205 new residences, with 69 affordable rental homes, along with hospitality, retail and dining. I also appreciate that the

project is located within the Ala Moana transit oriented development area and includes improvements intended to support a more walkable and connected neighborhood.

Ala Moana has always been an important connection point between our local community, Waikiki, and Honolulu's urban core. As the area continues to evolve, I believe it is important that we thoughtfully consider opportunities to add housing, jobs, and economic activity in places where people already live, work, shop, and gather.

For me, this is ultimately about Hawai'i's future and creating opportunities for the generations that follow us.

Thank you so much for your time,

Aloha

Kelly Sueda

Name:	Email:	Zip:
Casey myers	Casey.myers@otis.com	96813
Representing:	**Position:**	**Submitted:**
OTIS Elevator	Support	Sep 21, 2026 @ 09:04 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Casey Myers. I work with Otis Elevator here in Hawai'i, and I'm writing to support Resolution 26-171 and 1588 Ala Moana.

Vertical transportation is easy to overlook, but every high-rise depends on it, both to get built and to function for decades afterward. Companies like Otis are on jobsites through the entire construction timeline, and we stay involved long after a building opens, maintaining the systems people rely on every day. A project like 1588 Ala Moana represents years of employment for our Local Hawaii Resident Elevator Mechanics.

Beyond my own trade, projects of this size ripple out to dozens of specialized contractors and vendors across Honolulu's construction industry, each one keeping people employed well past the ribbon-cutting. 1588 Ala Moana would also provide affordable housing, which would help with high housing costs that our crews are dealing with along with everyone else in Hawai'i.

I ask the Committee to support Resolution 26-171 and give this project the approval it needs to get underway.

Mahalo,

Casey Myers

Otis Elevator Company

Name:	Email:	Zip:
Ryan Benavente	benavente3@gmail.com	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 09:26 AM

Name:	Email:	Zip:
Zakary Noyle	zak@eleven17creative.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 09:34 AM

Testimony:

This is an incredible enhancement to a a highly visible and highly trafficked corner of ala moana. Currently this is the gateway from waikiki and tourist walking and they are met with a dead end and cold welcoming to the center. This will significantly improve the entry and safety of all those within the area and visiting

Name:	Email:	Zip:
Yumeko Tochika	alisatochika@hawaii.rr.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 09:42 AM

Testimony:

I support this project for several reasons:

1. This project will create jobs for many people, not only in the construction industry but in almost every sector. A construction project creates more work and generate income for the State of Hawaii & its people. There will be new opportunities for work and business as well once the project is completed.
2. I feel that Ala Mona or that area can use some revitalization on that side of the mall. While it has changed and evolved over the years, it has not had any major new improvements to attract both visitors and locals alike.
3. With the current state of housing shortage in Hawaii, any new homes created will help. Affordable housing is complicated and may not seem feasible but I believe in the trickle down effect. Once someone moves to a newly built home/unit, their previous home opens up for sale or rental. The previous home will be available for someone else and so on.

Name:	Email:	Zip:
TIMOTHY YEE	TIM.YEE@FERGUSON.COM	96825
Representing:	Position:	Submitted:
Ferguson Enterprises	Support	Sep 21, 2026 @ 09:56 AM

Testimony:

Aloha,

I am in support of this development as it represents jobs, housing and tax revenue for our community. This project is ideal as it is part of an existing development and utilizes space that is relatively unproductive for decades.

Name:	Email:	Zip:
Clifford Chu	cchu002@gmail.com	96789
Representing:	Position:	Submitted:

Self	Support	Sep 21, 2026 @ 09:57 AM

Testimony:
I was born and raised here (grew up in Kaimuki), and i support Resolution 26-171 because I think it will be good for our economy. It will provide more job opportunities for hotel and construction workers, including affordable rental opportunities, and create new small businesses.

Name:	Email:	Zip:
Elliot Mills	elliotmills88@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 10:02 AM

Testimony:
I support Resolution 26-171 and the 1588 Ala Moana project. Tourism remains an important part of Honolulu’s economy, and I believe thoughtful projects like this can help bring new activity and investment to the area. I also hope Honolulu can continue to grow in a way that remains a place locals enjoy, use and feel connected to. Mahalo.

Name:	Email:	Zip:
Maxine Toledo	maxine.mills@hotmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 10:13 AM

Testimony:
I support Resolution 26-171 and the 1588 Ala Moana development. I am 84 years old and have lived in Kaka‘ako for more than 40 years, so I have seen many changes in our neighborhood over the years. I believe we should continue to improve the area in thoughtful ways and create places where people can live, walk, shop, dine and enjoy their neighborhood. I also believe this development could provide a much-needed improvement to the corner of Atkinson Drive and Ala Moana Boulevard and make this important entry into the area feel more welcoming,safe, and active. Mahalo for your consideration.

Name:	Email:	Zip:
Alex Kawakami	kahawaistudios@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 10:14 AM

Testimony:
I am writing in strong support of this project. Bringing new residences to this site, including affordable rentals for our workforce, addresses a real need. Especially when the majority of units are 2-bedrooms built for couples or roommates each earning around $24/hour. Paired with a high end hotel, this development brings lasting value to the Ala Moana corridor. The $5 million commitment toward future improvements at that intersection will make that corner safer and more beautiful for the whole neighborhood. Combined with the economic impact and job creation for the City and State, I'm confident 1588 Ala Moana will be a positive addition to our community. Thank you for your time.

Name:	Email:	Zip:
Ralph Inouye	rinouye@alakaimechanical.com	96821-2602
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 10:15 AM

Name:	Email:	Zip:
Eileen Mori-Mishina	eileen.mori-mishina@hcdhawaii.com	96819
Representing:	Position:	Submitted:
HC&D, LLC	Support	Sep 21, 2026 @ 10:26 AM

Name:	Email:	Zip:
Tomas Kloosterboer	tomas@naluhealthbar.com	96821
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 10:38 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Tomas Kloosterboer, and I am a local business owner on O‘ahu and co-owner of Nalu Health Bar & Café, with a location in the nearby Ward/Kaka‘ako area. I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

As a business owner, I see firsthand how important it is to continue creating places where people can live, work, shop, and spend time within Honolulu’s urban core. Ala Moana is already one of the most active areas on the island, and I believe adding housing and commercial activity in an existing developed area makes sense.

I also appreciate that the project includes affordable rental housing. One of the biggest challenges we face as employers is the cost of living and housing for our employees. Anything that meaningfully adds more housing options near major employment centers is important for the long-term health of our local workforce and businesses.

Redeveloping an existing parking area into housing, hospitality, retail, and dining can bring additional activity and employment to the area while making better use of land that is already part of Honolulu’s urban core.

For these reasons, I support Resolution 26-171 and respectfully ask the Committee to allow the 1588 Ala Moana project to move forward.

Mahalo for the opportunity to testify,

Tomas Kloosterboer

Co-Owner

Nalu Health Bar & Café

Name:	Email:	Zip:
Darren Hamasaki	Darren.Hamasaki@OTIS.com	96813
Representing:	Position:	Submitted:
OTIS	Support	Sep 21, 2026 @ 10:43 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Darren Hamasaki. I work for Otis Elevator in Hawaii, and i'm writting to support Resolution 26-171 and 1588 Ala Moana.

Mahalo,

Darren Hamasaki

Otis Elevator Company

Name:	Email:	Zip:
Miki Ikeda	ms.miki.ikeda@gmail.com	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 10:59 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Miki Ikeda, and I live in Kaka‘ako. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As someone who lives in and works in the urban core Honolulu, I know how important Ala Moana is to Honolulu, and I've seen firsthand how much a project like this one can benefit my community.

This project would transform a parking lot into a mix of housing, retail, and dining. With 205 new residences — 69 of them affordable rental homes — situated near transit and everyday amenities, it's the kind of growth that is a win-win for the community.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Miki Ikeda

Kaka‘ako Resident

Name:	Email:	Zip:
Madeline Clifford	madeline@henderson.house	96740
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 11:09 AM

Testimony:

Chair Kia‘āina and Members of the Committee on Zoning and Planning:

My name is Madeline Clifford, and I am a Client Experience Executive with Henderson Design Group, a Hawai‘i-based

interior design and furnishings company. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

Through my work at Henderson Design Group, I have seen firsthand the meaningful employment and professional opportunities that large-scale development projects create for our team and the broader local community. These projects support not only the design and construction industries but also the many local vendors, tradespeople, installers, and other businesses that contribute to bringing these developments to life.

As a Hawai'i-based business, we value opportunities that support our local workforce and strengthen the network of businesses that make our industry possible. Developments such as 1588 Ala Moana have the potential to contribute to these opportunities and support continued economic activity within our community.

I respectfully ask for your support of Resolution 26-171 and the proposed 1588 Ala Moana development.

Mahalo for your time and consideration.

Sincerely,
Madeline Clifford
Client Experience Executive
Henderson Design Group

Name: Michael Kim	Email: michael.kim@boh.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 11:12 AM
Name: Keith Emerson	Email: keith@islandfl.com	Zip: 96817
Representing: Island Flooring	Position: Support	Submitted: Sep 21, 2026 @ 11:17 AM
Name: Jason Yamada	Email: jason@a-1-a.com	Zip: 96819
Representing: A-1 A-lectrician, Inc	Position: Support	Submitted: Sep 21, 2026 @ 11:18 AM
Name: Andrea Zannoni	Email: andre.zannoni@gmail.com	Zip: 96813
Representing:	Position:	Submitted:

Self	Support	Sep 21, 2026 @ 11:22 AM

Testimony:

My name is Andrea Zannoni, and I am a First Vice President, Senior Financial Advisor, and Senior Portfolio Manager with the Hochuli Group at Merrill Lynch Wealth Management in Honolulu. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

For many years, I have worked closely with individuals, families, retirees, and business owners across Hawaii to help them build and protect their financial futures. Through that work, I have seen firsthand how strongly personal financial well-being is connected to the overall strength of our local economy. Economic opportunity, job creation, and access to housing are all critical components of a healthy and resilient community.

The 1588 Ala Moana project represents a meaningful investment in Hawaii's future. According to the project's economic impact study, construction is projected to generate approximately 6,072 jobs and $1.56 billion in economic output during the five-year development period. Once completed, the project is expected to support nearly 800 jobs annually and generate approximately $159.4 million in yearly economic activity, including $40.4 million in off-site visitor spending. These benefits would extend well beyond the project itself, supporting local businesses, workers, and families throughout our community.

Equally important, the project would add 205 residential units, including 69 affordable rental homes. As someone who regularly engages in conversations about long-term financial planning and quality of life, I understand how challenging Hawaii's housing market has become for many working families. Expanding housing opportunities, particularly affordable housing, helps strengthen our workforce and supports a more sustainable future for our island community.

For these reasons, I respectfully urge the Committee to support Resolution 26-171 and approve a project that will contribute to Hawaii's economic vitality, create opportunities for local residents, and help address critical housing needs.

Name:	Email:	Zip:
Lauren Noyle	lauren@1117creative.com	96816
Representing:	**Position:**	**Submitted:**
Eleven 17	Support	Sep 21, 2026 @ 11:34 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Lauren, and I work at Eleven17 Creative, a content and branding strategy firm here in Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Working in the creative space, I see every day how much a well-designed space or destination shapes people's connection to a place. Ala Moana is one of the most recognizable parts of Honolulu and will be home to me and my family in the next

year. How it develops matters to me more than ever before.

1588 Ala Moana would bring 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, to a site that's currently an underused surface parking lot. Thoughtful development like this creates jobs, brings new energy to the neighborhood, and reflects the kind of growth that keeps Honolulu competitive and vibrant. A step toward a better community.

For these reasons, I ask the Committee to support Resolution 26-171 and support the kind of forward-thinking development our city needs.

Mahalo,
Lauren Noyle
Eleven17

Name:	Email:	Zip:
Zak Barry	zak@closetsystemssupply.com	96815
Representing:	Position:	Submitted:
Closet Systems Supply LLC	Support	Sep 21, 2026 @ 11:49 AM

Testimony:
Chair Kia‘āina and Members of the Zoning & Planning Committee,

My name is Zak Barry, and I'm the CEO of Closet System Supply (CSS), a locally owned specialty contractor that installs shelving and closet systems on commercial and residential projects across O‘ahu. I'm writing in support of RES26-171.

In the interest of transparency, CSS has worked with this development team on past projects. I'm writing because I've seen what that work means on the ground. Projects of this scale sustain small local subcontractors like ours and the [#] local workers we employ, and those paychecks stay in Hawai‘i.

Just as important, 1588 Ala Moana adds affordable rentals near transit in the urban core, where working families most need them. Many of the people in our trades are exactly the households those units are designed for.

We need more housing, and we need it built by local hands. I respectfully urge you to support this project.

Mahalo for the opportunity to testify,
Zak Barry
CEO, Closet System Supply

Name:	Email:	Zip:
Joe Barrios	jbarrios@alakaimechanical.com	96819

Representing:	Position:	Submitted:
Alakai Mechanical	Support	Sep 21, 2026 @ 11:50 AM

Testimony:

Dear Sir/Madam,

My name is Joe Barrios, Executive Vice President of Alaka'i Mechanical Corporation. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Our business relies on large construction projects to keep employees working. This project will help increase the housing supply, which Oahu is in need of due to the tight housing market. It will create construction jobs and provide additional employment opportunities for local residents through the development of hotel, retail, and dining spaces.

For these reasons, I sincerely ask the committee to support Resolution 26-171 and approve a project that will keep our construction workforce working and provide work for our local residents.

Thank you,

Joe Barrios

Name:	Email:	Zip:
Jared Wakayama	jared.wakayama@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 12:00 PM

Testimony:

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

This project would transform an existing parking lot into housing close to jobs, shopping, and services. Adding 205 residences, including 69 affordable rental homes is essential to keeping friends and family home. I have seen too many leave for the mainland. I believe developments like this will only help keep our people home, not just with the housing, but with the created jobs.

I respectfully ask the Committee to support 1588 Ala Moana.

Sincerely,

Jared Wakayama

Name:	Email:	Zip:
Craig Endo	craig.endo@tghawaii.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 12:10 PM

Testimony:

Aloha Chair and Members of the Honolulu City Council,

I respectfully submit this testimony in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

As a member of Hawaii's business community, I wanted to throw my support for developments that help address housing needs and those that create jobs. Projects such as 1588 Ala Moana will help address both of those issues.

Mahalo for your time.

Craig Endo

Name:	Email:	Zip:
Tony Mizuno	tmizuno@asbhawaii.com	96817
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 12:18 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Tony Mizuno, and I serve as EVP of Commercial Markets at American Savings Bank. I'm writing to support Resolution 26-171 and 1588 Ala Moana.

Part of my job is assessing which commercial projects genuinely strengthen the markets we lend into, and 1588 Ala Moana stands out to me for how directly it addresses two things Honolulu needs more of: housing and sustained local investment. Turning an underused parking lot into 205 homes, including 69 affordable rentals, alongside hotel and retail space, is exactly the kind of project that pays dividends well beyond its own footprint.

Banks like ours have a stake in seeing our urban core continue to grow responsibly, and this project reflects the kind of long-term commitment to Honolulu that we're glad to stand behind.

I ask the Committee to approve Resolution 26-171 and give this project the green light.

Mahalo,

Tony Mizuno

Name:	Email:	Zip:
Christopher Aguilera	caguilera@tghawaii.com	96822
Representing:	**Position:**	**Submitted:**
Title Guaranty of Hawaii	Oppose	Sep 21, 2026 @ 12:50 PM

Testimony:

I am Chris Aguilera, a resident of Honolulu and Senior Vice President and Escrow State Manager at Title Guaranty Escrow Services. I appreciate the opportunity to provide testimony in support of the 1588 Ala Moana project. The economic scope of this project is substantial:

- 6,072 jobs over five years of construction
- $1.56 billion in economic output during construction
- Approximately 800 jobs annually once operational
- $159.4 million annually in projected economic output, including $40.4 million from off-site visitor spending
- Significant and long-term real property tax revenue

These numbers are extremely important and impactful, but at Title Guaranty, we are in the unique position of interacting with all types of buyers across a broad range of housing types and price points as they purchase their homes. We close nearly all of the developer first sale transactions within the Honolulu metro area and also work on a number of rental projects throughout the state. Through this interaction with buyers across all segments of the market we see first hand the positive and necessary impact that all new housing has on the housing ladder. Every new unit, both rental and for-sale, creates an opportunity for movement up the housing ladder. 1588 Ala Moana represents an important step toward creating additional housing opportunities within Honolulu's urban core where infrastructure, employment centers and transportation already exist. Based on my professional experience working across Oahu's residential real estate market, I believe this project will make a positive contribution to our community and housing supply. For these reasons, I respectfully urge the Committee to approve 1588 Ala Moana project. Mahalo for your consideration.

Name:	Email:	Zip:
Chris Aguilera	chrisags@hotmail.com	96813
Representing:	Position:	Submitted:
Title Guaranty of Hawaii	Support	Sep 21, 2026 @ 12:53 PM

Testimony:

I am Chris Aguilera, a resident of Honolulu and Senior Vice President and Escrow State Manager at Title Guaranty Escrow Services. I appreciate the opportunity to provide testimony in support of the 1588 Ala Moana project. The economic scope of this project is substantial:

- 6,072 jobs over five years of construction
- $1.56 billion in economic output during construction
- Approximately 800 jobs annually once operational
- $159.4 million annually in projected economic output, including $40.4 million from off-site visitor spending
- Significant and long term real property tax revenue

These numbers are extremely important and impactful, but at Title Guaranty, we are in the unique position of interacting with all types of buyers across a broad range of housing types and price points as they purchase their homes. We close nearly all of the developer first sale transactions within the Honolulu metro area and also work on a number of rental projects throughout the state. Through this interaction with buyers across all segments of the market we see first hand the positive and necessary impact that all new housing has on the housing ladder. Every new unit, both rental and for-sale, creates an opportunity for movement up the housing ladder. 1588 Ala Moana represents an important step toward

creating additional housing opportunities within Honolulu's urban core where infrastructure, employment centers and transportation already exist. Based on my professional experience working across Oahu's residential real estate market, I believe this project will make a positive contribution to our community and housing supply. For these reasons, I respectfully urge the Committee to approve 1588 Ala Moana project. Mahalo for your consideration.

Name:	Email:	Zip:
Jonathan Huynh	jhweather123@yahoo.com	96792
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 12:59 PM

Testimony:

Aloha,

I support this project with amendments. Replacing a surface parking lot with 205 residences, including 69 affordable rental homes, along with hotel, retail, and dining across from Ala Moana Regional Park and near a future rail station is exactly what should happen on this site. My comments are aimed at making sure the project delivers what it claims to deliver.

The CD1 improves the resolution in several ways I want to acknowledge. Restoring the unbundled parking requirement is the right call. The CD1 requires the applicant to validate its traffic projections after the project opens and fix any problems the validation finds. That kind of accountability is rare in Honolulu development approvals. The fallback provisions for the bus stop and Biki station are improvements over the original "deemed satisfied" language.

However, the CD1 does not fully close the gaps between this project's TOD claims and what it actually delivers. Several of the concerns I raised in August remain unaddressed. I urge the Committee to adopt the following amendments before approval.

1. Cap residential and hotel parking at 0.5 stalls per unit.
The LUO waives minimum parking requirements for this site. None of the 1,229 proposed stalls are legally required. The TOD Plan recommends a residential maximum of 1.25 spaces per unit. The project proposes roughly 2.1 spaces per residential unit. TOD projects near rail stations across the mainland build far less parking than this. This doesn't even factor the 11,000+ existing parking spaces surrounding Ala Moana Center.

The CD1 restores unbundling, which I support. But unbundling without a cap means the developer can still build 631 stalls for residential and hotel use and sell every one of them. Unbundling changes pricing behavior; a cap changes the physical commitment to car dependency. Both are needed.

I ask the Committee to cap residential and hotel parking at 0.5 stalls per unit. For the 205 residential units and 294 hotel units, that would allow approximately 250 stalls, less than half of the 631 currently proposed. I also ask the Council to

require convertible parking floor design so those floors can be adaptively reused as the rail system matures and demand shifts, and to require automatic conversion of excess capacity within several years of rail station opening.

2. Require HDOT engagement or restrict and increase the Complete Streets contribution to $20 million.
The CD1 removed the option for the applicant to implement Ala Moana Boulevard and Atkinson Drive intersection improvements, leaving only a $5 million monetary contribution. I understand why. The original condition was likely unworkable given HDOT jurisdiction over state highways. But $5 million is not commensurate with the scale of this project.

The project is seeking 687,911 square feet of bonus floor area and 300 feet of additional height. The $5 million Complete Streets contribution represents a small fraction of the bonus floor area value. The project will generate an estimated $1.56 billion in construction economic activity, according to the project's own economic impact study. The intersection of Ala Moana Boulevard and Atkinson Drive is a documented high-injury corridor per DTS. The full reconfiguration envisioned in the TOD Plan, including a fourth crosswalk, scramble timing, curb extensions, removal of channelized right turns, and protected bike lanes, will cost far more than $5 million. The Kakaako pedestrian bridge alone cost $25 million.

I ask the Council to do two things. First, require HDOT to commit in writing to specific intersection improvements, including protected crossings, leading pedestrian intervals, curb extensions, and traffic calming, with an implementation timeline, before SD Major Permit approval. Second, if HDOT does not commit within a defined period, increase the monetary contribution to $20 million and restrict it to pedestrian safety improvements within the Ala Moana TOD area, not released to a general fund.

3. Move the wind tunnel test to before SD Major Permit approval.
The CD1 keeps the wind tunnel test at the foundation permit stage (Condition F). The applicant's own preliminary wind study already flags uncomfortable pedestrian conditions along Atkinson Drive and in the gap between the hotel tower and neighboring buildings. If the wind tunnel test reveals problems requiring design changes at the foundation permit stage, the project is already conceptually approved and the Council's leverage is gone.

I ask the Council to move the wind tunnel requirement to before SD Major Permit approval. I also ask the Council to add language requiring implementation of recommended wind mitigation strategies, not merely evaluation. A study that identifies problems but does not require fixes is not a mitigation measure.

4. Require at least half of the community-benefit affordable units at 60% AMI or below.
The CD1 allows the 38 community-benefit units to be priced at up to 120% AMI for 60 years, or 80% AMI for 30 years. For a family of four, 120% AMI is $184,800. Rentals at that income level are essentially market-rate for many unit types in this location. Calling those units "affordable" is a huge stretch.

The households bearing the worst of this housing crisis are not at 120% AMI. They are at 60% AMI and below, or $92,400 for a family of four. I ask the Council to require at least half of the 38 community-benefit units to be priced at 60% AMI or

below.

5. Require a cumulative viewshed study and specific viewshed mitigation plan as part of the SD Major Permit.
DPP's own report states that the tower will be visible from all of Ala Moana Beach Park and will block the mauka view identified for protection in the PUC Development Plan, the TOD Plan, and the Honolulu Public Views Study. DPP further states that alternative designs "would meet the intended goals of preserving the views better than the proposal." The park serves four million people annually. The mitigation is $1.5 million for street trees elsewhere, or roughly 37 cents per park visitor.

The CD1 does not require a cumulative viewshed study showing this project alongside all approved neighboring towers. It does not require a specific viewshed mitigation plan identifying how the loss of the protected mauka view from Ala Moana Beach Park will be addressed. Street trees in the TOD area are a benefit, but they are not viewshed mitigation because they do not restore what is lost.

I ask the Council to require a cumulative viewshed study as part of the SD Major Permit submittal, and to require a specific viewshed mitigation plan that identifies how the loss of the protected mauka view from Ala Moana Beach Park will be addressed, not merely offset with trees elsewhere.

6. Restore the gray water reuse system.
The original resolution required a gray water reuse system that would offset approximately 30,000 gallons of potable water daily, or roughly 10.8 million gallons annually. The CD1 removed this requirement entirely. At a time when climate change is becoming a crisis and water conservation is a stated priority, removing a concrete, measurable conservation commitment from a major development approval sends the wrong signal. I ask the Council to restore this condition.

7. Strengthen the Atkinson Drive frontage requirements.
The CD1 requires "enhanced landscape screening and pedestrian-oriented design and improvements" to address back-of-house activities and equipment rooms along Atkinson Drive. This language is vague. Atkinson Drive is part of the TOD street network. A service-oriented façade with landscaping does not constitute pedestrian-oriented design. I ask the Council to require specific design standards: transparent ground-floor elements where feasible, architectural treatment of screening walls, and a commitment to active uses at the sidewalk edge wherever the building program allows.

In closing, DPP's own report acknowledges this project does not comply with the TOD Plan as proposed. The CD1 improves the resolution but does not close all the gaps. You have the authority to close them. I ask the Council to adopt these amendments.

Mahalo for your time and for the critical work you do.

Name:	Email:	Zip:
Chris Aguilera	caguilera@tghawaii.com	96813

Representing:	Position:	Submitted:
Title Guaranty of Hawaii	Support	Sep 21, 2026 @ 12:59 PM

Testimony:

Aloha, I apologize. I inadvertently chose "opposed' on a previous submission. I am correcting my submission with this supporting testimony. Please disregard my previous submission. Thank you.

I am Chris Aguilera, a resident of Honolulu and Senior Vice President and Escrow State Manager at Title Guaranty Escrow Services. I appreciate the opportunity to provide testimony in support of the 1588 Ala Moana project. The economic scope of this project is substantial:

- 6,072 jobs over five years of construction
- $1.56 billion in economic output during construction
- Approximately 800 jobs annually once operational
- $159.4 million annually in projected economic output, including $40.4 million from off-site visitor spending
- Significant and long term real property tax revenue

These numbers are extremely important and impactful, but at Title Guaranty, we are in the unique position of interacting with all types of buyers across a broad range of housing types and price points as they purchase their homes. We close nearly all of the developer first sale transactions within the Honolulu metro area and also work on a number of rental projects throughout the state. Through this interaction with buyers across all segments of the market we see first hand the positive and necessary impact that all new housing has on the housing ladder. Every new unit, both rental and for-sale, creates an opportunity for movement up the housing ladder. 1588 Ala Moana represents an important step toward creating additional housing opportunities within Honolulu's urban core where infrastructure, employment centers and transportation already exist. Based on my professional experience working across Oahu's residential real estate market, I believe this project will make a positive contribution to our community and housing supply. For these reasons, I respectfully urge the Committee to approve 1588 Ala Moana project. Mahalo for your consideration.

Name:	Email:	Zip:
Brady Jencks	bjencks@gmail.com	96817

Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 12:59 PM

Testimony:

Aloha,

Making urban Honolulu more densely populated with much needed residences and economic opportunity is a win/win for residents of Hawaii. Dedicating the first three levels of parking of the project to the mall and the public is the right priority allowing for overflow parking of Ala Moana park to remain in place. I support this type of urban planning.

Mahalo,

Brady Jencks		
Name: Lisa Yamada-Son	Email: lisayamada1@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 01:11 PM

Testimony:

Chair and Members of the Zoning and Planning Committee:

I am writing in support of RES26-171 – Approving a Conceptual Plan for an Interim Planned Development-Transit Project for the 1588 Ala Moana Development Project.

As a local resident of Hawai'i, I recognize the urgent need for more housing opportunities for our local families. The 1588 Ala Moana project will help address this need by adding 205 new homes, including 69 affordable rental homes and 136 market-rate residences. Hawai'i needs housing at a range of price points, and increasing both affordable and market-rate inventory is important to meeting the needs of our community.

I also believe there is significant value in having a local developer build homes and invest in Hawai'i. Local development means that investment is being made by people and businesses that are part of our community and have a long-term stake in Hawai'i. These projects create jobs, support local businesses, and help keep economic activity here at home.

As a member of Hawai'i's local construction industry, I see firsthand the broader economic impact that projects like 1588 Ala Moana can have. A project of this scale creates work not only for our local construction trades, but also for architects, engineers, designers, consultants, suppliers, and many other local professionals and businesses. These opportunities support local workers and their families and strengthen Hawai'i's broader economy.

The 1588 Ala Moana project represents an opportunity to create much-needed housing, generate local jobs, support local businesses, and encourage continued investment in our community.

For these reasons, I respectfully support RES26-171 and approval of the conceptual plan for the Interim Planned Development-Transit project for 1588 Ala Moana.

Thank you for the opportunity to provide testimony and for your consideration.

Respectfully submitted,

Lisa Yamada-Son

Name:	Email:	Zip:

Chad Morikawa	chad.morikawa@a-1-a.com	96789
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 01:12 PM

Testimony:

My name is Chad Morikawa, and I am a Project Manager with A-1 A-Lectrician. I have been with the company for 17 years, and I am proud to have built my career working on projects here in Hawai'i.

I am writing in support of Resolution 26-171 and the requested extension for 1588 Ala Moana. I am personally invested in this project because I expect to serve as the Project Manager for the electrical work. This project would provide me with an opportunity to continue working in my profession for years to come, while also creating jobs for many other local workers, tradespeople, and businesses.

I know firsthand how important projects like this are to Hawai'i's construction industry and to the families who depend on these jobs. I am excited about the opportunity to be part of building 1588 Ala Moana and contributing to another major project in our community.

For these reasons, I respectfully ask you to support Resolution 26-171.

Thank you for your consideration.

Respectfully,
Chad Morikawa
Project Manager, A-1 A-Lectrician

Name: Satoshi Tanaka	Email: tanaka_satoshi@yahoo.com	Zip: 96728
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 01:29 PM

Testimony:

I am writing in strong support of this measure to expand affordable housing options on Oahu. Honolulu faces a persistent, severe housing shortage. It drives up the cost of living and forces local families to leave Hawaii. Developing more housing, especially affordable housing, is crucial to keep our communities intact and stable.

I support this initiative for several key reasons:

1) Keeping Local Families in Hawaii: High housing costs tear families apart. This development provides safe, stable, and attainable options. It ensures future generations can live and work in the communities where they grew up.

2) Economic Stability: Lowering housing costs helps families spend money on other essentials. They can invest in

healthcare, education, and local businesses, which strengthens Honolulu's overall economy.

3) Smart Growth and Transit Alignment: Using mixed-use spaces and building near transit corridors reduces traffic. It also protects our natural environments and agricultural lands from urban sprawl.

Our working families, teachers, healthcare workers, and kupuna need immediate, systemic solutions to the housing crisis. This measure represents a vital step toward a more equitable and resilient Honolulu. For these reasons, I respectfully urge the committee to pass this measure. Mahalo for your leadership and dedication to protecting Hawaii's future.

Name:	Email:	Zip:
Jason Yamamoto	yamamotoj@coasthi.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 01:39 PM

Name:	Email:	Zip:
Kenneth Sakurai	sakuraik@coasthi.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 01:41 PM

Name:	Email:	Zip:
Steve Heimler	srandallh7@gmail.com	96815
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 01:55 PM

Name:	Email:	Zip:
Ryan Ando	rando@alakaimechanical.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 01:56 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Ryan Ando, President of Alaka'i Mechanical Corporation, a Honolulu-based mechanical contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a large mechanical contractor, our business relies on large-scale projects such as 1588 Ala Moana to keep our workforce busy and allow the opportunity to bring new tradespeople into the industry. The construction industry is a vital part of our local economy and projects such as these allow local tradespeople the chance to build a long, sustainable career.

O'ahu is in dire need of more housing. 1588 Ala Moana will replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes. This project will also add hotel, retail, and dining which should help boost our struggling tourism industry.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will keep our construction workforce building for many years to come.

Mahalo,
Ryan Ando
President, Alaka'i Mechanical Corporation

Name:	Email:	Zip:
Hawaii LECET	info@hawaiilecet.org	96817
Representing:	Position:	Submitted:
Hawaii LECET	Support	Sep 21, 2026 @ 02:01 PM

Name:	Email:	Zip:
Michael Imanaka	michael@kobayashi-group.com	96813
Representing:	Position:	Submitted:
Kobayashi Group	Support	Sep 21, 2026 @ 02:07 PM

Testimony:
Good morning, Chair and Members of the Committee. My name is Michael Imanaka, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As someone who works in Honolulu's real estate industry, I believe we need thoughtful projects that add housing, support local jobs and businesses, and make better use of land near transit and existing services. 1588 Ala Moana will help advance these goals while bringing 69 affordable rental homes to the urban core.

I respectfully ask for your support.

Mahalo,

Michael Imanaka

Name:	Email:	Zip:
David Thompson	dthompson@walterpthompson.com	96801
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 02:12 PM

Name:	Email:	Zip:
Darryl Soon	darryl@envsnintl.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 02:18 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Darryl Soon. I'm the founder/principal of Envision International, a Honolulu firm specializing in environmental graphic design, identity, and branding. I'm writing in support of the 1588 Ala Moana project.

Great places aren't just built, they're designed to be experienced. A project of this scale is a rare opportunity to shape how people navigate, understand, and connect with a neighborhood, through wayfinding, signage, and a sense of place that reflects Ala Moana's character. It's also work that supports local creative firms like mine. Branding, identity, and environmental design are specialized fields, and projects like 1588 give Hawai'i-based designers a chance to shape how a major development looks, feels, and functions, right here at home.

Beyond that, 1588 brings real, measurable benefits: hundreds of permanent jobs, tens of millions in annual economic output, and much-needed housing, including 136 market homes and 69 affordable rental homes.

I believe this is the kind of thoughtful development that strengthens Ala Moana for the long term. I urge the Committee to support this project.

Mahalo for your time and consideration.

Sincerely,
Darryl Soon
Principal
Envision International

Name:	Email:	Zip:
Nico Eder	nkeder.d4@gmail.com	96797
Representing:	Position:	Submitted:
A-1-Alectrician	Support	Sep 21, 2026 @ 02:27 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Nico Eder, and I am a Project Engineer with A-1-Alectrician. I am writing in support of Resolution 26-171 for 1588 Ala Moana.

As someone born and raised in Hawaii, being able to support my family and build a future here at home is very important to me. Projects like this provide stable, long-term employment and income that help local families thrive. They also create valuable opportunities for many of my colleagues across a wide range of trades and professions, allowing them and their families to remain in Hawaii rather than relocating to the mainland in search of work.

I believe keeping these jobs and investments in Hawaii, rather than outsourcing them elsewhere, is a significant investment in our local workforce, economy, and community. Supporting projects like this helps create lasting opportunities for residents while strengthening our state's future.

I also appreciate that, upon completion, this project will deliver much-needed housing and create long-term career opportunities in fields such as hospitality, security, maintenance, property management etc.

I respectfully ask the Committee to support Resolution 26-171 and allow the 1588 Ala Moana project to continue moving forward.

Mahalo,
Nico Eder

Name:	Email:	Zip:
Melvin Leon Guerrero	mel.leonguerrero@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 03:01 PM

Testimony:
Aloha Chair and Members of the Committee,

My name is Mel, and I am a real estate professional and resident of O‘ahu. I am writing in strong support of Resolution 26-171 and 1588 Ala Moana.

As both a real estate professional and someone who calls Hawai‘i home, I believe we need to continue creating housing in thoughtful, responsible ways. Transforming an underutilized surface parking lot into new homes for luxury buyers and affordable renters, retail, dining, and community activity is a positive investment in an established area close to jobs, services, shopping, and transit.

I respectfully encourage the Committee to support Resolution 26-171 and allow this project to move forward.

Mahalo for your time, service, and consideration.
Mel

Name:	Email:	Zip:
Stan Sato	stan@jki.com	96825
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 03:08 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Stan Sato. I'm principal of J. Kadowaki, Inc., a general contracting firm that has built projects across O‘ahu for decades. I'm writing in support of the 1588 Ala Moana project.

Projects of this size put our local construction industry to work. Tradespeople, subcontractors, suppliers, equipment operators — a project like 1588 keeps hundreds of skilled workers employed for years with local companies who know how to build in Hawai‘i.

That work adds up. Once fully operational, 1588 is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring state and city revenue. It will also add 136 market homes and 69 affordable rental homes to a neighborhood that badly needs more housing.

As someone who has spent a career building in this community, I see 1588 as exactly the kind of project that keeps our local construction workforce strong and delivers lasting value to Honolulu. I urge the Committee to support this project.

Mahalo for your time and consideration.

Sincerely,

Stan Sato

Principal, J. Kadowaki, Inc.

Name:	Email:	Zip:
Benny Capalnas	bennyc@aamericanflooring.com	96813
Representing:	Position:	Submitted:
A-American Custom Flooring, Inc.	Support	Sep 21, 2026 @ 03:16 PM

Testimony:

Honolulu City Council

Committee on Zoning and Planning

530 South King Street

Honolulu, Hawaii 96813

Re: Testimony in Support of Resolution 26-171

Dear Chair and Members of the Committee:

My name is Benny Capalnas, and I am the Vice President of A-American Custom Flooring, Inc. I am writing to express my strong support for Resolution 26-171 concerning the 1588 Ala Moana development project.

Approval of this project would create approximately 60 jobs for our company. These employment opportunities would directly benefit our employees and their families, all of whom live here in Honolulu. The project would provide meaningful work for local construction professionals while supporting a locally operated business and contributing to Hawaii's economy.

For companies such as ours, major construction projects are essential to maintaining a stable workforce and providing long-term employment opportunities. Resolution 26-171 would help sustain good local jobs, support Hawaii families, and generate broader economic activity within our community.

For these reasons, I respectfully urge the Honolulu City Council to support and approve Resolution 26-171.

Thank you for the opportunity to provide this testimony and for your consideration.

Respectfully submitted,

Benny Capalnas
Vice President
A-American Custom Flooring, Inc.

Name:	Email:	Zip:
Florence Chong	fchong@me.com	96821
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 03:21 PM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,
I am writing in support of the 1588 Ala Moana project. I care deeply about how we grow Honolulu responsibly in a way that creates housing and economic opportunity for local families and future generations.
Housing is especially personal to me. My daughters are currently living and working on the Mainland, and like many parents in Hawai'i, I hope they will one day have the opportunity to return home, build their lives and careers here, and contribute to the community that raised them. For that to be possible, Hawai'i needs more housing choices, a healthy economy and meaningful local jobs.

That is why I value what 1588 Ala Moana brings together: 205 new homes, including 69 affordable rental homes for households earning at or below 80% of AMI, along with hospitality, retail and dining uses that will create ongoing employment opportunities.

I particularly appreciate the affordable rental housing. Homeownership is not within reach for every household, and quality rentals near jobs, transportation and services are an important part of addressing Hawai'i's housing shortage.

I also see value in where this growth is occurring. The project makes use of an already developed parking site in our urban core rather than displacing existing homes or expanding onto undeveloped land.

Through my work, I see firsthand how interconnected Hawai'i's hospitality, retail and small-business communities are. I have also worked with this developer on other affordable housing projects and have seen their commitment to our island community firsthand. Their willingness to pursue innovative sustainability solutions, including graywater reuse, energy efficiency and EV infrastructure, reflects the kind of forward-thinking approach I believe is important as O'ahu grows.

Ultimately, I want Hawai'i to remain a place where our children can come home, find housing and meaningful careers, raise their families and contribute to a strong future for our islands.

Thank you for the opportunity to submit testimony.

Florence Chong

Name:	Email:	Zip:
blair Suzuki	blairsuzuki@gmail.com	96815
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 03:21 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Blair Suzuki and I was born and raised on O'ahu. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I believe this project is an opportunity to deliver much-needed additional affordable housing while transforming an underutilized corner of Ala Moana Center into a vibrant and welcoming gateway connecting Ala Moana, Waikīkī, and Ala Moana Beach Park. In addition to improving this important corner of the neighborhood, the project will create construction and permanent jobs, support visitor spending, and generate additional property tax revenue for the City.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Blair Suzuki

Name:	Email:	Zip:

Mike Baban	mikeb@aamericanflooring.com	96814
Representing: A-American Custom Flooring	Position: Support	Submitted: Sep 21, 2026 @ 03:29 PM

Testimony:

Testimony in Support of Resolution 26-171

Dear Chair and Members of the Committee:

My name is Mike Baban, and I serve as Senior Vice President of A-American Custom Flooring, Inc. As a resident of the Ala Moana area, I am writing to express my strong support for Resolution 26-171 and the proposed 1588 Ala Moana development project.

These jobs would directly support our employees, strengthen our local workforce, and generate meaningful economic activity within the community. They provide food on the table for many families.

As both a local business leader and an Ala Moana resident, I recognize the importance of responsible development that creates employment and invests in the surrounding community. Projects of this scale allow local companies like ours to maintain a stable workforce, provide long-term career opportunities, and continue contributing to Hawaii's economy.

Resolution 26-171 represents an important opportunity to support local businesses, create jobs for Hawaii residents, and encourage continued investment in the Ala Moana community.

For these reasons, I respectfully urge the Honolulu City Council to support and approve Resolution 26-171.

Thank you for the opportunity to submit this testimony and for your thoughtful consideration.

Respectfully submitted,

Mike Baban
Senior Vice President
A-American Custom Flooring, Inc.
Ala Moana Resident

Name: Adrian Baban	Email: adrianb@aamericanflooring.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 03:30 PM

Testimony:

Honolulu City Council

Committee on Zoning and Planning

530 South King Street

Honolulu, Hawaii 96813

Re: Testimony in Support of Resolution 26-171

Dear Chair and Members of the Committee,

My name is Adrian-Viorel Baban, and I work in project coordination and estimation for A-American Custom Flooring Hawaii. I am writing to add my personal support for Resolution 26-171 regarding the 1588 Ala Moana development project.

In my daily work, I handle the material selection, takeoffs, and the hands-on coordination required to bring large-scale commercial spaces to life. From my perspective on the ground, projects of this magnitude are exactly what our local industry needs. They do much more than just elevate the area visually; they directly translate into months of steady, meaningful work for those of us organizing the logistics, ordering the materials, and executing the builds.

When developments like 1588 Ala Moana move forward, they create a vital ripple effect. They allow local professionals to stay busy, refine our trades, and support our families right here in Honolulu. Approving this project ensures that the local workforce—from the coordinators at the desk to the teams installing the final finishes on site—remains actively engaged in shaping our community.

I respectfully urge the Committee to approve Resolution 26-171.

Thank you for your time and for the opportunity to share my perspective.

Respectfully submitted,

Adrian-Viorel Baban

Estimator

A-American Custom Flooring Hawaii

Name:	Email:	Zip:
Julieanna Claire Coloma	jcoloma@ack-inc.com	96707
Representing:	Position:	Submitted:
Albert C. Kobayashi	Support	Sep 21, 2026 @ 03:31 PM
Testimony:		

My name is Julieanna Coloma and am a 22-year-old resident of Oahu, Hawaii. My connection with Ala Moana is a great place where different communities can come together to create a great entertainment and comfortable experience. I personally support the project 1588 Ala Moana because it can support affordable homes for residences while accommodating them more local jobs for those in need such as, construction jobs and specially creating more spaces for local businesses.

Name:	Email:	Zip:
Tyson Tagami	taga3080@pacificu.edu	96816
Representing:	**Position:**	**Submitted:**
Albert C. Kobayashi	Support	Sep 21, 2026 @ 03:33 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My Name is Tyson Tagami and I work for Albert C. Kobayashi, a hawaii general contractor company. I am writing in support of Resolution 26-171 and 1588 Ala Moana. In the years that I have lived in Hawai'i, I have seen that it is getting harder and harder for the next generation to build a future and family here. An affordable home building in the center of Ala Moana will help provide opportunities for many residents of all ages to enjoy this community. Not only that, but this will also allow local businesses to attract more attention from local residences as well. I respectfully ask the committee to support resolution 26-171 and allow 1588 Ala Moana to move forward.

Thank you for your consideration,

Tyson Tagami/Project Engineer/ Albert C. Kobayashi

Name:	Email:	Zip:
John Ionel Capalnas	johnc@aamericanflooring.com	96813
Representing:	**Position:**	**Submitted:**
A-American Custom Flooring, Inc.	Support	Sep 21, 2026 @ 03:33 PM

Testimony:

Testimony in Support of Resolution 26-171

Dear Chair and Members of the Committee:

My name is John Capalnas, and I am the President of A-American Custom Flooring, Inc. I am writing to express my strong support for Resolution 26-171 and the proposed 1588 Ala Moana development project.

This project would provide significant work opportunities for our company and help us maintain steady employment for our local workforce. Our employees live and raise their families here in Hawaii, and projects of this scale are important to supporting their livelihoods and creating greater stability within the construction industry.

As the president of a local company, I understand how responsible development benefits more than the businesses directly involved. It supports local workers, strengthens their families, creates opportunities for subcontractors and suppliers, and generates economic activity throughout the community.

Resolution 26-171 represents an important opportunity to support Hawaii businesses, sustain local employment, and encourage continued investment in the Ala Moana community.

For these reasons, I respectfully urge the Honolulu City Council to support and approve Resolution 26-171.

Thank you for the opportunity to submit this testimony and for your thoughtful consideration.

Respectfully submitted,

John Capalnas
President
A-American Custom Flooring, Inc.

Name: Joshua Capalnas	Email: joshc@aamericanflooring.com	Zip: 96813
Representing: A-American Custom Flooring Hawaii	Position: Support	Submitted: Sep 21, 2026 @ 03:38 PM

Name: Julianne Fieman	Email: juliechuhawaii@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 03:52 PM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Julie Chu Fieman. My family and I are preparing to move into the Ala Moana neighborhood. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I am the owner of Oysters Hawaii, a mobile oyster shucking business. I'm hoping to open a new location in the Ala Moana area to better serve our customers. A project like this would help make that possible. As someone who plans to live and work in this neighborhood, I hope to see this project approved.

1588 Ala Moana would turn an underused surface parking lot into 205 new residences, including 69 affordable rental

homes, along with hotel, retail, and dining space. Growth like this brings the kind of foot traffic and neighborhood activity that small, local businesses like ours depend on.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will give businesses like mine new opportunities to grow in Ala Moana.

Mahalo,
Julie Chu Fieman
Owner, Oysters Hawaii

Name:	Email:	Zip:
Calin Bodea	calinb@aamericanflooring.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 03:55 PM

Name:	Email:	Zip:
Richard Moniz	e.kaulei.175@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 04:01 PM

Testimony:

Aloha,

A well-planned residential development can serve as a powerful economic catalyst for Hawaii by generating long-term employment opportunities for local residents and stimulating sustained workforce growth. Beyond job creation, such a project can modernize and beautify the surrounding area, elevating the overall quality of the neighborhood and encouraging further community investment.

The development also has the potential to attract both international and local investors, strengthening Hawaii's economic base and diversifying revenue streams.

When designed with intention, it can stand as a model for environmentally conscious, green building practices, showcasing how sustainable development can be successfully integrated into island communities. Additionally, the project's location can become a point of interest for international visitors, enhancing Hawaii's reputation abroad and contributing to increased tourism activity, which remains one of the state's most vital economic drivers.

Mahalo

Richard E K Moniz

Name:	Email:	Zip:
Nathaniel Schaul	nathaniels@notkinhi.com	96814
Representing:	Position:	Submitted:

Self	Support	Sep 21, 2026 @ 04:06 PM

Name: Reiko Botelho	Email: reikob@aamericanflooring.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 04:11 PM

Testimony:

Dear Chair and Members of the Committee:

My name is Reiko, and I am writing to express my support for Resolution 26-171 concerning the proposed 1588 Ala Moana development.

As someone who works in the local construction industry, I understand firsthand how important new construction projects are to Honolulu's workforce and local businesses. Projects of this size create opportunities for local contractors, subcontractors, suppliers, and construction workers, while helping provide steady employment for people and families who live here in Hawai'i.

For our company, the 1588 Ala Moana project would directly support our employees and their families while also contributing to the broader local economy. When construction projects move forward, the benefits extend beyond the project itself by creating work for many different trades and supporting businesses throughout the community.

I believe continued investment in new construction is important for Honolulu. Major developments can provide opportunities for local workers, support locally operated businesses, and contribute to the long-term economic activity of our community. For these reasons, I respectfully ask the Honolulu City Council to support Resolution 26-171 and allow this project to continue through the approval process.

Name: George Gutierrez	Email: gtggutierrez@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 04:12 PM

Testimony:

As a local full-time resident, born and raised in Hawaii that has also lived on the mainland I have witnessed the economic gap in Hawaii increase rapidly each year. Done properly, new developments such as 1588 Ala Moana does not increase this gap, rather it helps reduce it. Construction jobs created at the beginning of the project supports our very important construction industry that has driven our economy for decades. Through the life of the project it will also provide affordable opportunities for local families in the Ala Moana and Waikiki area where many are employed. Please consider my support for 1588 Ala Moana.

Name:	Email:	Zip:

Timothy Powell	tim@powellaucello.com	96814
Representing: Powell & Aucello LLC	Position: Support	Submitted: Sep 21, 2026 @ 04:14 PM

Name: Justina Ladogana	Email: justina@naluhealthbar.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 04:22 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Justina Ladogana, and I am one of the owners of Nalu Health Bar & Café. We are a local business with four locations across O'ahu, including one in the Ala Moana area.

I am writing in strong support of Resolution 26-171 and the 1588 Ala Moana project. As a local business owner, I believe projects like this are important for creating more activity and supporting businesses in our community. Bringing new residents, hotel guests, workers, and visitors into the area will help create more opportunities for local businesses like ours.

I also appreciate that the project includes new housing, including 69 affordable rental homes, while bringing retail, dining, and hospitality together in an already established area. I believe this is a positive way to make better use of the existing space and contribute to the continued growth and vitality of Ala Moana area.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

M.Justina Ladogana
Co-owner
Nalu Health Bar & Café
Honolulu, Hawai'i

Name: Malia Zannoni	Email: maliazannoni@gmail.com	Zip: 96813
Representing: Self	Position: I wish to comment	Submitted: Sep 21, 2026 @ 04:27 PM

Name: JAYSON OKAZAKI	Email: jaysonokazaki@gmail.com	Zip: 96825

Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 04:39 PM

Testimony:

Been living here all my 36 years of life, you always get a sense of wanting to see Oahu continue to find the appropriate types of development. Having a locally owned developer push for not only affordable rental units but also hotel accommodations providing more jobs along with added retails spaces seems like a great opportunity. Especially in an area that seemed to be a bit wasted as just a parking structure.

Name:	Email:	Zip:
Norman Cheng	normcheng@yahoo.com	96817

Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 04:48 PM

Testimony:

As a business owner, I see firsthand how investment and economic activity affect local businesses, employees, and the broader community. Development creates opportunities not only for those directly involved in construction, but also for the many local businesses and professionals who support our economy.

As a resident, I recognize the importance of thoughtful development that makes productive use of land in our established urban neighborhoods. The proposed 1588 Ala Moana project presents an opportunity to transform an underutilized surface parking lot into residential housing, retail, dining, and additional activity in the Ala Moana area.

I encourage the Committee to consider the project's potential contribution to Honolulu's economic vitality, employment opportunities, and the continued evolution of Ala Moana as a place to live, work, and enjoy.

Respectfully submitted,

Norman Cheng

Name:	Email:	Zip:
Amado Sanchez	amados@groupbuilders.net	96819

Representing:	Position:	Submitted:
Group Builders, Inc.	Support	Sep 21, 2026 @ 04:58 PM

Name:	Email:	Zip:
Miles Yamada	myamada2007@yahoo.com	96818

Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 05:18 PM

Testimony:

I support this project because I believe it will create jobs and housing for the people, both of which are always in demand.

Name:	Email:	Zip:
Danny Kim	danny@kohafoods.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 05:28 PM

Testimony:

My name is Danny Kim. I've lived on Oahu for over 50 years and currently own and operate Koha Foods, a Hawaii-based food manufacturing and distribution company. I'm writing in support of the proposed 1588 Ala Moana mixed-use development.

As a local business owner, I see firsthand how the people who keep our restaurants, hotels, and food production running are being priced out of this island. The 69 affordable rental units in this project, reserved at or below 80% of area median income, are exactly the kind of housing our workforce needs.

More broadly, I believe any new housing supply benefits our community. Given Oahu's severe housing shortage, every new unit — market-rate or affordable — makes a difference. When someone moves into a new home, they free up the one they left, and that unit becomes available to someone else. That turnover, multiplied across hundreds of new units, helps relieve pressure across the entire housing market.

This project also brings real economic value — over 6,000 construction jobs, roughly 800 permanent jobs at full operation, and activity that ripples out to businesses like mine across the local food supply chain.

I urge the Committee to approve this project.

Mahalo for your time and consideration

Name:	Email:	Zip:
Justin Shimazu	justinshimazu00@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 05:34 PM

Testimony:

I support this - more affordable rentals/units is better for locals

Name:	Email:	Zip:
Steve Pak	steve.pak@ferguson.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 05:52 PM

Name:	Email:	Zip:
Davis Kobayashi	dkobayashi@advantage-ins.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 06:51 PM

Testimony:

I am writing in support of RES26-171. I am a business owner in the Honolulu district and see a lot of value in having a project like 1588 Ala Moana being built. Not only will it provide jobs but it will also provide substantial property tax to our state. Ala Moana Center needs this project as there will be many tourist who will stay in the hotel and shop at the mall. In a time when online shopping dominates retail sales, the mall needs consumers to stay in business more than ever.

Name:	Email:	Zip:
Joelle Uyeda	joelleumail-2@yahoo.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:02 PM

Name:	Email:	Zip:
Eric Yamamoto	eric@refinedhawaii.com	96706
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:18 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Eric K. Yamamoto and I am co-owner of Better Homes & Gardens Real Estate Refined. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

The project will introduce residential housing including affordable rental units to help ease Hawaii's housing shortage. It will also include hotel operations, which would create long-term jobs and boost visitor spending thanks to its location next to Ala Moana. That increased spending would in turn drive demand for more local jobs, something the state urgently needs.

The project would replace an underutilized surface parking lot with housing, retail, dining and new activity in an established neighborhood.

I respectfully ask the Committee to support 1588 Ala Moana.

Mahalo,

Eric K. Yamamoto

Principal Broker/Co-Owner

Better Homes & Gardens Real Estate Refined

Name:	Email:	Zip:
Hoala Greevy	hg+testimony@paubox.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 08:28 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Hoala Greevy and I was born and raised in Honolulu. Hailing from Liliha, I'm a proud McKinley High School graduate and am writing in support of Resolution 26-171 and 1588 Ala Moana.

Honolulu needs more affordable rental units and it's my understanding this plan achieves that. In addition, the amount of empty parking stalls on the Diamond Head makai side of Ala Moana Center deserves a better use.

The project would transform an existing shopping center parking site into housing and new activity close to jobs, shopping, services and transit.

I ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Hoala Greevy

part-time Honolulu resident, 96814

Name:	Email:	Zip:
Hans Koch	kochventures@gmail.com	96813
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 08:56 PM

Name:	Email:	Zip:
Paige Pai	paige.pai@cbrealty.com	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 09:08 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Paige Pai, and I am a Realtor and Transaction Manager with Coldwell Banker Realty. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Through my work in real estate, I see firsthand how difficult it can be for local residents and families to find housing that is both suitable for their needs and within their budget. Increasing the availability of housing, particularly affordable rental housing, is an important part of addressing this challenge. I also believe that the jobs created by projects like 1588 Ala Moana can provide more opportunities for local workers to earn a living here, remain in Hawai‘i, and work toward the goal of eventually being able to purchase a home of their own.

This project would add 205 residential homes in the urban core, including 69 affordable rental homes at up to 80% AMI, close to employment and transit. No single project solves Hawai'i's housing needs, but adding homes and creating local employment opportunities are meaningful steps in the right direction.

For these reasons, I respectfully ask the Committee to support 1588 Ala Moana.

Mahalo for your time and consideration,
Paige

Paige Pai
Realtor
Coldwell Banker Realty

Name:	Email:	Zip:
Trevor Benn	trevor@forwardrealty.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 09:13 PM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee:

My name is Trevor Benn. I am the President and Principal Broker of Forward Realty, and I served as 2025 President of the Honolulu Board of REALTORS®. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Through my work across O'ahu's real estate market, I see firsthand how persistent our housing shortage remains and how much demand exists at every level. I have been an advocate for increasing supply via smart development. We need more inventory in all strata of the market. Projects that add meaningful housing supply, particularly in well-connected, transit-oriented locations, are exactly what our market needs.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, in one of Honolulu's most established neighborhoods. Development of this kind gives buyers and renters more options in a market where inventory continues to fall short of demand.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will help meet Honolulu's ongoing housing needs.
Mahalo,
Trevor Benn
President/Principal Broker

Forward Realty

Name:	Email:	Zip:
Dustin Lau	dustinlau63@gmail.com	96744
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 09:17 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Dustin Lau, and I live in Kāneʻohe. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a resident of Oʻahu, I've seen how much our island benefits when we make smart use of the urban core. Turning an underused surface parking lot into new housing and community space is exactly the kind of thoughtful development our neighborhoods need.

This project would add 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, all within the Ala Moana transit-oriented development area. It's a practical way to bring more housing and opportunity into a part of town that's already well connected to jobs and transit.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Dustin Lau

Kāneʻohe Resident

Name:	Email:	Zip:
Kiley Nakamura	knakamura@asbhawaii.com	96797
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 09:31 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kiley Nakamura, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I oversee Commercial Real Estate Lending at American Savings Bank — spending much of my days looking closely at what makes a development succeed — not just financially, but for the neighborhood around it. From my perspective, I believe 1588 Ala Moana creates a substantial benefit for the Ala Moana community. The project combines housing, hospitality, retail, and dining together on a site that's currently doing little more than holding cars.

Trading an underused surface parking lot for 205 new residences, including 69 affordable rental homes, along with hotel and retail space, is the kind of shift that our community needs. It's also the kind of project that demonstrates real, lasting confidence in the revitalization of Honolulu's urban core.

I ask the Committee to support Resolution 26-171 so this project can move forward and deliver these benefits to the neighborhood.

Mahalo,
Kiley Nakamura
Senior Vice President, Commercial Real Estate Lending Division
American Savings Bank

Name:	Email:	Zip:
Hal Wilkerson	hal@hicoastal.com	96813
Representing:	**Position:**	**Submitted:**
Hawaii Coastal Property Management	Support	Sep 21, 2026 @ 09:34 PM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Hal Wilkerson, and I am Principal Broker of Hawaii Coastal Property Management. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In my work managing residential properties across Oʻahu, I see firsthand how tight our housing market remains and how much demand there is for new units at every price point, particularly affordable rentals. Adding supply in a well-located, transit-connected area like Ala Moana is one of the more effective ways to ease that pressure.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Development like this gives renters and homeowners more options in a part of the city where good options are hard to find.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will help meet Honolulu's ongoing housing needs.

Mahalo,
Hal Wilkerson
Principal Broker, Hawaii Coastal Property Management

Name:	Email:	Zip:
Corey Matsuoka	coreymats@yahoo.com	96817
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 21, 2026 @ 09:42 PM

Name:	Email:	Zip:

Fernando Frontera	ffrontera@baseengr.com	96813
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 10:02 PM

Testimony:

My name is Fernando Frontera and I'm a structural engineer with BASE which is a local design firm. I've spent my career working in Hawai'i's design and construction industry, and I know firsthand how much effort, collaboration, and commitment it takes to bring a major project like 1588 Ala Moana from an idea to something that can actually be built.

As a parent of young children, I also think a lot about what kind of Honolulu we are building for the next generation. I want my children to grow up and be part of a community that continues to create opportunities for local families and businesses, and provides more places for people to stay and live in Hawai'i.

I believe the 1588 Ala Moana project represents that kind of continued investment in Honolulu. It also creates opportunities for local design companies like mine and for the many people in construction who make these projects possible.

For these personal and professional reasons, I support Resolution 26-171 and the 1588 Ala Moana project.

Name: Macy Khounkeo	Email: macy@olaysthaiexpress.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Sep 21, 2026 @ 10:13 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Macy Khounkeo, and I am an owner of Olay's Thai-Lao Cuisine in Honolulu. My significant other, son, and I live in Ala Moana. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a small-business owner and employer in Honolulu, I know how much local activity and foot traffic matter to small businesses. As a resident raising our young son in Ala Moana, I also think often about what kind of neighborhood we're building for his future, including the availability of housing and jobs.

1588 Ala Moana would transform a parking lot into new housing, including 69 affordable rental homes, plus a hotel, retail, and dining space. Development like this supports both families and small businesses, helping keep Ala Moana a strong place to live and work.

I urge the Committee to support Resolution 26-171 and approve a project that will benefit our neighborhood and the family businesses within it.

Mahalo,

Macy Khounkeo

Name:	Email:	Zip:
KEITH CHAN	keithc@notkinhi.com	96816-4767
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 10:28 PM

Name:	Email:	Zip:
B William Carl	billcarl66@gmail.com	96734
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 10:40 PM

Testimony:

Testimony in Support of Resolution 26-171

1588 Ala Moana Development

Aloha Chair Kia‘āina and Members of the Committee on Zoning and Planning,

I am writing as an O‘ahu resident in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

Having spent much of my career in the restaurant and hospitality industry, I look at a project like this in part through the lens of the people who will ultimately work there and the businesses that will benefit from the additional economic activity it creates.

Hotels, restaurants, and retail businesses support a wide range of jobs, from entry-level positions that provide an important first step into the workforce to skilled culinary, operations, sales, and management careers. They also support many businesses that are less visible to the public, including local food and beverage distributors, suppliers, maintenance companies, transportation providers, and other service businesses. A major mixed-use development can therefore have an economic impact that extends well beyond the boundaries of the property itself.

I also appreciate that this proposal combines economic development with additional housing, including affordable rental housing. Housing costs are a major challenge for people working in Hawai‘i's service and hospitality industries. It is increasingly difficult for businesses to recruit and retain employees when workers cannot afford to live near the communities where they work. I believe it is important that major new developments contribute to addressing that challenge.

I also think Ala Moana is a logical location for additional visitor accommodations. Hawai‘i will continue to have a significant visitor economy, but visitor accommodations and the economic activity associated with them do not all need to be concentrated in the center of Waikīkī. Ala Moana is already a major destination with shopping, dining, transportation, housing, and employment. Providing additional accommodations in this area can help broaden where visitor spending occurs and create opportunities for restaurants and other businesses outside the traditional Waikīkī core.

From my experience in the food, beverage, and hospitality industries, I know that strong restaurants and service businesses depend on both customers and a reliable local workforce. Development that brings together housing, hospitality, restaurants, retail, and other uses can help support both sides of that equation.

Projects of this size should be expected to provide meaningful benefits to the surrounding community, and I encourage the Council to ensure that commitments related to affordable housing and other community benefits remain a significant part of the project as it moves forward.

I believe the 1588 Ala Moana development has the potential to create good employment opportunities, support local businesses and suppliers, contribute needed housing, and strengthen an important part of Honolulu's urban economy.

For these reasons, I respectfully support Resolution 26-171.

Mahalo for the opportunity to testify.

Name:	Email:	Zip:
Caroline Carl	caroline.neary@gmail.com	96734
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 10:44 PM

Testimony:

Testimony in Support of Resolution 26-171

1588 Ala Moana Development

I am writing as an O‘ahu resident in support of Resolution 26-171 and the proposed 1588 Ala Moana mixed-use development.

I believe this project represents the kind of thoughtful, mixed-use development that makes sense for Honolulu's urban core. In particular, I support the inclusion of affordable rental housing as a meaningful component of the project. Hawai‘i's housing shortage affects nearly every aspect of life here, including our ability to retain local families and maintain the workforce that supports our communities and economy. When additional density is considered in a well-served urban area such as Ala Moana, I believe creating additional housing, including affordable housing, should be one of the most important community benefits.

I also support the broader community and economic benefits associated with the project. A development of this scale represents significant construction activity and employment, followed by ongoing jobs associated with the hotel, retail, restaurants, residential operations, and other businesses on the property. These are important opportunities for local workers and businesses and contribute to a stronger and more diverse economic base.

The project's location is also important. Ala Moana is already one of Honolulu's most active mixed-use districts, with housing, retail, employment, recreation, visitor accommodations, and major transportation infrastructure concentrated within a relatively small area. Continuing to place housing and economic activity within established urban areas makes more sense to me than encouraging additional development and sprawl elsewhere on the island.

I also see value in providing additional visitor accommodations outside the traditional center of Waikīkī. Tourism will continue to be an important part of Hawai'i's economy, but that does not mean visitor activity needs to remain as heavily concentrated geographically as it has historically been. Ala Moana already functions as a major destination for residents and visitors alike. Thoughtfully locating some future visitor accommodations in areas such as Ala Moana can help distribute tourism activity across a broader portion of Honolulu's urban core while supporting businesses, jobs, and investment outside the center of Waikīkī.

I recognize that a project of this scale requires careful consideration of infrastructure, transportation, neighborhood impacts, and the public benefits provided in exchange for additional height and density. I encourage the Council to continue working to maximize those benefits, particularly affordable housing and improvements that will serve the surrounding community.

Overall, I believe 1588 Ala Moana presents an opportunity to add needed housing, create jobs and economic activity, provide meaningful community benefits, and support a more diversified and thoughtfully planned urban Honolulu.

For these reasons, I respectfully support Resolution 26-171.

Mahalo for the opportunity to testify.

Name:	Email:	Zip:
Loren Lee	leelorenct@gmail.com	96822-1625
Representing:	Position:	Submitted:
Self	Support	Sep 21, 2026 @ 11:21 PM

Testimony:

Dear Chair and Members of the Committee,

I am writing in strong support of Resolution 26-171 and 1588 Ala Moana.

As a returning kama'āina raising a family, finding an available and affordable rental in Honolulu's urban core was nearly impossible. Steep prices and limited inventory are driving local families out of the Ala Moana area, so we had to look elsewhere.

This project will deliver exactly what local families like mine need: affordable housing paired with a retail space that provides everyday essential services.

Please pass Resolution 26-171 and allow this project to move forward.

Mahalo for your time and consideration,
Loren Lee

Name:	Email:	Zip:
Traci Gutierrez	tracimikie@gmail.com	96821
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 12:21 AM

Testimony:
I'm writing in support of the 1588 Ala Moana project. I was born and raised in Hawaii, left for college where I met my husband (also from Hawaii) and we stayed on to work in Los Angeles after graduating. We enjoyed our time living and working in California but we always wanted to return to our roots. We were fortunate to move home to get married, secure jobs at local companies and have our daughter grow up in the culture we love surrounded by our family. This development will create numerous employment opportunities and offer affordable housing options in an extremely desirable location which would otherwise be unattainable for kama'aina who are either living here or looking to move back to Hawaii. We hope our daughter has options like this available to her when she is in the workforce and looking for a home. Thank you for your consideration.

Name:	Email:	Zip:
Travis Kinoshita	TKINOSHITA@BISIHI.COM	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 01:29 AM

Testimony:
Aloha Chair Kia'aina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

My name is Travis Kinoshita. I attended Aina Haina Elm, graduated from 'Iolani, furthered my education at the University of Washington, and spent the first decade of my post college career as the general manager of 24 Hour Fitness for Hawaii based at 1680 Kapiolani Blvd in the mid-90s. For the past 17 years I have been working in the insurance industry and my insurance office is a few blocks down Kapiolani Blvd on Piikoi St. essentially spending 30 years of my life working across the street of Ala Moana Shopping Center so I feel compelled to provide written testimony in support of 1588 Ala Moana.

For 30+ years I have witnessed the aging process that has taken place at Atkinson Drive and Ala Moana Blvd & Kapiolani Blvd. I used to lunch at Atkinson Drive, buy snacks from 7-11 and bought tickets from Cheap Tickets in late 90s, around the time the convention center was built which was a positive investment / development for the area across of Hard Rock

Cafe.

Through my current occupation in the insurance industry, I have a close view of the financial realities facing businesses and real estate development today. Construction costs have continued to rise, property insurance has become significantly more expensive and complicated due to natural catastrophes impacting reinsurance costs in Hawaii; thus, impacting multiple components of bringing a major project from conceptual renderings to completion costs considerably more now than even a few years ago. Property insurance alone has generally increased 2-3-fold since the covid year, and we don't forecast premiums to return to pre-covid rates with continuous global catastrophes.

It's important to look at real estate development realistically. Projects of this scale require enormous amounts of capital, risk and long-term commitment. When a development project can move forward while creating work for construction as well as permanent jobs, adding housing, increasing economic activity and generating a substantial private investment in a mature deserving urban neighborhood which would benefit in many ways, I passionately believe the broader public benefit deserves serious consideration.

For me, the long-term economic impact is one of the strongest reasons to support 1588 Ala Moana. A project like this continues to contribute to the local economy well beyond its construction phase. Once completed, it would continue to be a source of employment for the neighborhood, support surrounding businesses, generate tax revenue, and importantly add value to Honolulu's economic base for our children's generation. The aforementioned recurring benefits matter to both the City and the State, particularly as the cost of providing public services and maintaining infrastructure continue to rise.

I am also of what this investment can mean for neighborhood and district of Ala Moana itself. Ala Moana is a world renown shopping center that should continue to evolve with the times, not remain static so we can continue to appeal to both kama'aina and tourists. Thoughtful reinvestment is necessary to keep neighborhood districts vibrant; I envision 1588 Ala Moana improving the pedestrian experience, bring new activity to underutilized areas and encourage continued investment in the surrounding properties and businesses.

We should be thoughtful about meaningful growth and development, but we also need to recognize the cost if we don't reinvest in projects like 1588 Ala Moana. I am a yonsei (4th generation) nikkei (Japanese American) born and raised in Honolulu, thus, I care deeply about the long-term health of Hawai'i's economy as well as the quality of what we leave to our children's generation - leave Ala Moana a better place for the next generations to come and I humbly ask for your support to do the same.

Mahalo for the opportunity to provide my written testimony,

Travis Kinoshita

Name:	Email:	Zip:

Kevin Tanaka	ketanaka09@gmail.com	96813
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 03:44 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kevin Tanaka. I grew up on O‘ahu and am a Honolulu resident today. I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

I support this project first and foremost because our state needs housing, and it needs housing that local families can actually afford. 1588 Ala Moana would deliver 69 affordable rental homes with affordability protections lasting 60 years — double the standard commitment — alongside market-rate residences, on a site that is today a surface parking lot. If we are serious about keeping people here, the answer has to include building homes in our urban core within walking distance of transit, jobs, and daily needs and increasing overall housing supply by increasing residential density/going vertical. Every home built in Ala Moana helps us progress to the goal of housing our people.

Having spent some years living on the mainland and seeing bustling, vibrant walking neighborhoods shaped how I think about projects like this one. When you put housing, retail, and places to eat and gather on a street that people can comfortably walk, the neighborhood comes alive. Foot traffic supports small businesses. Active sidewalks make a place feel safer. All of this comes together to create a more robust community. Those neighborhoods did not simply get denser — they got better to live in.

Ala Moana has the bones for exactly that. Replacing an underused surface lot with homes, a hotel, and ground-floor retail and dining, plus a pedestrian-oriented plaza, turns dead asphalt into a place that contributes to the neighborhood every hour of the day. That is a meaningful upgrade for the residents and businesses already there, and it is the right use of land inside a transit-oriented development area.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Kevin Tanaka

Name: Stephen Galash	Email: steve.galash@jsheld.com	Zip: 96813
Representing: GLI Advisors / JS Held	Position: Support	Submitted: Sep 22, 2026 @ 05:45 AM

Name:	Email:	Zip:

Ashley Wang	ashleyching8@yahoo.com	96814
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 06:23 AM

Testimony:

I am in support of Resolution 26-171 and 1588 Ala Moana. I have lived in the Ala Moana Area in the past and support infill development of residential condos, affordable housing, and hotel rooms at Ala Moana Center. Being located at Ala Moana Center creates a vibrant, walkable community where people can live, work, shop, and have access to recreation, entertainment, and retail options.

Name: David Kojima	Email: dkojima1@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 06:46 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is David Kojima, and I work for Albert C. Kobayashi, a Hawai'i General Contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I have been working in the Engineering & Construction industry for 15 years and moved back home to Hawaii 6 years ago. Projects like 1588 Ala Moana provide a myriad of opportunities for people looking to build and maintain careers here at home. Complex projects like this are one of the primary reasons I decided to move back home for work. These types of projects will support both blue and white collar jobs and entice talented people to stay at home instead of pursuing other opportunities abroad.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,

David Kojima, P.E.

Albert C. Kobayashi

Name: MM Myron M M Monte	Email: myron.monte@ferguson.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 07:16 AM

Testimony:

I strongly support Resolution 26-171 and the 1588 Ala Moana development project. This project represents a significant economic opportunity for Honolulu, bringing vital investment and tourism to our community. Most importantly, the inclusion of affordable rental units ensures that local working families have direct opportunities to reside in this transformed urban core.

Name:	Email:	Zip:
Chase Hiyakumoto	chase-h@ack-inc.com	96797
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 07:17 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Chase, and I work for Albert C. Kobayashi, Inc., a Hawai‘i general contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects like these supports our company's local working crew and will provide more housing for locals.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Thank you for your consideration,

Chase Hiyakumoto

Name:	Email:	Zip:
Kenna Souza	Kenna@ack-inc.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 07:38 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kenna and I work in the construction industry and I am writing in support of Resolution 26-171 and 1588 Ala Moana. My family and I depend on you to make sure that projects like this project is approved as quickly as possible. The project will mean construction jobs for many years, and the by product is that there will be homes and condo-hotel units available for all. The project also provides condos that are conveniently accessible to shopping and places of employment.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

V/R,

Kenna/Estimator/Albert C. Kobayashi, Inc.

Name:	Email:	Zip:
Ryan Kunselman	rkunselman@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 07:40 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Ryan Kunselman, and I am Sr. Project Engineer with Albert C. Kobayashi, a Hawai'i-based construction company. I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

As someone who works in Honolulu's construction industry, I see firsthand how projects like 1588 Ala Moana create opportunities for local workers, subcontractors, suppliers, and their families. These projects provide stable employment, help develop long-term careers in the skilled trades, and allow local companies to continue investing in their workforce and equipment here in Hawai'i.

The project will also contribute to the continued growth and vitality of the Ala Moana area while supporting hundreds of local jobs throughout the construction process. Maintaining a steady pipeline of work is important to sustaining Hawai'i's construction industry and creating opportunities for the next generation of workers.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and allow the 1588 Ala Moana project to move forward.

Mahalo for your consideration.

Sincerely,

Ryan Kunselman
Sr. Project Engineer
Albert C. Kobayashi Inc.

Name:	Email:	Zip:
Gavin Zamora	gavin.zamora@us.rlb.com	96782
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 07:40 AM

Testimony:
Aloha Chair and Members of the Zoning and Planning Committee,

My name is Gavin Zamora, and I am a resident of Honolulu, Hawai'i. I respectfully submit this testimony in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

I support this project because it will provide meaningful economic and community benefits to the State of Hawai'i. The development would transform an underutilized surface parking lot into a mixed-use destination that includes housing, affordable rental units, hospitality, retail, and dining opportunities. The addition of 69 affordable rental residences will help increase housing options for local residents, while the overall project will contribute to a more vibrant and productive use of urban land within Honolulu's transit-oriented development district. The project is also expected to create significant

employment opportunities during construction and support hundreds of ongoing jobs upon completion, generating economic activity that benefits local workers, businesses, and tax revenues. By investing in new housing, infrastructure, and economic development within the urban core, Hawai‘i can continue to strengthen its economy while reducing pressure for growth in outlying areas.

Name:	Email:	Zip:
Aren Bumanglag	arenbumanglag@gmail.com	96818
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 07:41 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Aren and I am writing in support of Resolution 26-171 and 1588 Ala Moana. I am connected with Hawaii's construction industry and it means a lot to me that this project goes as it will support locals who are tasked with building Hawaii's future. Projects like 1588 Ala Moana will continue to stimulate income for working-class local families across the island, which in turn helps locals stay in Hawaii.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,

Aren / Project Engineer / ACK

Name:	Email:	Zip:
Eric Ogata	eric@jki.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 07:53 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Eric Ogata. I'm a project manager with Gateside, Inc., a general contracting firm here in Honolulu. I'm writing in support of the 1588 Ala Moana project.

Part of my job is keeping a large project on budget and on schedule while still holding the line on quality and safety. I've managed that balance on projects across O‘ahu, and it's exactly the kind of oversight a project like 1588 Ala Moana will need — keeping construction professionals like me and my colleagues busy for years.

Once fully built, 1588 Ala Moana is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring state and city revenue. It will also add 136 market homes and 69 affordable rental homes to the neighborhood.

I believe this project has been planned with the kind of rigor that leads to a good outcome for Ala Moana, and I urge the Committee to support it.

Mahalo for your time and consideration.

Sincerely,

Eric Ogata

Project Manager, Gateside, Inc.

Name:	Email:	Zip:
Lisa Leong	lisa.leong@yahoo.com	96816
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 07:58 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

I support Resolution 26-171 and the 1588 Ala Moana project. In addition to providing new housing, including affordable rental homes, I appreciate the economic activity and employment opportunities the project is expected to support.

Providing more housing options while continuing to invest in our community is important for Hawai'i residents and future generations.

Mahalo for your consideration.

Name:	Email:	Zip:
Devin Kosaka	808probiker@gmail.com	96819
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:03 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Devin, and I am a worker in our construction industry. I am writing in support of Resolution 26-171, 1588 Ala Moana.

I have worked in construction on O'ahu for more than 6 years. Projects like 1588 Ala Moana provide years of work for electricians and other skilled tradespeople. These are good careers that allow local people like me to support our families, buy homes, and continue living in Hawai'i.

I also appreciate that this project will create new housing, including affordable rental homes, and permanent jobs after construction is finished.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to continue moving forward.

Mahalo for your consideration.

Sincerely,

Devin Kosaka

Name:	Email:	Zip:
Ryan Yamamoto	ryan@rmyconstruction.com	96816-5235
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:07 AM

Name:	Email:	Zip:
Chris Tasaka	chris.tasaka@yahoo.com	96822
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:09 AM

Testimony:

Aloha Chair, Vice Chair, and Members of the Committee,

I am writing in support of approving the conceptual plan for the 1588 Ala Moana development.

This project would bring meaningful economic benefits to Honolulu and the State, including construction jobs during development and long-term employment in hospitality, retail, property management, maintenance, and other service industries. It would also generate additional tax revenue through hotel operations, commercial activity, and increased property values.

The project would add both market-rate and affordable housing in the urban core while making better use of land that is currently largely dedicated to parking. Its planned pedestrian improvements, transit enhancements, bikeshare access, and Complete Streets contribution would also benefit the surrounding Ala Moana community.

I believe projects like this can support local jobs, strengthen our tax base, add needed housing, and continue improving Ala Moana as a vibrant, walkable mixed-use neighborhood.

Mahalo for your consideration.

Name:	Email:	Zip:
Corey Imose-Lee	corey-i@ack-inc.com	96813
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:13 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Corey Imose-Lee, and I work for Albert C. Kobayashi, Inc., a Hawai'i General Contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

The project would be beneficial in the redevelopment and beautification of the Ala Moana area while also providing jobs for the construction work force. Also, the March 2026 Economic Impact Report projects 6,072 jobs over the approximately five-year construction period, averaging 1,214 annually.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,
Corey Imose-Lee / Project Engineer / Albert C. Kobayashi, Inc.

Name:	Email:	Zip:
Roberta Hsu	flabbybao@gmail.com	96826
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:33 AM

Testimony:
Dear Chair and Members of the Zoning and Planning Committee,

My name is Roberta Hsu, and I work for Albert C. Kobayashi, a Hawaii general contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana. All of the tradespeople we employ depend on projects such as this one to make a living and provide for their loved ones. I also think about the many individuals who will be employed in the facilities and maintenance of the future building as well as all of the hotel industry professionals who could find employment at the future resort that is also an intended component of 1588 Ala Moana. The short and long-term economic benefits to Hawaii are immense. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Thank you for your consideration,
Roberta Hsu

Name:	Email:	Zip:
Justin Takamori	Justin.Takamori@us.rlb.com	96813
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:35 AM

Testimony:
Aloha Chair and Members of the Committee,

My name is Justin Takamori, and I am a resident of Honolulu working in the construction industry. I respectfully submit

this testimony in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

I support this project because it transforms an underutilized surface parking lot into a mixed-use development that will provide new housing opportunities, including affordable rental units, while contributing to the continued growth and vitality of the Ala Moana area. The project will also create significant jobs during construction and support long-term employment through its hotel, retail, and dining components.

As someone involved in the construction industry, I understand the positive economic impact that projects like this have on local workers, contractors, consultants, and small businesses throughout Hawai'i. Responsible development helps strengthen our economy and provides opportunities for local families.

For these reasons, I respectfully urge the Committee to support Resolution 26-171.

Mahalo for your consideration.

Justin Takamori

Name:	Email:	Zip:
Erin Kirihara	erin.kirihara@gmail.com	96734
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 08:45 AM

Testimony:

Aloha Chair and Members,

My name is Erin Kirihara, and I am submitting this testimony as a private individual in support of the proposed 1588 Ala Moana development.

As a lifelong resident of Hawai'i, I believe our community must find ways to support economic growth while making smarter use of the limited land available in Honolulu. This project strikes me as a practical example of how we can do both.

The site is currently an underutilized surface parking lot in one of the most urban, transit-accessible areas on O'ahu. Redeveloping this property into a mixed-use project that includes housing, visitor accommodations, retail, and public improvements is a far better use of the land than continuing to dedicate such a prominent location to parking.

I also support this project because construction and tourism remain two of Hawai'i's most important economic drivers. Developments like this create quality jobs for local workers during construction and generate long-term employment opportunities after completion through building operations, hospitality, retail, maintenance, and other supporting

businesses. At a time when many local families continue to face economic challenges, projects that create jobs and stimulate economic activity deserve serious consideration.

Additionally, the inclusion of affordable rental housing is an important community benefit. While no single project will solve Hawai'i's housing challenges, adding new housing opportunities in an area close to jobs, shopping, transit, and services is a step in the right direction. Locating housing where people can walk, bike, or use public transportation is consistent with the kind of smart growth Honolulu has been encouraging for years.

I am also encouraged by the project's location within an established urban corridor. Concentrating growth in places like Ala Moana helps reduce pressure to develop open space and rural areas elsewhere on O'ahu. In my view, if our community is going to accommodate future growth, it makes sense to do so in locations that already have infrastructure, transit access, and nearby employment centers.

While reasonable people may differ on specific aspects of the project, I believe the overall public benefits outweigh the concerns. Redeveloping an existing parking lot into housing, jobs, economic activity, and improved pedestrian connectivity represents a positive investment in Honolulu's future.

For these reasons, I respectfully urge approval of the 1588 Ala Moana project.

Mahalo for your consideration.

Name:	Email:	Zip:
James Lewis	jdklewis@yahoo.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 08:48 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is James Lewis and I am writing in support of Resolution 26-171 and the requested extension for the 1588 Ala Moana project.

As a local resident in the construction industry along with friends and family also in the industry, I support the proposed construction project because it will bring significant benefits to our community. The project will create jobs for local workers during construction and provide long-term employment opportunities once the development is complete. These jobs will help support local families and strengthen our economy.

The development will also improve the appearance and overall quality of the area, encouraging continued investment and revitalization. Additionally, the inclusion of affordable housing will provide much-needed options for working families who

want to continue living in our community.

For these reasons, I respectfully ask for your support and approval of this project.

Mahalo for the opportunity to provide testimony and for your consideration.

James Lewis

Name:	Email:	Zip:
Cindy Sotelo	csotelo56@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 08:59 AM

Testimony:

Aloha! My name is Cindy and I am a member of the Local Union IBEW 1186. I am writing in support of Resolution 26-171, 1588 Ala Moana. This project will provide years of work for our electricians and other skilled tradespeople, as well as job security for the office staff like myself that support the labor workers on the field. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to continue moving forward. Mahalo for your consideration.

Name:	Email:	Zip:
Shaun Bonilla	shaun.bonilla@yahoo.com	96818
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:01 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Shaun Bonilla. I grew up in Honolulu and appreciate the progress and modern development of the town area. I am in support for Resolution 26-171, 1588 Ala Moana.

I have worked in the construction industry as a project engineer for 11 years. Projects like these will offer job security for tradespeople and other professionals for the next several years. My girlfriend also works in the hospitality/tourism industry and once the project is complete will offer additional job opportunities. These opportunities will allow locals like me to continue to support our families, purchase homes, and continue living in Hawaii. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to continue moving forward.

Thank you for your consideration.

Mahalo,

Shaun Bonilla

Project Engineer, IBEW 1186		
Name: Doni Takayama	Email: takayamads@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:02 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Doni Takayama, and I am an employee of Albert C. Kobayashi, Inc., a local Hawai'i general contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I am very proud to be an employee of Albert C. Kobayashi, Inc. My company has done so much great work for our community, and this project will help provide many jobs and opportunities for Hawai'i's next generation of workers.

Name: Robert Woodring	Email: woodring@hawaii.rr.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:05 AM

Testimony:

Aloha Chair and Council Members,

My name is Robert Woodring a kamaʻāina resident of Hawaii and primarily lived in town all my life.

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project because it addresses two of Honolulu's most pressing needs: good-paying jobs and housing opportunities for local residents. The project will create thousands of construction jobs and support long-term employment once completed, providing meaningful economic benefits for local workers, businesses, and families.

Equally important, the project will add affordable housing options that help working residents remain in Honolulu and begin moving up the housing ladder. Many local families struggle to find attainable housing close to employment centers, and projects like this provide opportunities for residents to build stability and establish roots in our community.

By investing in both job creation and affordable housing, this project represents the kind of balanced growth Honolulu needs to retain local talent, strengthen our economy, and support future generations. For these reasons, I respectfully urge your support.

Mahalo for your consideration.

Name:	Email:	Zip:

Lyneah Sanchez	lyneah@ack-inc.com	96826
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:09 AM

Testimony:

To Whom it May Concern,

My name is Lyneah & I work in the construction industry in Honolulu with ACK.

I recognize the new development can changes the character & skyline of an area, but I also believe redevelopment can bring new activity & investment to Honolulu.

In this case, the proposed project would transform an existing parking area into a mixed-use development that includes housing, hospitality, retail & dining, along with improvements intended to support pedestrian, bicycle & transit access. A redevelopment like this can help make better use of existing urban areas while continuing to support Honolulu's growth.

I also appreciate that the project includes affordable rental housing & is projected to support approximately 800 jobs annually once fully operational, along with millions in annual economic output. I believe these are meaningful benefits that can create additional opportunities for local residents & businesses.

Additionally, a project of this scale can create construction opportunities involving many different trades, subcontractors, suppliers, consultants & businesses. This can provide opportunities for people in Hawaii to build & maintain long-term careers here at home.

For these reasons, I support Resolution 26-171 & 1588 Ala Moana because I believe projects like this can help bring continued growth & investment to Honolulu while creating opportunities for local people & businesses.

Thank you,

Lyneah S.

ACK

Name: Kyson Curammeng	Email: kysoncurammeng@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:11 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Kyson Curammeng, and I am a resident of Hawai‘i and I currently work within the construction industry on

O‘ahu.

I respectfully support Resolution 26-171 and the proposed 1588 Ala Moana project. From my professional perspective, this development represents an opportunity to create meaningful construction jobs, add new housing inventory including affordable housing units, and make productive use of an existing urban site within a transit-oriented area. Projects such as this help support Hawaii's construction workforce while contributing to the long-term economic vitality of Honolulu.

Mahalo for your consideration,

Kyson Curammeng

Name:	Email:	Zip:
Bruna Lomba	engbrunalomba@outlook.com	96701
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:13 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Bruna Lomba, and I am a resident of Honolulu who works in the construction industry.

I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

I believe this development will be a positive addition to our community. The project will help address housing needs by providing new residential units, including affordable housing opportunities for local residents. It will also transform an underutilized surface parking lot into a productive space that better serves Honolulu's growing population.

In addition, projects like this strengthen Hawai‘i's construction industry, which supports thousands of local jobs and contributes significantly to our economy. The development will create employment opportunities during construction and generate long-term economic activity through its residential, retail, dining, and hospitality components.

As someone who works in the construction field, I see the value of thoughtful developments that create housing, support local workers, and contribute to a vibrant and sustainable Honolulu. For these reasons, I respectfully support Resolution 26-171 and encourage the Committee to approve the project.

Thank you for your consideration.

Sincerely,

Bruna Lomba

Name:	Email:	Zip:
Chad Sakumoto	chad@humblecapital.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:16 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Chad Sakumoto and I am a local business owner in the Ala Moana/Atkinson area. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I think the project would be a great community benefit. It fits the area (which is already dense and heavy commercial/residential). It'll provide economic lift by increasing property taxes to a totally under-used corner of Ala Moana Shopping Center and it'll also provide some affordable housing. Projects like this increase property taxes so the community benefits while not placing additional strain on city resources.

The project would transform an existing shopping center parking site into housing and new activity close to jobs, shopping, services and transit.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Chad Sakumoto
Ala Moana 96814

Name:	Email:	Zip:
Cyrus Robinson	crobinson@complumbing.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:21 AM

Name:	Email:	Zip:
Mark Miyashiro	MARK@JKI.COM	96797
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:21 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Mark Miyashiro. I'm a project manager with Gateside, Inc., a general contracting firm here in Honolulu. I'm

writing in support of the 1588 Ala Moana project.

My job is to keep projects like this moving: coordinating between the owner, the design team, subcontractors, and inspectors, tracking budget and schedule, and making sure the thousands of decisions that go into a building of this size actually add up to something that gets built well and built on time. Projects like 1588 take years of that kind of coordination, and that means years of steady work for all the people involved.

Beyond the construction itself, 1588 delivers real, lasting benefits: once complete, it's projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring state and city revenue. It will also add 136 market homes and 69 affordable rental homes to Ala Moana.

Having managed projects across O‘ahu, I know what it takes to bring something like this to life, and I believe 1588 is worth building. I urge the Committee to support it.

Mahalo for your time and consideration.

Sincerely,
Mark Miyashiro
Project Manager, Gateside, Inc.

Name: Frank Wilhelm	Email: fwilhelm@complumbing.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:22 AM
Name: Kepa Resentes	Email: kepa@complumbing.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:22 AM
Name: Maelia Zablan	Email: mzablan@complumbing.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:23 AM
Name: Michael Young	Email: myy@ack-inc.com	Zip: 96797
Representing: Albert C. Kobayashi, Inc.	Position: Support	Submitted: Sep 22, 2026 @ 09:23 AM

Name:	Email:	Zip:
Aida Alcantra	Aidaa@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 09:23 AM

Name:	Email:	Zip:
Randy Hiraki	randy@complumbing.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:26 AM

Name:	Email:	Zip:
Sayle Hirashima	shirashima@complumbing.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:26 AM

Name:	Email:	Zip:
Maddy O.	madisen@manageability.pro	96744
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:27 AM

Testimony:

I support the 1588 Ala Moana project because I hope to one day move out of my family's home and live in town, something that would only be achievable for me through affordable housing. I dream of living in a condo with nice views, great amenities, and within walking distance of local businesses. However, with the extremely high cost of living in Hawaii, that dream can feel out of reach for many young people like myself.

I would love to see more affordable housing options in desirable and convenient locations like Ala Moana, not only for young locals hoping to build a life here, but also for friends and family who want to move back home after living on the mainland. Too often, it feels like new condo developments are out of reach for the people who were born and raised here. Projects that include more attainable housing options can help give local residents a greater opportunity to stay in Hawaii, live independently, and build their future at home.

Name:	Email:	Zip:
Tyler Kono	tkono@complumbing.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:27 AM

Name:	Email:	Zip:
Michael Schneider	michael@endelman.com	98101
Representing:	Position:	Submitted:

Self	Support	Sep 22, 2026 @ 09:28 AM

Testimony:

We are writing in support of the 1588 Ala Moana project. It will provide a vibrant mixed-use destination with market rate and affordable housing, a hotel, and extensive retail venues. Enhanced accessibility will be provided with improved pedestrian connections (wider sidewalks), access to transit (addition of a bus stop), and a proximate location to retail and employment opportunities.

We were part of the project team on the Sky Ala Moana project which is part of the Ala Moana TOD area. 1588 Ala Moana promises to continue that same success.

Michael B. Schneider

Endelman & Associates PLLC

Accessibility Consulting Services

Name:	Email:	Zip:
Allen Palma	Allenp@groupbuilders.net	96819
Representing:	**Position:**	**Submitted:**
Group Builders inc.	Support	Sep 22, 2026 @ 09:28 AM

Name:	Email:	Zip:
Dan Kirihara	Dank@jki.com	96813
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 09:29 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Dan Kirihara. I'm a superintendent with J. Kadowaki, Inc., a general contracting firm based here in Honolulu. I'm writing in support of the 1588 Ala Moana project.

My job is to be on site every day, running the crews and making sure a project gets built safely, on schedule, and to the standard it's designed for. I've spent my career on job sites across Oʻahu, and I know what it takes to actually build a project of this size: coordinating dozens of trades, managing schedules, and solving the countless problems that come up between a set of plans and a finished building. That's steady work for a lot of people, over a period of years, not just a headline number.

Projects like 1588 Ala Moana keep that workforce busy — carpenters, electricians, plumbers, ironworkers, and the many other trades who build Honolulu one project at a time. Once complete, 1588 Ala Moana is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring state and city revenue. It will also add 136 market homes and 69 affordable rental homes to

a neighborhood that needs both.

I believe in this project because I know what it takes to build it, and I believe it's worth building. I urge the Committee to support it.

Mahalo for your time and consideration.

Sincerely,

Dan Kirihara

Superintendent, J. Kadowaki, Inc.

Name:	Email:	Zip:
Caroline Campos-Maika	caroline.campos-maika@us.rlb.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:30 AM

Name:	Email:	Zip:
Andrea Benitez	Andreab@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders.net	Support	Sep 22, 2026 @ 09:30 AM

Name:	Email:	Zip:
Trent Doi	TrentD.456@gmail.com	98625
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:33 AM

Testimony:

I support this project as this could create a lot of future job opportunities for locals in the future.

Name:	Email:	Zip:
Ryde Azama	ryde@ack-inc.com	96825
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:34 AM

Testimony:

Aloha Chair and Members of the Honolulu City Council,

My name is Ryde Azama, and I am a local resident of Honolulu. I am born and raised in Hawaii and have a strong connection to our community and to the Ala Moana area. I have seen firsthand how Honolulu continues to grow and how important it is that we thoughtfully invest in our neighborhoods while creating opportunities for local families.

I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana mixed-use development.

One of the reasons I support this project is the opportunity to provide additional housing in an area that is already an important center for transportation, employment, shopping, and daily life. The project includes affordable rental housing along with additional residential units, which can help provide more housing choices for people who want to live and work in Honolulu.

I also support the economic opportunities that a project of this scale can bring to our community. Construction creates jobs for local workers and contractors, while the completed development can support long-term careers in hospitality, retail, food service, property management, and other businesses. The proposed commercial space can also provide opportunities for local businesses and entrepreneurs and contribute to the continued economic vitality of Ala Moana.

For these reasons, I respectfully ask the Honolulu City Council to support Resolution 26-171 and the 1588 Ala Moana development.
Mahalo for the opportunity to provide testimony and for your consideration.

Name: Antonio Santos	Email: Noels@groupbuilders.net	Zip: 96819
Representing: Group Builders.net	Position: Support	Submitted: Sep 22, 2026 @ 09:36 AM

Name: Linh Dang	Email: ltdang808@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:36 AM

Testimony:
My name is Linh Dang, and I am submitting testimony in support of Resolution 26-171 and the 1588 Ala Moana project.

Through my family's restaurant businesses in the Ala Moana area, I have seen how much neighborhood businesses depend on the people who live, work, and visit the area. Adding new homes and hotel guests will bring additional activity that can support surrounding restaurants, shops, and other local businesses.

I am especially supportive of the project's 69 affordable rental homes. Housing affordability directly affects the ability of restaurants and hospitality businesses to recruit and retain employees. Creating more attainable housing near a major employment center can help working individuals and families remain in Hawai'i while living closer to their jobs.

I believe 1588 Ala Moana will strengthen the neighborhood by creating housing and jobs, supporting local businesses, and bringing continued investment to an important part of Honolulu.

I respectfully ask the Council to support Resolution 26-171 and approve the project.

Mahalo for the opportunity to testify.

Linh Dang

Honolulu, Hawai‘i

Name:	Email:	Zip:
Mark Morishige	markmm.jki@gmail.com	96744
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 09:41 AM

Testimony:

Aloha Chair & Members of the Committee,

My name is Mark Morishige. I'm a Honolulu resident and a project manager with J. Kadowaki, Inc., a general contracting firm located in Honolulu. I'm am writing in support of the 1588 Ala Moana project.

Housing is what stands out to me most about the project. It adds 136 market homes and 69 affordable rental homes to Ala Moana, and that affordable component matters to me personally. The people who build our high-rises, staff our restaurants, and keep this neighborhood running are too often priced out of living anywhere near it. Housing that working people can actually afford is one of the most meaningful things a project like this can deliver.

As a project manager, I also know what it takes to get a development like this built: lining up permits, budgets, subcontracts, and inspections so the plans on paper become a finished building on the timeline the community is counting on. I've managed that process on high-rise projects across Oahu.

The project also delivers broader value once complete: approximately 801 permanent jobs, roughly $159.4 million in annual economic output, and more than $27 million a year in recurring state and city revenue.

As someone who lives here and builds here, I believe 1588 is worth supporting. I urge the Committee to approve it.

Mahalo for your time and consideration.

Sincerely,

Mark Morishige

Project Manager, J. Kadowaki, Inc.

Name:	Email:	Zip:

Wesley Enokawa	wesley@a-1-a.com	96819
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:46 AM

Testimony:

Dear Councilmembers,

My name is Wesley Enokawa, and I am a lifelong resident of Oʻahu writing in strong support of Resolution 26-171 and the 1588 Ala Moana project. I've watched this island change over the course of my life, and one thing that hasn't changed is how hard it is for local families to find a place to call home near the neighborhoods and jobs we grew up around. That's exactly why this project matters to me — turning an underused parking lot at the gateway between Ala Moana and Waikīkī into 205 new residences, including 69 affordable rental homes at or below 80% of area median income, is the kind of practical, transit-oriented housing our community needs right now.

Beyond housing, this project represents real opportunity for the people who call this island home. The construction alone is projected to support over 6,000 jobs across roughly five years — work that puts local tradespeople to work and can turn into lasting careers. Once it's open, the hotel, retail, and dining spaces would support around 800 permanent jobs, giving people in our community steady, long-term employment close to home rather than long commutes across the island. That combination of construction-phase opportunity and ongoing careers is exactly the kind of investment I want to see more of in Ala Moana.

I also believe this project reflects the kind of thoughtful growth our community deserves — improved sidewalks and pedestrian connections, nearly 300 bicycle parking spaces, and a design that supports walking and transit rather than working against it. Projects like this show that we can add housing, jobs, and vibrancy to our urban core without losing what makes Honolulu feel like home. For all these reasons, I respectfully urge the Council to support Resolution 26-171.

Mahalo for your time and consideration.

Wesley Enokawa

Name: Bernadette Alcantara	Email: beaa@groupbuilders.net	Zip: 96819
Representing: Group Builders.net	Position: Support	Submitted: Sep 22, 2026 @ 09:49 AM

Name: Rusty Rasmussen	Email: rusty.rasmussen@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 09:55 AM

Name:	Email:	Zip:
Chikako Moribe	abbys.groomingsalon@icloud.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:02 AM

Testimony:

I am small dog grooming business owner in the Ala Moana/Kaka'ako area. I support this project because I believe there should be more affordable rentals that allow pets. I believe that the area that this project is being built needs to be gentrified with new buildings/businesses with security, potentially helping locals and tourists feel safe when in this area.

Name:	Email:	Zip:
Domy Claudio	Domyc@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:04 AM

Name:	Email:	Zip:
Dawn Kayano	dawnk@cbpacific.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:06 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Dawn Kayano, and I am Realtor with Coldwell Banker Realty. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a Realtor, I recognize the importance of creating housing opportunities while supporting growth and economic activity in our community. The project would replace an underutilized surface parking lot with housing, retail, dining and new activity in an established neighborhood.

I respectfully ask the Committee to support 1588 Ala Moana.

Thank you for your consideration.

Dawn Kayano, Realtor, Coldwell Banker Realty

Name:	Email:	Zip:
Eddie Julio	Eddiej@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:06 AM

Name:	Email:	Zip:
Edralin Orbeta	Edralino@groupbuilders.net	96819

Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:09 AM

Name:	Email:	Zip:
Keala Ohia	kealasemail@gmail.com	96789

Representing:	Position:	Submitted:
A-1 A-lectrician	Support	Sep 22, 2026 @ 10:11 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

I'm writing to express my support for Resolution 26-171 and the extension for 1588 Ala Moana.

I've had the privilege of working here for a year now, and in that time, getting to know our employees has taught me something important: what they value most isn't just the work itself, but the stability it brings to their lives. Knowing they can count on steady income means everything to them and their families.

Projects like 1588 Ala Moana matter because they provide years of meaningful work for electricians and other skilled tradespeople. These are good careers that make it possible for local people, like me, to support our families, put down roots, buy homes, and continue building our lives here in Hawai‘i.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to keep moving forward.

Mahalo nui loa for your time and consideration,
Keala Ohia
Vice President, Leadership Development
A-1 A-Lectrician, Inc.

Name:	Email:	Zip:
Emiliano Cosio	Emilc@groupbuilders.net	96819

Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:13 AM

Name:	Email:	Zip:
Arnell Villanueva	Arnell_villanueva@yahoo.com	96789

Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:17 AM

Name:	Email:	Zip:
Lisa Mitchell	lisamitch@gmail.com	96816

Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:18 AM

Testimony:

Dear Chairs and Members of the Zoning and Planning Committee:

My name is Lisa Mitchell and I support this resolution 26-171, 1588 Ala Moana. I have lived in Hawaii all my life and I do accounting in the construction industry. I feel these projects provide jobs for so many workers in our island which will in turn allow them to continue working and providing for their families to continue to live here.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to continue to moving forward.

Thank you for your consideration.

Sincerely,

Lisa Mitchell

Name:	Email:	Zip:
Elton Wong	ewong@kobayashi-group.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:19 AM

Testimony:

The project will provide beautification from Waikiki to Ala Moana Shopping center rather than currently walking pass a parking structure. The Atkinson Drive, and Ala Moana Blvd intersection is a prominent entry into Waikiki, Ala Moana Beach Park and Ala Moana Shopping Center that could use a face lift.

A new resort hotel is needed due to aging Waikiki accommodations.

Thank you,

Name:	Email:	Zip:
Ethylene Ipalari	Ethylenei@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:20 AM

Name:	Email:	Zip:
Tiffany Matsuda	midori.yoshimi@gmail.com	96822-3434
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:24 AM

Testimony:

I am a Hawaii born resident with 2 children and strongly support Resolution 26-171 and 1588 Ala Moana project. This residential construction project will provide much-needed housing while supporting the local community and economy. The project will create opportunities for local contractors, skilled tradespeople, and suppliers throughout the construction process.

Name:	Email:	Zip:
Steve Holt	sdmanoa@yahoo.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:26 AM

Testimony:

Dear Sir, Ma'am,

I am writing in support of the 1588 Ala Moana IPDT TOD application. I was pleased and proud to have been a part of the "Sister Project" Park Lane. The Park Lane project provided much needed employment opportunities, not only throughout the preconstruction and construction process, but has continued to do so post construction. Park Lane took an area that was widely underutilized parking space, and turned it into an oasis in the middle of the city, and it brought vitality and life, that was not there before. I truly feel that the proposed 1588 Ala Moana project can do the same, and even more. With the added opportunities for affordable rentals, as well as much needed transient accommodations outside of the congested Waikiki district, I believe this project will be a very welcome addition to the Ala Moana community.

Mahalo and Aloha,

Steve Holt

Name:	Email:	Zip:
Grace Ganal	Graceg@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:27 AM

Name:	Email:	Zip:
Jayjay Quitoriano	Jayjayq@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:34 AM

Name:	Email:	Zip:
Justin Kealanahele	Justink@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:45 AM

Name:	Email:	Zip:
Christopher Knitter	cknitter@omglazing.com	96817

Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:47 AM
Name:	Email:	Zip:
Lucia Llena	Lucial@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:47 AM
Name:	Email:	Zip:
Melanio Lorenzo	Mell@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 10:50 AM
Name:	Email:	Zip:
Darin Leong	darinleong@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:50 AM

Testimony:

Aloha Chair Kia‘āina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

My name is Darin Leong. I am a Honolulu resident, and I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

What stands out to me most about this project is the wide range of jobs it will create for local people. During construction, the project is expected to support thousands of jobs over the course of development: carpenters, electricians, plumbers, masons, ironworkers, laborers, equipment operators, and painters, along with the architects, engineers, inspectors, suppliers, truckers, and small businesses that support them. A multi-year project of this size provides steady work that allows local tradespeople and their families to stay in Hawai‘i.

Once complete, the project is expected to support several hundred permanent jobs every year. The hotel, restaurants, and retail will need front desk staff, housekeepers, cooks, servers, valets, security, sales associates, and managers, and the residential and commercial buildings will need maintenance technicians, landscapers, engineers, and property management staff. These are long-term positions across every skill level, from entry-level jobs that offer a first step into the workforce to skilled and supervisory roles that support careers.

The project also matters for the City’s finances. The Council has had to build recent budgets around flat revenue, cooling property tax growth, and the end of federal pandemic support, while trying to hold the line on property tax rates for existing homeowners. Replacing an underused surface parking lot with a hotel, retail space, and new residences grows the City’s tax base without raising rates on current residents, and the hotel will generate transient accommodations tax

revenue for the County year after year. The project's economic impact analysis projects tens of millions of dollars in recurring State and City revenues once it is operating, which helps pay for the roads, sewers, parks, public safety, and storm response that we all depend on.

Finally, I appreciate that the project will add 205 new residences, including 69 affordable rental homes, in the urban core near jobs, shopping, services, and transit.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to provide testimony.

Darin Leong
Honolulu Resident

Name:	Email:	Zip:
Liam Ito	liami@notkinhi.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 10:50 AM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Liam, and I am a resident of Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana. I work at Notkin Hawaii, Inc., a consulting mechanical, electrical, and plumbing engineering firm in Honolulu.

Projects of this size and scope mean real, sustained work for me, my colleagues and the trades we collaborate with — not just during construction, but through the design and engineering phases as well. That kind of steady pipeline is what allows companies like ours to keep good people employed and to bring new talent into the field.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Beyond the immediate construction jobs, the housing this project adds also matters directly to my colleagues, many of whom are navigating a tight and expensive housing market here on O'ahu.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that supports both our workforce and our broader community.

Mahalo,
Liam Ito

Notkin Hawaii, Inc.

Name:	Email:	Zip:
Kainoa Philpotts	kainoa@philpotts.net	96822
Representing:	Position:	Submitted:
Philpotts Interiors	Support	Sep 22, 2026 @ 10:56 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kainoa Philpotts, Director of Operations at Philpotts Interiors, a Honolulu-based interior design firm. I am submitting this testimony on behalf of our firm, and in support of Resolution 26-171 and 1588 Ala Moana.

Over the years I've had a close view of how Kobayashi Group approaches its projects — both the ones our firm has worked on directly and others across their portfolio. In my experience, they treat this community with genuine respect, and their decisions are guided by what's right for the place, not simply by what's expedient. That's not universal among developers at their scale, and it's something I've seen firsthand, repeatedly.

Kobayashi's work has also meaningfully supported our firm over the years — their projects make up a substantial and credible share of our portfolio. Developers this rooted in, and this personally invested in, our community are rare at this scale. Losing that kind of continued investment would, over time, erode the local expertise, resilience, and building capability our islands depend on.

Projects of this scale also directly support our studio and the wider network of vendors, fabricators, and craftspeople we rely on, from early concept through final installation. That ongoing pipeline of work is what allows a firm like ours to retain skilled designers and tradespeople, and to keep bringing new talent into the profession. 1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, alongside hotel, retail, and dining space — and that housing matters to me personally as well, since so many of our staff are navigating the same tight, expensive housing market as everyone else on O‘ahu.

On the project itself: I see 1588 Ala Moana as a genuinely akamai outcome for the community — activating an underused piece of Ala Moana Center in a way that meaningfully strengthens the economics of the surrounding corridor. A hotel in that location is also a distinct value — not just for visiting guests, but for the industries and vendors it will support, further activating the convention center as a draw for the region.

For these reasons, I ask the Committee to support Resolution 26-171.

Mahalo,

Kainoa Philpotts

Director of Operations, Philpotts Interiors		
Name: Myla Nalumen	Email: Mylan@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 10:56 AM
Name: Nemesio Raquepo	Email: Nemir@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 11:03 AM
Name: claudia akei	Email: claudia@jki.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 11:07 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Claudia Akei. I'm a project engineer with J. Kadowaki, Inc., a general contracting firm here in Honolulu. I'm writing in support of the 1588 Ala Moana project.

My work happens in the details: reviewing drawings, checking specifications and tracking submittals as a design meets the realities of construction. It's what makes sure a project like 1588 Ala Moana gets built the way it was designed — safely, to code, and to the quality the neighborhood deserves.

A project of this size relies on a lot of people doing that kind of careful, technical work behind the scenes, and it keeps that expertise employed here in Hawai'i rather than elsewhere. Once complete, 1588 Ala Moana is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring state and city revenue. It will also add 136 market homes and 69 affordable rental homes to Ala Moana.

Having worked on the technical side of projects like this, I have confidence in what 1588 will bring to the neighborhood. I urge the Committee to support it.

Mahalo for your time and consideration.

Kind Regards,

Claudia Akei

Project Engineer, J. Kadowaki, Inc.		
Name: Pedro Nicholas	Email: Jhunn@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 11:10 AM

Name: Jefferson Yee	Email: yee.jefferson@gmail.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 11:13 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Jefferson Yee, and I have worked in construction for more than 10 years, primarily as a union carpenter on commercial and industrial projects. I now work in the electrical construction industry as a Project Engineer.

From my experience, projects like 1588 Ala Moana provide steady work and career opportunities for local tradespeople. I believe they can also benefit the people of Hawai'i by creating housing, supporting local families, and providing jobs both during and after construction.

Mahalo for your time and consideration.

Sincerely,

Jefferson Yee

Name: Britney Gambe	Email: britneyg@philpotts.net	Zip: 96813
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 11:14 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Britney Gamble, and I am a resident of Honolulu. I work at Philpotts Interiors, an interior design firm in Honolulu, and I am writing in support of the Kuilei project by Kobayashi Group.

As an interior designer, I strongly support new housing that is not only attainable for working-class families, but also thoughtfully designed and beautiful. I believe we should be creating homes that people are proud to live in and proud to

own, regardless of their income.

Too often, workforce and attainable housing can be treated as an exercise in providing the minimum. I appreciate projects like Kuilei that demonstrate that housing for working families can still have thoughtful design, a strong sense of place, and the quality and dignity that every resident deserves.

Honolulu needs more housing - for residents who live and work in Honolulu. believe we should continue to support new construction that addresses that need while creating fresh, modern, clean, beautiful communities that people genuinely want to call home.

In addition, projects like Kuilei are what sustain our company, they keep our team members employed and they support the local interior design industry. Our interior design industry is small in Hawaii and we see competition from mainland companies coming in and taking our local work more and more these days. We would like to continue to work hard and keep that from happening where ever possible.

Lastly, large projects like this have larger budgets/economies of scale that allow us to support local wood workers, upholsterers, artists, etc. instead of purchasing from the mainland or overseas. This keeps more more in our economy and I support that effort.

For these reasons, I respectfully ask the Committee to support the Kuilei project and community.
Mahalo,
Britney Gamble

Name: Roy Balantac	Email: Royb@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 11:16 AM
Name: Tristan Pasalo	Email: Tristanp@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 11:18 AM
Name: Noemi Flores	Email: noemif@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 11:21 AM
Name:	Email:	Zip:

Sean Sugai	sean@rnsha.com	96819
Representing: Ronald N.S. Ho & Associates, Inc.	Position: Support	Submitted: Sep 22, 2026 @ 11:22 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Sean Sugai, President of Ronald N.S. Ho & Associates, Inc., a Honolulu electrical engineering firm that has worked on various infrastructure and building projects throughout Hawai'i since 1978. I'm writing in support of the 1588 Ala Moana project.

Projects of this scale require serious investment in the infrastructure most people never notice. Power and telecommunications distribution, energy efficiency, and other infrastructure that keep a modern high-rise building running safely and reliably. This type of project matters in the quality of the finished building and for the local engineering firms who design and deliver it.

A project like 1588 also gives Hawai'i's engineering community the chance to design utilizing today's best practices in energy efficiency and system resilience, which not only benefits the building itself but the surrounding grid and neighborhood.

1588 delivers real value for the community by providing approximately 801 permanent jobs, roughly $159.4 million in annual economic output, more than $27 million a year in recurring state and city revenue, and much-needed housing, including 136 market homes and 69 affordable rental homes.

I urge the Committee to support this project.

Mahalo for your time and consideration!

Sean K. Sugai, President

Ronald N.S. Ho & Associates, Inc.

Name: Bernard Sevilla	Email: bernards@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 11:28 AM

Name: Andrew Aimoto	Email: aaimoto@hotmail.com	Zip: 96814
Representing:	Position:	Submitted:

Self	Support	Sep 22, 2026 @ 11:29 AM

Testimony:

To the Chair and Members of the Zoning and Planning Committee,

As a construction industry employee and resident of the community, I support Resolution 26-171 and 1588 Ala Moana. This project will bring value to Honolulu for the present and future.

1588 Ala Moana will provide construction jobs for a substantial amount of years for hundreds of workers. These jobs are vital during this economy and brings livelihood for families. After construction, it will leave a venue to create jobs in the retail, dining, and hotel industry for the locals.

This project will also bring Kamaaina and visitors together creating a vibrant space. As there will be rental units and market units, Kamaaina will be able to live in a great location and allow a localized movement in housing creating opportunities for new families to live in the center of town. With the hotel being at the edge of Waikiki, and direct foot traffic to shopping and the Convention Center, the use of cars will not be needed and people can inhabit the improved sidewalks and pedestrian spaces and make this a true urban core.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,

Andrew Aimoto

Name:	Email:	Zip:
Arianna Philpotts-Blasco	ariannap@philpotts.net	96822
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 11:33 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Arianna Philpotts-Blasco, a licensed architect and Lead Designer at Philpotts Interiors. I've led our firm's work on 1588 Ala Moana for the past year — work that will continue through construction administration. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In large-scale work, it's genuinely rare to find a developer and core team this aligned, and this pleasant to work with. I've valued that throughout this project, and it's part of why I feel a true sense of kuliana — responsibility — to help get this right: to shape the best possible project for the market while doing as much good, and causing as little impact, as possible along the way.

Practically speaking, this kind of project is also what keeps a design studio thriving — it's the work that lets us retain our best people and keep bringing new talent into the field, project after project. And beyond the studio, I think about the 205 new residences this would bring, including 69 affordable rental homes — real housing in a market that's just as tight and

expensive for so many people I work alongside every day.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that serves both our creative community and Honolulu's broader housing needs.

Mahalo,
Arianna Philpotts-Blasco
Lead Designer, Philpotts Interiors

Name:	Email:	Zip:
Blair Banker	blair.banker@us.rlb.com	96813
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 11:37 AM

Testimony:
To Whom it may concern,
I Blair Banker am in support of Resolution 26-171 and the 1588 Ala Moana project.
I have been an Oahu Hawaii resident for approximately 10 years and have been employed in the construction consulting business since moving to Hawaii.

I strongly support this proposed development project and the positive impact it will have on our community. The project will create jobs, through both the design, management and construction as well as a permanent workforce. The development will generate economic activity and contribute to the continued improvement and revitalization of the area. In addition, the developer has demonstrated a track record of delivering high-quality projects that enhance surrounding neighborhoods and provide long-term value to residents and businesses. I believe this development represents a thoughtful investment in our community's future and will be a benefit to the area as a whole.

Name:	Email:	Zip:
David Perry	davidcperry10@gmail.com	96707
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 11:41 AM

Testimony:
My name is David Perry, and I am preparing to retire from the United States Marine Corps after 21 years of service. I am writing in support of Resolution 26-171 and to share a personal perspective on the importance of 1588 Ala Moana and the employment opportunities it can create.

As I transition from military service, one of my priorities is finding meaningful employment that allows my family and me to remain in Hawai‘i. Construction and development projects like this provide opportunities for transitioning service members and other local residents to build careers here rather than having to leave Hawai‘i in search of employment.

For me, remaining in Hawai‘i also means continuing to give back to the community. For the past several years, I have volunteered as a youth flag football coach and program director on the Windward side of O‘ahu. Depending on the season, I have the opportunity to coach, mentor, and provide guidance to anywhere from 12 to 40 young athletes.

A local job does more than employ one person. It can allow that person to remain part of a community, support a family, volunteer, mentor young people, and continue investing their time and experience back into Hawai‘i.

I also appreciate the emphasis the Kobayashi Group places on community and the importance of supporting the people who live and work here. Those values align closely with my own belief that successful development should extend beyond the project itself and create opportunities for people to remain in Hawai‘i, support their families, and continue giving back to their communities.

For these reasons, I support Resolution 26-171 and respectfully ask the Committee to move 1588 Ala Moana forward.

Aloha,

David C. Perry

Name:	Email:	Zip:
Art Aoki	a.e.aoki69@gmail.com	96819
Representing:	Position:	Submitted:
Self	I wish to comment	Sep 22, 2026 @ 11:42 AM

Testimony:
I writing to give my full support for this project. This project is needed to provide good work for ALL trades to support families.
As a retired electrician, I fully understand the needs for growth (New Construction) on Oahu, especially at Ala Moana Center.
Thank you for allowing me to share.
Art Aoki

Name:	Email:	Zip:
Christine Oyadomari	Christineo@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 11:43 AM

Name:	Email:	Zip:
Emil Bete	Emilb@groupbuilders.net	96819
Representing:	Position:	Submitted:

Group Builders, Inc	Support	Sep 22, 2026 @ 11:47 AM
Name: Ernesto Lucas	Email: Erniel@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 11:48 AM
Name: Sheena Hirano	Email: sheena@mindsetsafetysolutions.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 12:01 PM

Testimony:

Aloha, Chair and Members of the Zoning and Planning Committee,

My name is Sheena Hirano. I am an Occupational Health and Safety Professional here in Hawaii. I am writing in support of Resolution 26-171.

I have worked with many clients on multiple projects such as 1588 Ala Moana, which provide years of work for construction and other industries, over 6,000 jobs during construction and approximately 800 ongoing jobs once fully operated. The jobs create the path to a promising career for many local people to support their families and make a living to stay in Hawaii and not have to move away like many others.

I appreciate that this project will also create new housing, including affordable rental homes, and permanent jobs after construction is finished.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to continue moving forward.

Mahalo for your consideration.

Sincerely,

Sheena Hirano

Mindset Safety Solutions

Name: Sean Tadaki	Email: seantadaki@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 12:07 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Sean Tadaki and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Supporting 1588 Ala Moana is really about investing in Honolulu and our community. The project takes an underutilized

surface parking lot at the gateway to Waikīkī and turns it into 205 new homes, including 69 affordable rental units for households earning 80% or less of area median income. At a time when housing is one of Honolulu's biggest challenges, adding more homes in an already developed and well-connected part of town makes sense.

It also means jobs and economic activity. The project is expected to generate approximately 6,072 construction jobs over five years and about 800 permanent jobs once fully operational. During construction, it is projected to contribute $1.56 billion to our local economy, followed by approximately $159.4 million annually once completed.

The project will also bring new retail, restaurants, and a hotel, helping strengthen the surrounding business district. Wider sidewalks, better pedestrian connections, and nearly 300 bicycle parking spaces will make the area more accessible and easier to navigate for residents, workers, and visitors.

Most importantly, this is growth in the right place. We are taking an existing, underutilized parking site and putting it to productive use rather than developing undeveloped land elsewhere. It adds housing, creates jobs, supports local businesses, and makes better use of the infrastructure and transit that are already in place.

For Honolulu, I believe that is the kind of development we should be encouraging: responsible investment that creates real economic opportunity while addressing the housing needs of our community.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,
Sean Tadaki
96813

Name:	Email:	Zip:
Kristie Kiggins	kristiek@philpotts.net	96813
Representing:	Position:	Submitted:
Philpotts Interiors	Support	Sep 22, 2026 @ 12:10 PM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Kristie Kiggins, and I am a longtime resident of Kaneohe. I am writing in strong support of Resolution 26-171 and the proposed 1588 Ala Moana project.

I have been fortunate to work in the interior design field in Hawai'i for more than 36 years, including the past 27 years with Philpotts Interiors, a Honolulu-based design firm. Over the course of my career, I have had the privilege of watching our local design community grow and of working alongside incredibly talented designers and creative professionals who

have chosen to build their careers here in Hawai‘i.

Projects of this scale are important to our local design and construction community. They create meaningful opportunities for Hawaii-based firms to keep talented people working here at home, while also allowing us to continue hiring, mentoring, and developing the next generation of local design talent. For firms like ours, that is an important part of sustaining the creative legacy we have built in Hawai‘i over many decades.

What also makes this project especially meaningful to me is the housing component. 1588 Ala Moana would transform an existing, underutilized surface parking lot into 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining spaces. As someone who has spent most of my career here, I have seen firsthand how increasingly difficult and expensive it has become for people—especially younger members of our workforce—to find housing they can afford while building their lives and careers in Hawai‘i.

Many of the talented people I work with are facing those same challenges. The opportunity to create additional housing, including affordable rental homes, can make a real difference in allowing people to remain in the community they love and continue contributing their talents here.

I believe projects like 1588 Ala Moana can help support both the economic and creative vitality of Honolulu while addressing a very real need for additional housing. For these reasons, I respectfully ask the Committee to support Resolution 26-171 and approve this project.

Thank you for taking the time to consider my perspective and for your service to our community.

Sincerely,

Kristie Kiggins
Kaneohe, Hawai‘i

Name: Mandy Yamamoto	Email: mandytomita@yahoo.com	Zip: 96816-5235
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 12:21 PM

Name: Jason Yuasa	Email: jason@ack-inc.com	Zip: 96816
Representing: Albert C. Kobayashi, Inc.	Position: Support	Submitted: Sep 22, 2026 @ 12:21 PM
Testimony:		

The 1588 Ala Moana project will improve the safety of the area, will increase the housing stock, and will provide 6,072 local jobs for the community.

Name:	Email:	Zip:
Dee Kong	deepomaikai@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 12:29 PM

Testimony:

As a lifelong Hawai'i resident and someone who has worked in our local construction industry for more than 35 years as a construction accountant, I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

I have seen firsthand how construction and responsible development support so many local families. Projects like this mean work for our local contractors, subcontractors, tradespeople, suppliers, and the many businesses that depend on a strong construction industry.

For me, this is about more than building another project. It is about keeping our local people working, creating opportunities here at home, and continuing to invest in Hawai'i's future so our families and future generations can continue to live, work, and thrive here.

I respectfully ask for your support of Resolution 26-171 and 1588 Ala Moana.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Dee Kong	deek@tkowg.com	96744
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 12:31 PM

Testimony:

As a lifelong Hawai'i resident and someone who has worked in our local construction industry for more than 35 years as a construction accountant, I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

I have seen firsthand how construction and responsible development support so many local families. Projects like this mean work for our local contractors, subcontractors, tradespeople, suppliers, and the many businesses that depend on a strong construction industry.

For me, this is about more than building another project. It is about keeping our local people working, creating opportunities here at home, and continuing to invest in Hawai'i's future so our families and future generations can continue to live, work, and thrive here.

I respectfully ask for your support of Resolution 26-171 and 1588 Ala Moana.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Dee Kong	deek@tkoeg.com	96744
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 12:33 PM

Testimony:

As a lifelong Hawai'i resident and someone who has worked in our local construction industry for more than 35 years as a construction accountant, I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

I have seen firsthand how construction and responsible development support so many local families. Projects like this mean work for our local contractors, subcontractors, tradespeople, suppliers, and the many businesses that depend on a strong construction industry.

For me, this is about more than building another project. It is about keeping our local people working, creating opportunities here at home, and continuing to invest in Hawai'i's future so our families and future generations can continue to live, work, and thrive here.

I respectfully ask for your support of Resolution 26-171 and 1588 Ala Moana.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Tiffany Tabbal	tiffany@manageability.pro	96813
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 12:38 PM

Testimony:

As someone who works closely with Hawaii's architecture, engineering, and construction community, I support thoughtful development that provides long-term benefits for Honolulu. The 1588 Ala Moana project will add a mix of market rate and affordable housing while continuing to invest in the Ala Moana area and creating opportunities for local businesses and professionals.

I support Resolution 26-171 and the 1588 Ala Moana project and appreciate the continued investment in our community.

Name:	Email:	Zip:
Wesley Imamura	wimamura@bisihi.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 12:43 PM

Name:	Email:	Zip:
Andrew Jung	andrewjung808@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 01:17 PM

Name:	Email:	Zip:
Ernie Ponce	Erniep@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 01:22 PM

Name:	Email:	Zip:

Jordan Ozaki	jordanozaki@gmail.com	96817
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 01:25 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Jordan and I am writing in support of the 1588 Ala Moana project. We need more affordable housing options in TOD areas. 69 affordable housing units could make a world of difference for families and employees of the Ala Moana area and urban core.

I believe this is a well-planned addition to this neighborhood, adding the kind of mixed-use housing Honolulu urgently needs.

Mahalo for your time and consideration.

Sincerely,
Jordan Ozaki
Chinatown, Honolulu

Name: Fernand Ramel	Email: Fernandr@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 01:27 PM

Name: Lyssa Omori	Email: lyssaomori@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 01:29 PM

Testimony:

Aloha Chair and Members of the Committee,

I am writing to support the 1588 Ala Moana project. Hawaii's housing shortage is a known issue and this will bring needed units to the urban core. I understand some may wish for purely affordable units, but a mix of market and affordable units still benefits local residents. The addition of these units has a domino effect by freeing up units or space previously occupied.

I urge the committee to support this project.

Thank you for your consideration.

Name: John Sagsagat	Email: Johns@groupbuilders.net	Zip: 96819

Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 01:34 PM
Name:	Email:	Zip:
Randy Castor	randyc@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 01:38 PM
Name:	Email:	Zip:
Cory Young	coryoung808@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 01:41 PM

Testimony:

Ala Moana development is always the major part of the city and a vibrant Honolulu, it catches the heart of many, locals and visitors alike. The 1588 Project will bring in construction works, retails, and hotels for hundreds and thousands of residence for many many years.

Name:	Email:	Zip:
Rodel Laragan	rodell@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 01:41 PM
Name:	Email:	Zip:
Jeremy Visaya	Jermvisa@gmail.com	96701
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 01:47 PM

Testimony:

Aloha,

My name is Jeremy, and I have a strong connection to Honolulu and the Ala Moana community through living and working here. I care about seeing our community continue to grow in a way that creates opportunities for local residents and businesses.

I support the 1588 Ala Moana project because I believe continued investment in the area can help create local jobs, support businesses, and provide long-term career opportunities for Hawai‘i residents. Projects like this can support the continued growth and improvement of Ala Moana while creating opportunities for the people who live and work here.

For these reasons, I support Resolution 26-171 and the 1588 Ala Moana project.

Mahalo for your consideration.

Jeremy

Name:	Email:	Zip:
Brian Hanamoto	brianhanamoto@gmail.com	96817
Representing:	Position:	Submitted:
HH Electric, Inc.	Support	Sep 22, 2026 @ 01:49 PM

Name:	Email:	Zip:
Amy Higa	amyhiga7@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 01:49 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Amy, and I am writing in support of the 1588 Ala Moana project.

1588 Ala Moana will bring much-needed housing to the neighborhood, including 136 market homes and 69 affordable rental homes, alongside a world-class hotel and vibrant new retail space. Projects like this strengthen Honolulu's economy while adding the kind of housing our community urgently needs.

Mahalo for your time and consideration.

Sincerely,

Amy

Name:	Email:	Zip:
Gracie Omnes	Gracieo@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 01:49 PM

Name:	Email:	Zip:
kenwei chong	kenwei@lagelateriahawaii.com	96814
Representing:	Position:	Submitted:
La Gelateria	Support	Sep 22, 2026 @ 01:50 PM

Testimony:

Re: Resolution 26-171 — 1588 Ala Moana Development Project

Dear Chair and Members of the Honolulu City Council:

On behalf of La Gelateria, I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

La Gelateria has been in business in Honolulu since 1981, and we are located just a few blocks from the proposed project. Although people may know us from our retail business, much of what we actually do is behind the scenes—making and supplying gelato and frozen desserts to hotels, restaurants, cafés, and other foodservice businesses throughout O'ahu.

Because of that, we have a very direct understanding of how closely small businesses like ours are tied to the health of Honolulu's hospitality and dining industries. When a new hotel or restaurant opens, the economic activity it creates doesn't stay within its four walls. It creates business for food producers, distributors, tradespeople, service companies, and many other small local businesses that may never have their names on the building.

1588 Ala Moana happens to be just blocks from our business, but our support is not simply about its proximity to La Gelateria. The project represents the kind of continued investment in hospitality, residential, retail, and dining that helps support the many local businesses that serve these sectors.

As a small business owner, I don't view larger developments and small local businesses as competing parts of Honolulu's economy. In many cases, we depend on each other. Hotels and restaurants need local suppliers and service providers, and businesses like La Gelateria need a healthy base of hotels, restaurants, residents, and visitors to serve.

1588 Ala Moana would be a welcomed addition to our neighborhood. More broadly, projects such as this, and the continued investment they represent in residential, hospitality, dining, and retail throughout Hawai'i, give established local businesses like ours, and so many others, the opportunity to continue doing what we do—employing local people and providing needed goods and services, hopefully for many more years.

For these reasons, La Gelateria supports Resolution 26-171 and the 1588 Ala Moana development project.

Mahalo for the opportunity to provide testimony.

Sincerely,
Kenwei

Owner
La Gelateria
819 Cedar Street
Honolulu, HI 96814

Name:	Email:	Zip:

BRIAN NIITANI	brian@ack-inc.com	96797
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 01:56 PM

Testimony:

I am for the development of this project as this area of the mall needs to get upgraded. Compared to the ewa side of the mall (by Foodland), this side is very dark, dirty and does not seem to be very safe as there are no businesses and very few people in the area. It is also very underutilized, and the added housing, potential shops and hotel will revitalize the area and bring more job opportunities to Hawaii (during construction and once the project is completed).

Name: Nestor Lazo	Email: nestorl@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc	Position: Support	Submitted: Sep 22, 2026 @ 01:57 PM

Name: Bryson Baker	Email: Bryson@ack-inc.com	Zip: 96792
Representing: Albert C. Kobayashi	Position: Support	Submitted: Sep 22, 2026 @ 02:13 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Bryson Baker, and I work for Albert C. Kobayashi Inc, a Hawai'i General Contractor and also a proud member of the Hawaii Carpenters Union. I am here in support of Resolution 26-171 and 1588 Ala Moana.

Working in the construction industry, I know how important it is to have steady work and have projects line up. Projects like 1588 Ala Moana help keep our local guys working, support their families, and gives apprentices and the younger generation opportunities to build careers in the trades right here at home rather than losing our work force and more so, local families leaving to the mainland.

I appreciate the opportunity to testify, and respectfully ask for your support of Resolution 26-171.

Mahalos for your time.

[Bryson Baker / Carpenter Foreman / Albert C. Kobayashi]

Name: Mike Arellano	Email: ack.mikearellano@gmail.com	Zip: 96813
Representing: Albert C. Kobayashi	Position: Support	Submitted: Sep 22, 2026 @ 02:15 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Mike Arellano, and I work for Albert C. Kobayashi Inc, a Hawai'i General Contractor in the carpentry trade. I am

writing in support of Resolution 26-171 and 1588 Ala Moana.

The Hawaii Construction Industry and projects like 1588 Ala Moana are very important to me because they have given many job opportunities. These job opportunities have helped me support my family as well as thousands of other local Hawaii families over these past many years. I am a second generation construction worker in my family and I know that many others like myself are extremely grateful for the opportunities that these construction projects provide. Being able to pass on the knowledge and skills that were taught to me to the next generation of Hawaii's construction worker. Being able to make a living in Hawaii is hard, and keeping the next generation in Hawaii is important to me. In my opinion by having these projects it keeps the local workforce busy and working in Hawaii and not having to move their families to the mainland.

Mahalo for your consideration,

[Mike Arellano / Safety Carpenter / Albert C. Kobayashi]

Name:	Email:	Zip:
Marion PHILPOTTS-MILLER	marionp@philpotts.net	96822
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 02:16 PM

Testimony:

My name is Marion Philpotts-Miller, and I am a resident of Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana. I work at Philpotts Interiors, in Honolulu.

Projects of this scale keep our firm busy, but their impact reaches far beyond our office. They support local vendors, family businesses, fabricators, and craftspeople whose knowledge and work help sustain Hawai'i's sense of place.

I have great respect for the quality of the Kobayashi Group's work and for its commitment to affordable rental housing. Hawai'i needs homes that serve a broader range of people, including the next generation who hope to build their lives here.

The benefits extend beyond the design and construction jobs; these projects create community housing and hospitality-a unique hybrid and a positive urban landscape. I ask the committee to support this resolution concerning Section 171 and the quality housing and wider community benefits it can help bring to Hawai'i.

Marion Philpotts-Miller

Name:	Email:	Zip:
Ashleigh Nahina	ashleighlgn@gmail.com	96816
Representing:	Position:	Submitted:

Self	Support	Sep 22, 2026 @ 02:30 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Ashleigh, and I work for Albert C. Kobayashi, the largest locally owned General Contractor in Hawaii. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I believe this area has an opportunity for meaningful architectural and infrastructure development. Currently, the area does not provide public access. Given its location and the number of tourists and local residents traveling in and out of Waikiki and Ala Moana, I believe the first-floor retail areas would benefit from significant foot traffic and provide opportunities for local businesses.

The anticipated five-year construction period would also contribute to the local economy by creating jobs for the many skilled workers needed to build the project. These workers would in turn support local businesses and put money back into our community throughout the construction process.

As someone who works in the construction industry, I believe projects like this can provide both long-term improvements to our community and meaningful opportunities for local workers.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,
Ashleigh Nahina
Project Engineer
Albert C. Kobayashi

Name: Jacqueline Ho	Email: jackieho88@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 02:31 PM

Name: CHAD IWAMOTO	Email: CHAD@IWAMOTOVENTURES.COM	Zip: 96815
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 02:33 PM

Name: Joshua Shon	Email: joshon18@yahoo.com	Zip: 96816
Representing:	Position:	Submitted:

Self	Support	Sep 22, 2026 @ 02:33 PM

Testimony:

Aloha,

My name is Joshua Shon, and I'm writing in support of the 1588 Ala Moana project.

1588 Ala Moana will increase the amount of available in housing on Oahu. With demand far outstripping the supply, we're in dire need of additional housing options, especially affordable units.

I'm also in support of the new jobs and economic opportunities the new project would bring.

I hope the Committee will support this project as it'll be a net positive for our community.

Mahalo,

Josh

Name:	Email:	Zip:
Artjay Mercado	Artjaym@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 02:39 PM

Name:	Email:	Zip:
Erik Kaneshiro	ekaneshiro@atahawaii.com	96701
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 02:43 PM

Name:	Email:	Zip:
Melvyn Pidong	melvynp@groupbuilders.net	96819
Representing:	Position:	Submitted:
Group Builders, Inc	Support	Sep 22, 2026 @ 02:48 PM

Name:	Email:	Zip:
Loren Graham	loren@graham-hawaii.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 02:49 PM

Name:	Email:	Zip:
Tristan Pasalo	Tristanp@groupbuilders.net	96819
Representing:	Position:	Submitted:

Group Builders, Inc	Support	Sep 22, 2026 @ 02:50 PM

Name: Savanna Gonzales	Email: savanna@henderson.house	Zip: 96813
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 02:50 PM

Testimony:

Subject: Testimony in Support of Resolution 26-171 – 1588 Ala Moana

Chair Kia‘āina and Members of the Committee on Zoning and Planning:

My name is Savanna, and I am a Project Manager with Henderson Design Group, a Hawai‘i-based interior design and furnishings company. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

Through my work at Henderson Design Group, I have seen firsthand how large-scale development projects create meaningful employment and professional opportunities for our team and other design firms, as well as for the many local vendors, tradespeople, installers, and other businesses that support our work.

Additionally- as a long time resident of Oahu I largely benefit from the effects of these developments. The amount of positive impact has been greatly appreciated by myself personally and professionally. These opportunities allow me to continue living and enjoying this beautiful place I call home.

Mahalo for your consideration.

Savanna Gonzales
Client Experience Executive
Henderson Design Group

Name: YI TING KUO	Email: yitingk@philpotts.net	Zip: 96814
Representing: Self	Position: Support	Submitted: Sep 22, 2026 @ 02:56 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is [Name], and I am a resident of Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana. I work at Philpotts Interiors, an interior design firm in Honolulu.

Projects of this scale keep me and my colleagues busy — along with the vendors, fabricators, and craftspeople we partner with. From the earliest design concepts through final installation, a project like 1588 Ala Moana supports local creative

professionals. That kind of ongoing pipeline is exactly what lets a firm like ours retain talented designers and continue bringing new people into the profession.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Beyond the design and construction work it creates, the added housing also matters personally to many on our team, who are up against the same tight, expensive housing market as everyone else on O'ahu.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that supports both our creative community and Honolulu's broader housing needs.

Mahalo,

Yi-Ting Kuo

Name:	Email:	Zip:
Maegan Best	mbest@mcclone.net	96813
Representing:	Position:	Submitted:
McClone Construction	Support	Sep 22, 2026 @ 03:03 PM

Name:	Email:	Zip:
Michelle Franco	meeshellda808@gmail.com	96826
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 03:08 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Michelle Franco. I was born and raised here in Hawai'i, and I currently live right near the proposed 1588 Ala Moana project in the McCully area. I'm writing to express my full support for this development.

Growing up on the island, I know how important it is to balance progress with the needs of our local communities. Projects like this provide essential opportunities for local workers, tradespeople, and families to thrive right here at home. Seeing thoughtful investment in our neighborhood gives me confidence in the future of our area, and I believe this project will be a strong, positive addition to our community.

Mahalo,

Michelle Franco

Name:	Email:	Zip:
Jennifer Matsumura	jmatsumura@wkmlarch.com	96816
Representing:	Position:	Submitted:
Walters, Kimura, Motoda, Inc.	Support	Sep 22, 2026 @ 03:14 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Jennifer Matsumura, and I'm a Principal and landscape architect with Walters Kimura Motoda, a Honolulu firm with deep roots in shaping public and private open spaces across O'ahu. I'm writing in support of the 1588 Ala Moana project.

Ala Moana is one of the few neighborhoods in Honolulu where you can walk from a high-rise to a beach park in just a few minutes. That balance doesn't happen on its own—it takes intentional design, from how a building's ground floor meets the sidewalk to how open space is integrated throughout a site. I see 1588 Ala Moana as an opportunity to build upon that balance, with thoughtful landscape and streetscape design that helps keep the neighborhood walkable, welcoming, and green as it continues to grow.

Projects like this also have a direct impact on our profession. They provide landscape architects with opportunities to help shape how major Honolulu developments look, function, and connect to the surrounding community, while incorporating plant palettes, materials, and design approaches that are appropriate to our climate and reflective of our local culture.

1588 Ala Moana also brings meaningful benefits beyond design, including permanent jobs, annual economic output, and much-needed housing.

For these reasons, I respectfully urge the Committee to support the 1588 Ala Moana project.

Mahalo for your time and consideration.

Name:	Email:	Zip:
Brandon Sakumoto	brandon-s@ack-inc.com	96797
Representing:	Position:	Submitted:
Albert C. Kobayashi	Support	Sep 22, 2026 @ 03:36 PM

Testimony:

My name is Brandon Sakumoto, and I'm at Project Engineer/Estimator at Albert C Kobayashi, a Hawaii-based firm specializing in major construction projects across Honolulu. I am writing in strong support of Resolution 26-171 and the advancement of 1588 Ala Moana.

Projects of this caliber are essential to executing the vision established in the Primary Urban Center Development Plan and Honolulu's Transit-Oriented Development (TOD) framework. 1588 Ala Moana aligns density directly with high-capacity transit corridors, optimizing infrastructure investments while creating a thoughtful, mixed-income urban footprint.

A consistent project pipeline allows local contractors, subcontractors, and design engineering firms to retain skilled union labor and local engineering talent—combatting the ongoing out-migration of our home-grown workforce and providing

stability against rising material and labor costs.

The March 2026 Economic Impact Report projects 6,072 jobs over the five-year construction period (averaging 1,214 jobs annually). This level of sustained economic activity generates vital tax revenues and drives long-term commerce that supports local businesses, material suppliers, and service providers across O'ahu.

Beyond island-wide economic figures, 1588 Ala Moana actively enriches the immediate neighborhood. Positioned at the Ala Moana/Waikiki gateway, the development delivers street-level retail activation, enhanced pedestrian safety along the streetscape, and much-needed hospitality inventory adjacent to the Hawaii Convention Center.

Ultimately, this project represents real opportunities for local families. It means steady union wages for tradespeople, multi-year career pathways for apprentices, and accessible mixed-income housing that allows residents to live near where they work.
For these reasons, I respectfully urge the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Thank you for your leadership and consideration.

Name:	Email:	Zip:
Jonathan Noda	Jonathann@notkinhi.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 03:41 PM

Name:	Email:	Zip:
Yu-Chia Wang	jackw@notkinhi.com	96797
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 03:42 PM

Name:	Email:	Zip:
Sean Suzuki	seans@jki.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 03:43 PM

Testimony:
Aloha Chair and Members of the Committee,

My name is Sean Suzuki. I'm the Operations Manager at Gateside, Inc., a general construction company in Honolulu. I'm writing in support of the 1588 Ala Moana project.

My role is to make sure our crews, equipment, and safety programs are set up to run smoothly across all of our active job

sites. That behind-the-scenes work — staffing crews, scheduling equipment, keeping safety standards consistent — is what allows a company like ours to be a part of the project the size of 1588 Ala Moana.

A project like this means steady, ongoing operational work for company's like ours, over several years, not just a short-term burst of activity. Once fully built, 1588 Ala Moana is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring state and city revenue. It will also add 136 market homes and 69 affordable rental homes to the neighborhood.

I believe 1588 Ala Moana would be a benefit to our city, and I urge the Committee to support it.

Mahalo for your time and consideration.

Sincerely,
Sean Suzuki
Operations Manager, Gateside, Inc.

Name:	Email:	Zip:
Afatia Thompson	afatia5@tihati.com	96816
Representing:	Position:	Submitted:
Tihati Productions, Ltd.	Support	Sep 22, 2026 @ 03:44 PM

Name:	Email:	Zip:
Misty Tufono	misty54@tihati.com	96701
Representing:	Position:	Submitted:
Tihati Productions, Ltd.	Support	Sep 22, 2026 @ 03:49 PM

Name:	Email:	Zip:
Eric Bovaird	ebovaird34@gmail.com	96815
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 03:58 PM

Testimony:
I fully support the 1588 Ala Moana project. We desperately need more housing options in Hawaii , especially Honolulu. Affordable rentals can help keep our people from eventually moving to other states .

Name:	Email:	Zip:
Erin Shon	erinmshon@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:03 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

I support Resolution 26-171 and the 1588 Ala Moana project. I sincerely appreciate that the project will add new housing, including affordable rental homes. These affordable rental homes will be in a walkable, transit-accessible location close to jobs and services.

Providing more housing options while continuing to invest in our community is important for Hawai'i residents and future generations. The proposed improvements as part of this mixed-use development in the Ala Moana area are vital for growth in our urban core. I respectfully urge the Committee to approve Resolution 26-171.

Mahalo for your consideration.

Sincerely,

Erin Shon

Name:	Email:	Zip:
Warren Shon	wshon@sgws.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:09 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

I support Resolution 26-171 and the 1588 Ala Moana project. In addition to providing new housing, including affordable rental homes, I appreciate the economic activity and employment opportunities the project is expected to support.

According to the project's economic impact analysis, construction is expected to support more than 6,000 jobs over the course of development, with approximately 800 jobs supported annually once the project is fully operational via the resort hotel, retail, restaurants and residences. This is vital for Hawaii's economy. The proposed resort and hotel near the Hawai'i Convention Center will help to support and stimulate economic activity.

Mahalo for your consideration.

Sincerely,

Warren Shon

Name:	Email:	Zip:
Tricia Kamikawa	takamikawa@gmail.com	96789

Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:11 PM

Name:	Email:	Zip:
Mark Suzuki	marksuz808@gmail.com	96822

Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:11 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

I support Resolution 26-171 and the 1588 Ala Moana project. In addition to providing new housing, including affordable rental homes, I appreciate the economic activity and employment opportunities the project is expected to support.

Mahalo for your consideration.

Mark

Name:	Email:	Zip:
Devendrakumar Sherrard	philip@a-1-a.com	96797

Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:12 PM

Testimony:

My name is Devendrakumar Philip Sherrard and I am a grandfather of 5 boys and one girl. My oldest grandson is 17 years and a project like 1588 Ala Moana will help him with job opportunity and housing rather than planning to go to the Mainland to better his future. This will apply to the rest of the grand kids also.

Name:	Email:	Zip:
Joanne Suzuki	joannesuzuki808@gmail.com	96822

Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:14 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

I support Resolution 26-171 and the 1588 Ala Moana project. In addition to providing new housing, including affordable rental homes, I appreciate the economic activity and employment opportunities the project is expected to support.

Mahalo for your consideration.

Sincerely,

Joanne Suzuki

Name:	Email:	Zip:
Jordan Mendonza	jordanmendonza13@gmail.com	96734
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:16 PM

Name:	Email:	Zip:
Charlene Mesa	ctmesa@kobayashi-group.com	96707
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:16 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

My husband and I purchased an affordable home in 2008, but its location is not close to our places of employment. For this reason, I strongly support affordable housing projects in the urban core. If similar housing opportunities had been available in this area 18 years ago, we would have gladly considered them.

The 1588 Ala Moana project would add 205 residences in the urban core, including 69 affordable rental homes for households earning at or below 80% of area median income. Its location near employment opportunities and transit would provide meaningful benefits for residents and the broader community.

No single project can solve Hawai'i's housing needs, but every opportunity to add much-needed homes is an important step toward creating a more affordable and accessible community for local families and future generations.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and the 1588 Ala Moana project.

Mahalo,

Charlene Mesa

Name:	Email:	Zip:
Michelle Villanueva	michellev@philpotts.net	96813
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:17 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Michelle Villanueva, and I am a resident of Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana. I work at Philpotts Interiors, an interior design firm in Honolulu.

Projects of this scale keep me and my colleagues busy — along with the vendors, fabricators, and craftspeople we partner with. From the earliest design concepts through final installation, a project like 1588 Ala Moana supports local creative professionals. That kind of ongoing pipeline is exactly what lets a firm like ours retain talented designers and continue bringing new people into the profession.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Beyond the design and construction work it creates, the added housing also matters personally to many on our team, who are up against the same tight, expensive housing market as everyone else on O'ahu.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that supports both our creative community and Honolulu's broader housing needs.

Mahalo,

Michelle

Name:	Email:	Zip:
Meagan Suzuki	meagan.suzuki@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:18 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

I support Resolution 26-171 and the 1588 Ala Moana project. In addition to providing new housing, including affordable rental homes, I appreciate the economic activity and employment opportunities the project is expected to support.

Thank you for your consideration.

Mahalo,

Meagan Suzuki

Name:	Email:	Zip:
Marisa Kanegawa	mkanegawa@gmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:21 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Marisa Kanegawa, and I work for Albert C. Kobayashi, a Hawai'i general contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As an estimator, I'm involved in projects long before construction begins, pricing out the work and reaching out to the local trades who will help build it. That early view shows me just how many people a single project touches.

When a project like this moves forward, it doesn't just keep our own staff and field crews working. It also creates opportunities for dozens of local subcontractors and suppliers, from concrete and electrical to finishes and landscaping. Many of these are local business whose employees live and raise their families right here in our communities.

Projects like 1588 Ala Moana help provide continuity of work for local construction companies and support long-term careers here at home. A steady flow of work is what allows companies like ours to keep experienced people on staff, train new workers, and stay competitive so more of Hawai'i's construction dollars stay in Hawai'i.

The benefits also extend well beyond the jobsite. Construction wages are spent at local stores, restaurants, and services, and new development helps address Honolulu's ongoing need for housing and revitalized urban spaces. Supporting projects like this is an investment in both our workforce and the future of our community.

For these reasons, I respectfully ask the Committee to support Resolution 26-171. Thank you for the opportunity to testify.

Respectfully,

Marisa Kanegawa

Name:	Email:	Zip:
Charles Jewitt	lionkingcj@gmail.com	96821
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:37 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Charles Jewitt and I own multiple businesses in Honolulu including Agave&Vine in Ala Moana Center and The Republik, located on mauka side of Ala Moana Center. I have been deeply invested in this area and the community surrounding it for over 30 years. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I support the continued evolution of Ala Moana by turning an overflow parking lot into a resort hotel and residences. This new project will bring more tourists into Ala Moana and provide more options for our local community. I also appreciate the addition of more affordable rental units as a component of the project as it is extremely difficult for my employees to travel so far to work.

I kindly ask the committee to support Resolution 26-171 and allow 1588 to move forward and help create the great community that Ala Moana can be.

Sincerely,

Charles Jewitt

Name:	Email:	Zip:
Sandra Harano	syharano@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:45 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Sandra Harano and I have lived in the Ala Moana area for many years. I am frequently in the area at the mall or surrounding areas and I am in support of Resolution 26-171 and 1588 Ala Moana. I think this project will make the Ala Moana area much more walkable, allowing easy access from Ala Moana to the beach park and Waikiki. In addition, the project will convert an existing parking area into new housing that is adjacent to shopping, services, transit, and jobs. Creating more housing is important and needed in the urban core.

I respectfully ask the Committee to support 1588 Ala Moana.

Thank you,

Sandra Harano

Name:	Email:	Zip:
Cassie Idehara	cassie.idehara@us.rlb.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 04:46 PM

Name:	Email:	Zip:
Craig McGinnis	mcginnisc@gmail.com	96825
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 05:08 PM

Testimony:

Aloha Chair and Members of the Zoning and Planning Committee,

My name is Craig McGinnis, and I have lived in Honolulu for the past 19 years. I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

I believe this project represents a positive opportunity to add much-needed housing, including affordable rental housing, while making better use of an existing parking area in one of Honolulu’s most established employment, retail, and visitor

districts. The combination of housing, hospitality, retail, and dining in a location close to jobs, services, and transportation is the type of thoughtful mixed-use development that makes sense for this area.

I also appreciate the project's potential to support local businesses, create construction and permanent jobs, and contribute to the continued vitality of the Ala Moana area.

I respectfully support Resolution 26-171 and the advancement of the 1588 Ala Moana project.

Mahalo for the opportunity to provide testimony.

Craig McGinnis

Name:	Email:	Zip:
William Nguyen	will.nguyen@live.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 05:16 PM

Testimony:

Dear Council Members,

I am writing to provide support for this important project, which will provide progress and support for the growth of our community. I am born and raised in Honolulu and so I know the special place that the Ala Moana neighborhood holds for our local community. Specifically, Ala Moana Center, Ala Moana Beach Park, and Magic Island are places where I know we all have positive childhood memories. As such, I appreciate the thoughtfulness and care that this project demonstrates to improve this neighborhood and to help it grow from an economic and social and community perspective. Creating more jobs, providing more homes, and strengthening our economy are the keys to improving the everyday lives of our community members, and this project accomplishes all of that and more.

Thank you for the opportunity to provide my support.

Name:	Email:	Zip:
Khai Tran	Khai@cbpacific.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 05:17 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Khai Tran, and I am a Honolulu resident for over 45 years and one who has worked in real estate for nearly 20 years. Through my work, I spend a great deal of time in and around the Ala Moana area and have seen firsthand how important thoughtful development, walkability, housing, and access to transportation are to Honolulu's growing urban

core.

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

One of the main reasons I support this project is the opportunity to transform a significantly underutilized property into something that can contribute much more to the surrounding community. In an area as central and active as Ala Moana, a large surface parking lot represents land with tremendous potential that is simply not being fully realized.

Rather than continuing to use this valuable urban land primarily for surface parking, the 1588 Ala Moana project provides an opportunity to bring new life and energy to the area through housing, jobs, businesses, and increased activity. It would allow more people to live closer to where they work, shop, dine, and access everyday services, while also supporting the businesses and community already established in the surrounding neighborhood.

As someone who regularly travels through Ala Moana for both work and with my family, I believe thoughtful redevelopment like this can benefit the community in many different ways. More residents can mean more customers for nearby businesses, more activity at different times of the day, additional employment opportunities, and a stronger sense of neighborhood and community.

The location also makes sense for this type of development. It is already surrounded by shopping, employment, restaurants, parks, services, and public transportation. Encouraging housing and mixed-use development in areas where much of this infrastructure already exists is, in my opinion, a much better use of our limited urban land than allowing a large parcel to remain primarily surface parking.

I believe we should look at properties like 1588 Ala Moana not simply for what they are today, but for what they can contribute to Honolulu in the future. This project has the potential to turn an underutilized site into a productive part of the neighborhood—bringing new residents, jobs, economic activity, and vitality while helping create a more walkable and connected Ala Moana community.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and the 1588 Ala Moana project.

Mahalo for your time and consideration.

Khai Tran

Name:	Email:	Zip:
leigh bovaird	leighbovaird@gmail.com	96815
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 05:27 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

I am writing in strong support of Resolution 26-171 and the proposed 1588 Ala Moana development. As a parent raising my family here in Hawai‘i, I see firsthand the urgent need for expanded housing options. This project provides a critical investment in our community by delivering much-needed affordable rental homes alongside market-rate housing.

Ensuring that local families and future generations have viable, accessible housing options to build their lives in Hawai‘i is vital to our island's future. I strongly encourage the committee to approve this resolution.

Mahalo for your time and consideration,

Leigh

Name:	Email:	Zip:
Mackenzie Hulihee	mhulihee7@gmail.com	96822
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 05:31 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

I am writing in support of Resolution 26-171 and the requested extension for the 1588 Ala Moana Project.

I believe that supporting this construction project will provide jobs and continued livelihood to citizens in the construction and design industry for the duration of the project. Subsequently, I believe this will also provide new employment for the long-term future for hospitality staff which are usually local people as well.

In regards to looks, I believe that the appearance of this area will be elevated by this new construction compared to looking at the parking lot of the Ala Moana center. Since Ala Moana center already was blocking much of the view to the beach and ocean, I don't believe sightlines will change drastically even after completion of this new construction project.

For these reasons, I am in favor of Resolution 26-171 and respectfully ask for your support and approval of this project.

Thank you for the opportunity to provide written testimony.

Mackenzie Hulihee

Name:	Email:	Zip:
Peter Agustin	pjagustin57@gmail.com	96706
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 05:31 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Peter Agustin, and I am writing in support of Resolution 26-171 and 1588 Ala Moana. Projects like these provide jobs and opportunity for the working force of Hawaii and those close to me. I work in construction and I have family and friends who work in construction. This project allows for work to continue and provide to those within the working force. I respectfully ask that the same support from the committee be provided to the project.

Name:	Email:	Zip:
Rilen Loo	loorilen@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 05:38 PM

Testimony:

Aloha Chair and Members of the Zoning & Planning Committee,

My name is Rilen Loo and I work in the construction Industry on the island of Oahu. I am writing in support of Resolution 26-171 and 1588 Ala Moana. This project is a great opportunity for locals to continue to have work and provide for their families at home. Also, the improvement of the sidewalks entering and exiting ala moana would be great for all public use. I personally frequent the Ala Moana area to exercise/surf and seeing more improvement to the infrastructure would greatly benefit the running and surfing community.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Thanks for your consideration,

Rilen

Name:	Email:	Zip:
Daniel Hom	danielwkhom1@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 05:40 PM

Testimony:

I am in support of this project as it will include more affordable housing for locals. I feel this area of the mall could be put to better use with this project.

Name:	Email:	Zip:
Michael Dell	dellfm@hawaii.edu	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 06:01 PM

Name:	Email:	Zip:
Nicolas Moses	nicomoses23@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 06:42 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Nicolas Moses. I'm a recent graduate of ʻIolani School and am now a freshman at UCLA. I am writing in

support of Resolution 26-171 and 1588 Ala Moana.

This past summer, I interned at a general contracting firm and spent time on a high-rise construction jobsite here in Honolulu, where I saw firsthand just how difficult and complex building a project like this really is. That experience, combined with my growing interest in finance and real estate, has given me an early appreciation for what it takes to bring a project like 1588 Ala Moana to life. From my first day on the project, I was welcomed into an incredible family of coworkers who had lived in Hawai'i for the greater part of their lives, leading to one of the best summers of my life and further cementing my intentions of moving back home after college, where I'm hoping to devote my work to helping young people to afford homes.

As someone who hopes to return home to Hawai'i one day, I care deeply about the kind of city I'll be coming back to. Projects that add housing, jobs, and investment are exactly what will make it possible for people my age to build our lives in our home state.

I hope the Committee will support Resolution 26-171 and help build the kind of Honolulu that gives young people like me the opportunities we need to come home.

Mahalo,
Nicolas Moses

Name:	Email:	Zip:
Brent Kawahara	brent.ack1@gmail.com	96744
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 07:22 PM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Brent Kawahara, and I am a Project Manager with Albert C. Kobayashi, Inc. I am writing in support of Resolution 26-171 and 1588 Ala Moana. The project is proposed to add 205 residences, including 69 affordable rental homes, while supporting local businesses and creating jobs for our community.

As someone working in Hawaii's construction industry, I have seen firsthand how major development projects provide stable employment opportunities for local workers, subcontractors, and suppliers. Projects such as 1588 Ala Moana help sustain our local workforce, create long-term career opportunities, and contribute to the economic strength of our state.

In addition to providing much-needed housing, this project is expected to support thousands of jobs during construction and generate significant economic activity for Honolulu.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,

Brent Kawahara

Project Manager

Albert C. Kobayashi, Inc.

Name:	Email:	Zip:
Daniel Lee	dniellee@gmail.com	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:14 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Daniel Lee and I have lived on O‘ahu, in Ward for the past 4 years. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I believe thoughtful projects like this will bring positive energy and renewal to the neighborhood. It is encouraging to see continued investment in our community, especially when it supports local jobs for Hawaii’s skilled workforce and creates opportunities that keep our neighborhood vibrant for years to come.

The project would turn an underutilized surface parking lot into housing and new activity close to jobs, shopping, services and transit. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Daniel Lee

96814

Name:	Email:	Zip:
Kyong Chang	chang.kyong@gmail.com	96816
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:16 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kyong Chang and I have lived on O‘ahu for over 40 years. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Ward/Ala Moana area has grown stale and it is encouraging to see new projects being invested in to revamp, and revitalize the area. This will create exciting new opportunities for rising businesses and young entrepreneurs, which is what Hawaii desperately needs to grow its economy.

The project would turn an underutilized surface parking lot into housing and new activity close to jobs, shopping, services and transit. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,
Kyong Chang
96816

Name:	Email:	Zip:
jason keifer	jasonkeifer@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 08:25 PM

Testimony:
Aloha Chair and Members of the Council,

I am writing in support of the 1588 Ala Moana project.

I believe this is a positive project for Ala Moana and for Honolulu. It takes a property that is currently largely surface parking and turns it into a development with housing, a hotel, affordable rentals, restaurants, retail, and improved walking areas.

The proposed hotel would also add a high-quality visitor option near the Hawai'i Convention Center and Waikīkī. Continuing to attract visitors who are willing to spend more in our local economy is important for Hawai'i, particularly when that spending supports local restaurants, businesses, and jobs.

The economic upside appears significant. The project estimates more than 6,000 construction jobs over approximately five years, followed by 800 full time jobs once the project is fully operational. It is also projected to generate substantial ongoing economic activity for the community.

I also appreciate that this is not simply another hotel development. It adds 205 new residences, including 69 affordable rental units, at a time when Honolulu clearly needs more housing at different price points.

Finally, I think the project can improve this part of Ala Moana. Replacing a large surface parking area with housing, hospitality, restaurants, retail, wider sidewalks, and better pedestrian and bicycle connections is a good use of a

prominent town location.

Overall, while no development is perfect, this is an opportunity to create jobs, add housing, support higher-value tourism, generate long-term economic benefits for the city and state, and improve the Ala Moana neighborhood.

I respectfully support the 1588 Ala Moana project and appreciate the Council's consideration.

Mahalo,

Jason R. Keifer

Name:	Email:	Zip:
Silvia Chang	shc331@gmail.com	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:28 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Silvia Chang and I have lived on O'ahu my entire life, and more recently in Ward for the past 4 years. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

The continued investment in the Ward/Ala Moana area is an important step towards ensuring the future economic growth of Hawaii. More and more young professionals come and go; and by creating neighborhoods that are vibrant, exciting, and full of business opportunity, there will be more desire for people to stay and build something for the community. This project is exactly what we need more of in order to revitalize the space which is dead today.

The project would turn an underutilized surface parking lot into housing and new activity close to jobs, shopping, services and transit. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,
Silvia Chang
96814

Name:	Email:	Zip:
Victor Bovino Agostini	hawaii97@gmail.com	96821
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 22, 2026 @ 08:44 PM

Testimony:

My name is Victor Agostini, owner of Oceanic Landscaping, a local landscaping company on Oahu. I support the 1588 Ala Moana project.

Developments like this create work for local landscapers and industry professionals. It supports local businesses, keeps skilled trades working, and enhances the outdoor spaces that make Hawai‘i special.

Name:	Email:	Zip:
Dennis Noah-Casison	dennis@refinedhawaii.com	96706
Representing:	Position:	Submitted:
Better Homes and Gardens Real Estate Refined	Support	Sep 22, 2026 @ 08:56 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Dennis Noah-Casison and I am co-owner of Better Homes & Gardens Real Estate Refined. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

The project will introduce residential housing including affordable rental units to help ease Hawaii's housing shortage. It will also include hotel operations, which would create long-term jobs and boost visitor spending thanks to its location next to Ala Moana. That increased spending would, in turn, drive demand for more local jobs, something the state urgently needs.

The project would replace an underutilized surface parking lot with housing, retail, dining and new activity in an established neighborhood.

I respectfully ask the Committee to support 1588 Ala Moana.

Mahalo,

Dennis Noah-Casison

Broker in Charge/Co-Owner

Better Homes & Gardens Real Estate

Name:	Email:	Zip:
Mark Ouye	mark@ack-inc.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 09:16 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Mark Ouye, and I work for a Hawai‘i General Contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana. Projects like 1588 Ala Moana help provide continuity of work for local construction companies and support

long-term careers here at home.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,

Mark Ouye

Name:	Email:	Zip:
K N	kyn459@hotmail.com	96817
Representing:	Position:	Submitted:
Self	I wish to comment	Sep 22, 2026 @ 10:27 PM

Name:	Email:	Zip:
Travis McGaughy	mcgaughytravis@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 11:18 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Travis McGaughy, and I am a real estate professional in Honolulu, Hawaii. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Whenever there is an opportunity to add affordable inventory to alleviate Hawaii's housing crisis, especially for those getting their adult lives started , I am always in support of those types of projects. I have family members, friends, and colleagues who could benefit from the construction of affordable residential inventory.

My understanding is that the project would add 205 residential homes in the urban core, including 69 affordable rental homes at up to 80% AMI, close to employment and transit. No single project solves Hawai'i's housing needs, but adding homes is a meaningful step.

For these reasons, I respectfully ask the Committee to support 1588 Ala Moana.

Mahalo,

Travis McGaughy

Name:	Email:	Zip:
Chris Tokumaru	chris@iti-hawaii.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 11:18 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Chris Tokumaru. I was born and raised on O‘ahu, recently retired from federal service, and now run my own construction business. I also raised two children here, so when I think about housing, I think about whether the next generation will actually be able to afford to come home and make Hawai‘i their permanent home.

That is one of the main reasons I support Resolution 26-171 and the 1588 Ala Moana project.

The cost of housing has become one of the biggest challenges facing local families. In my view, we simply need more housing of all types. When supply is limited and demand continues to grow, affordability only becomes more difficult. Creating more homes — market housing, affordable housing, rentals and ownership opportunities — is an important part of addressing that problem over time.

I was especially encouraged to see that 1588 Ala Moana includes 69 affordable rental homes. Ala Moana is close to so many jobs, services and transportation options, and I think it makes sense to create affordable housing in places where people already work and spend their daily lives.

As a father, this issue is personal to me. I want my children, and other young people who were raised here, to have a realistic chance to return to O‘ahu, find housing they can afford, build careers and raise families of their own.

And from my perspective in construction, I also understand the importance of continuing to move projects forward. New development creates work for contractors, trades, suppliers and many other local businesses, while also adding the housing our community needs.

For me, supporting 1588 Ala Moana is about both sides of that equation: creating jobs today and creating more housing for the future.

I support Resolution 26-171 and respectfully ask the Council to allow the project to move forward.

Mahalo for the opportunity to provide testimony.

Chris Tokumaru

Name:	Email:	Zip:
Kai Tokumaru	kaibtokumaru@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 11:42 PM

Testimony:

Hi Chair and Members of the Committee,

My name is Kai Tokumaru. I was born and raised on O'ahu, attended high school in Honolulu, and will graduate this May 2028 from a university in the State of Washington with a degree in Business.

I plan to return to Honolulu to start my career and often wonder whether my generation will actually be able to afford to come home and make Hawai'i their permanent home.

That is one of the main reasons I support Resolution 26-171 and the 1588 Ala Moana project.

I am excited to see that 1588 Ala Moana includes 69 affordable rental homes. Ala Moana is close to so many jobs, services and transportation, and I think it makes sense to create affordable housing in places where people work and spend their day.

I want my peers who were raised here, to have a realistic chance to return to O'ahu, find housing they can afford, build careers and raise families of their own.

I support Resolution 26-171 and respectfully ask the Council to allow the project to move forward.

Aloha,
Kai Tokumaru

Name:	Email:	Zip:
Katie Hamm	khamm13@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 22, 2026 @ 11:45 PM

Testimony:
Dear Chair and Members of the Zoning and Planning Committee,

I am writing in support of Resolution 26-171 and 1588 Ala Moana because this project will contribute to the vibrancy and vitality of the neighborhood. New residents and visitors will bring additional customers to nearby restaurants, shops, and other local businesses, helping to strengthen the surrounding commercial community. In addition, the development of 1588 Ala Moana will create construction jobs, while hotel operations will provide permanent employment opportunities once the project is complete.

Mahalo,
Katie Hamm

Name:	Email:	Zip:
Mochelle Karr-Ueoka	mkarrueoka@mwrestaurant.com	96816

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 12:42 AM

Testimony:

Aloha Chair Kia‘āina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

My name is Michelle Karr-Ueoka. I was born and raised on O‘ahu, and my husband Wade and I are the owners of MW Restaurant. We are also raising our son here, so like many local families, we think a lot about what kind of Hawai‘i he will grow up in and whether the next generation will be able to afford to make a life here.

Running a small business in Hawai‘i is not easy. Wade and I have been through the challenges of opening a restaurant, keeping people employed, navigating COVID, and dealing with the rising costs that affect nearly every part of doing business here. Through all of that, one thing has become very clear to me: the health of our local businesses is closely tied to whether people can afford to live here and whether Hawai‘i continues to have a strong economy.

For me, sustainability is not only about the environment but is also about the people and the businesses of Hawaii as well. We need to help keep the future generations of Hawaii’s to continue to tell the story of Hawaii through its food and hospitality. Wade and I have been strong supporters of supporting local businesses and this project will help so many of the farmers, ranchers, fishmongers and local businesses that we rely on to tell a story of hawaii through the ingredients that make it so special. To continue this we need to make sure that we help to invest in keeping the future generations of Hawaii’s here.

That is a big reason I support 1588 Ala Moana.

We need more housing. The cost of living continues to put enormous pressure on local families, and increasing the supply of housing is an important part of addressing that. As someone who employs people and works alongside people in hospitality every day, I see how difficult housing costs can be for the people who keep our restaurants, hotels and other local businesses running.

I also strongly support the five-star hotel component of the project. Hawai‘i should continue to attract visitors who value what is special about this place and who contribute meaningfully to our economy while they are here. That is consistent with the Hawai‘i Tourism Authority’s current strategy, which focuses on attracting high-value visitors and increasing visitor spending rather than simply increasing visitor counts. (Hawai‘i Tourism Authority (https://hta.hawaii.gov/who-we-are/strategic-plan/?utm_source=chatgpt.com))

A new hotel also means permanent jobs. For someone in hospitality, that matters. Those jobs support families, restaurants, farmers, suppliers, vendors and so many other small businesses that are connected to our visitor industry.

My family currently lives on the east side of O‘ahu, but next year we will be moving into our new home in the Ala

Moana/Kaka'ako area. I am genuinely excited to become part of the neighborhood and to see continued investment in an area that is already such an important part of Honolulu.

To me, 1588 Ala Moana brings together several things Hawai'i needs: more housing, good permanent jobs, continued investment in our visitor economy, and improvement of an important urban neighborhood.

For those reasons, I respectfully support the project and ask the Council to support it as well.

Mahalo for the opportunity to testify.

Michelle Karr-Ueoka

Name:	Email:	Zip:
Dina Knight	knight.dina@gmail.com	96792
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 04:22 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Dina Spinks. I have spent many years volunteering with organizations dedicated to serving our community. Through that experience, I've seen firsthand how thoughtful investments and long-term planning can create meaningful, lasting benefits for the people who live here. I am writing in support of the 1588 Ala Moana project.

My volunteer work has given me a deep appreciation for initiatives that strengthen communities and improve quality of life. Housing, economic opportunity, and responsible growth are all connected, and projects that address these needs can have a positive impact far beyond the buildings themselves. The 1588 Ala Moana project represents an opportunity to help address Hawai'i's housing shortage while supporting local workers, businesses, and the broader economy.

Large-scale developments create more than new residences. They provide jobs for construction professionals, designers, engineers, tradespeople, property management teams, and many others who help bring these projects to life. The economic benefits extend beyond the construction phase, supporting local families and contributing to a thriving community.

1588 also offers tangible benefits for Honolulu, including approximately 801 permanent jobs, roughly $159.4 million in annual economic output, more than $27 million in recurring annual state and city revenue, and much-needed housing, including 136 market homes and 69 affordable rental homes. These outcomes reflect the kind of long-term community impact that many volunteers, community leaders, and service organizations work toward every day.

As someone who has dedicated a significant amount of time to volunteering and supporting causes that improve the lives of others, I believe projects should be evaluated not only by what they build, but by the opportunities they create and the needs they help address. For these reasons, I respectfully urge the Committee to support this project.

Mahalo for your consideration,

Dina Spinks

Name:	Email:	Zip:
Derek Ching	dchingd@gmail.com	96816
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 05:37 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Dr. Derek Ching. I was born and raised in Hawaii and currently reside in Diamond Head. I am a pediatrician with Children's Doctors, where our practice serves families throughout the greater Honolulu area. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In my work, I see every day how much housing costs and neighborhood access affect the families I care for. Many of the families who bring their children to our practice are navigating a tight and expensive housing market, so I understand how meaningful it is when new homes, especially affordable ones, become available close to jobs and services.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Adding housing of this kind in a well-connected part of the city is a positive step for the whole community and the families I serve.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Dr. Derek Ching

Diamond Head Resident

Name:	Email:	Zip:
Eric Mori	emori@salter-inc.com	94104
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 05:52 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Eric Mori. I'm a licensed professional engineer and executive vice president at Salter, an acoustical consulting firm based in San Francisco with an office in Kailua. I'm writing in support of the 1588 Ala Moana project and Resolution 26-171.

Sound is something people often don't notice unless it's done wrong. In a mixed-use project like 1588 Ala Moana, that means designing residences, hotel rooms, and retail spaces so that street noise, mechanical systems, and neighboring units don't intrude on each other. Getting that right is what allows a dense, vibrant neighborhood like Ala Moana to also be a comfortable place to live, sleep, and work.

It's also work that keeps our consultants – including in Kailua – busy and employed. For projects of this scale, our consultant team is involved and busy well before construction begins. We are conducting on-site environmental noise measurements, reviewing drawings, and providing recommendations to help make the project a success, both for the team and the neighborhood.

Beyond the technical work, I enjoy working on projects like 1588 Ala Moana because they bring so much value to a neighborhood and community. As a native San Franciscan, whenever I visit Oahu, I see and read about many of the same housing and transportation-related issues that I see at home. A project like this with residential density in an established neighborhood is exactly what is needed to help make housing more attainable. It's a neighborhood that allows residents and visitors to enjoy what Oahu has to offer, which placing less of a burden on the city's roadways.

I urge the Committee to support this project.

Mahalo for your time and consideration.

Sincerely,
Eric Mori, PE
Executive Vice President, Salter

Name:	Email:	Zip:
Jasha Kistler	jasha.kistler@rwdi.com	97204
Representing:	**Position:**	**Submitted:**
RWDI USA LLC	Support	Sep 23, 2026 @ 06:34 AM

Name:	Email:	Zip:
Wade Ueoka	wueoka@mwrestaurant.com	96816
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 07:29 AM

Testimony:

Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

My name is Wade Ueoka. I was born and raised in Hawai'i, and my wife Michelle and I own MW Restaurant.

I am writing in support of 1588 Ala Moana.

I have spent my career in Hawai'i's food and hospitality industry, and I believe very strongly that our food culture is one of the things that makes this place special. Visitors do not come here only for our beaches or hotels. They come to experience Hawai'i, and food is a big part of that experience.

Food tourism is real. Events like the Hawai'i Food & Wine Festival have shown how Hawai'i's chefs, farmers, ranchers, fishermen and local products can be celebrated together and shared with people from around the world. (Hawaii Food & Wine Festival (https://hawaiifoodandwinefestival.com/about/?utm_source=chatgpt.com)) A strong hospitality industry helps support all of that.

That is one reason I like the idea of adding a new five-star hotel in Honolulu. Higher-spending visitors support restaurants and many other local businesses, and a new hotel also creates good, permanent hospitality jobs.

But those jobs only matter if the people doing them can afford to live here.

As an employer, I care deeply about the people who work with us. I do not want our employees to just survive in Hawai'i. I want them to be able to thrive here, raise families here, and see a future for themselves here.

That is why the affordable rental housing in this project is so important to me. I am particularly impressed that such a significant portion of the project is being devoted to affordable rentals at the 80% AMI level. That is exactly the kind of housing that can serve many of the people working in restaurants, hotels and other parts of our hospitality industry.

We need more housing at every level, but we especially need housing that working people can realistically afford.

To me, this project connects several things Hawai'i needs: a strong visitor economy, good permanent jobs, support for our local food culture, and more housing for the people who make all of it possible.

For those reasons, I respectfully support 1588 Ala Moana.

Mahalo for the opportunity to testify.

Wade Ueoka

Name:	Email:	Zip:
Kelly Sanders	KSanders@highgate.com	96815
Representing:	Position:	Submitted:
Highgate Hotels Hawaii	Support	Sep 23, 2026 @ 07:44 AM

Testimony:

Aloha Chair and Members of the Council,

My name is Kelly Sanders, and I serve as President of Highgate Hotels Hawaii.

As a leader in Hawai‘i's tourism industry, I strongly support the proposed development at 1588 Ala Moana. This project represents a significant opportunity for Honolulu and will serve as an important catalyst for economic growth, housing development, and the continued evolution of our visitor industry.

The project will create jobs, generate economic activity, and provide much-needed housing opportunities in one of Honolulu's most important urban corridors. The development is proposed to include 205 new homes, consisting of 69 affordable rental units and 136 market-rate residences, helping address our community's urgent need for housing across multiple income levels. Hawai‘i needs additional housing inventory at a range of price points, and projects that thoughtfully increase both affordable and market-rate options are critical to meeting that demand.

I also believe there is tremendous value in supporting local developers who choose to invest in Hawai‘i. Local development means investment by individuals and businesses with a long-term commitment to our community and our future. These projects create jobs, support local businesses, and help ensure that economic benefits remain within Hawai‘i.

From my perspective within Hawai‘i's hospitality and development sectors, I see firsthand the broader economic impact projects like 1588 Ala Moana generate. A development of this scale creates opportunities not only for construction workers and skilled tradespeople, but also for architects, engineers, designers, consultants, suppliers, and numerous local businesses that contribute throughout the project lifecycle. These opportunities provide meaningful support for local families while strengthening Hawai‘i's overall economy.

In addition to its housing and economic benefits, the proposed hotel component has the potential to elevate Honolulu's global positioning as a visitor destination. The project is anticipated to introduce what could become O‘ahu's first true five-star luxury hotel experience, helping shift Honolulu beyond a traditional mass-market hospitality model and attracting higher-spending travelers seeking a level of luxury currently limited within our market. This evolution would enhance the destination's competitiveness while creating additional economic benefits for local businesses and residents.

The 1588 Ala Moana project represents an opportunity to create much-needed housing, generate local jobs, support local businesses, encourage continued investment in Hawai‘i, and elevate Honolulu's position as a world-class destination.

For these reasons, I respectfully support RES26-171 and the approval of the conceptual plan for the Interim Planned Development-Transit project at 1588 Ala Moana.

Mahalo for the opportunity to provide testimony and for your thoughtful consideration.

Respectfully submitted,

Kelly Sanders
President, Highgate Hotels Hawaii

Name:	Email:	Zip:
Erika T.	etsui@ack-inc.com	96797
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 07:54 AM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Erika, and I work as an Estimator for a Hawai'i general contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Through my experience in the construction industry, I understand the importance projects like this can have on our local community. Developments of this scale create thousands of opportunities within the construction industry, supporting local jobs, businesses, and our workforce.

As someone building my career in Hawai'i's construction industry, I believe projects like this can provide meaningful opportunities while contributing to the continued growth of our community. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your time and consideration.

Sincerely,
Erika

Name:	Email:	Zip:
Kissandra B	kissandra@ack-inc.com	96797
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 07:55 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kissandra, and I work for a contractor in Hawaii. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Throughout my few years in Hawaii's construction industry, I know that projects like this greatly benefit my colleagues and our families. With the long-term timeline of this project and similar projects, keeping local crews working and supporting local subcontractors and vendors is what we thrive on. We are able to build relationships with other local companies while having that job security for the duration of the project.

Projects like 1588 Ala Moana help provide continuity of work for local construction companies and support long-term careers here at home.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,
Kissandra
Estimator

Name: Benjamin Sadoski	Email: bsadoski@5.unitehere.org	Zip: 96826
Representing: UNITE HERE Local 5	Position: Oppose	Submitted: Sep 23, 2026 @ 07:55 AM

Name: Chue Yang	Email: chuefyang@gmail.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 07:56 AM

Testimony:
Aloha Chair and Committee Members,

I'm writing in support of the 1588 Ala Moana project. As General Manager of Pagoda Hotel, workforce housing is an issue that matters to me. We depend on local employees, and having more rental options near where they work can make a real difference for them and their families.

The 69 affordable rentals are a big reason for my support. I also see value in the jobs and business the hotel and restaurants could bring to the area. I hope the committee will approve the project.

Mahalo,

Chue Yang

Name:	Email:	Zip:
Christopher Yawata	cysy13@gmail.com	96816
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 08:15 AM

Testimony:

September 23, 2026

Dear Chair and Members of the Zoning & Planning Committee,

I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a local parent, I hope our children can go away for college and still have the opportunity to come home to Hawaii. Sadly, many of our young people are finding that even after earning their degrees and starting their careers, they are priced out of the place they call home.

More affordable housing can help keep our families together and give the next generation a chance to live, work, and raise their own families here in Hawaii.

I respectfully ask the Committee to support this project.

Mahalo,

Chris Yawata

Name:	Email:	Zip:
Stephen Hinck	stephen.hinck@highgate.com	96821
Representing:	**Position:**	**Submitted:**
Highgate Hotels	Support	Sep 23, 2026 @ 08:17 AM

Testimony:

Aloha my name is Stephen Hinck, Area Managing Director for Highgate Hotels. I would strongly support this project as it will provide more job opportunities on Oahu for Hospitality Workers and provide an amazing living environment for those in need of Affordable rentals. I totally support this project.

Name:	Email:	Zip:
Vnce Tamura	vtamura01@gmail.com	96786
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 08:24 AM

Testimony:

Aloha,

I'm born and raised in Hawaii. Hawaii is a special place to live, and we need more opportunities for us locals. I live out in the country and traffic into town has increased year by year. My mom (retired) and myself work in the architecture /

construction field. I feel this project will help with, see below.

- Alleviate some traffic.

- Create more jobs, not just in construction but in the hotel industry.

- Create more housing.

There are more positive that will accompany this project but wanted to mention the top 3 in my mind.

Mahalo,

Vince

Name:	Email:	Zip:
Jackie Smythe	sasshawaii@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 08:25 AM

Name:	Email:	Zip:
Leigh Bulseco	mrsbulseco@gmail.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 08:30 AM

Testimony:

I am re-submitting my testimony as I'm unsure if my first one went through.

Aloha Chair Kia‘āina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

I am writing regarding Resolution 26-171 and the 1588 Ala Moana project. I have worked in the Waikīkī and Kaka‘ako areas for many years and have raised four children in Hawai‘i.

As a parent and working resident, I care deeply about continuing to create housing and employment opportunities that allow people to build their lives and careers here. I believe it is important to consider how projects like this can contribute to opportunities for today’s workforce as well as future generations.

I have also worked in the hospitality industry for approximately 30 years and truly believe there is no place like Hawai‘i. We have so much to share with the world, including our culture, hospitality, and aloha.

The 1588 Ala Moana project includes 69 affordable rental homes for households earning up to 80% of Area Median Income, in addition to market-rate residences, a hotel, retail, and dining. With so many new condominium projects being developed, I appreciate that this project also includes affordable rental housing in the heart of town.

The hotel component can also support jobs and bring visitors directly into the Ala Moana area, where they can shop, dine,

and support businesses at Ala Moana Center and throughout the surrounding community.

Mahalo for the opportunity to share my comments regarding Resolution 26-171 and 1588 Ala Moana.
Leigh Bulseco

Name:	Email:	Zip:
Rogelio Bulseco	jojo.bulseco@gmail.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 08:46 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Rogelio Bulseco, and I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

One of the most important aspects of this project to me is the employment it can provide after construction is completed. I understand that the project is expected to support approximately 800 jobs through its hotel, retail, dining, residential, and other operations.

These are the kinds of ongoing jobs that can provide opportunities for local residents to build careers, support their families, and remain in Hawai'i. A development of this size can also create opportunities across many different industries and levels of experience.

I also appreciate that the project combines employment opportunities with housing, including affordable rental homes, in the heart of Ala Moana. Creating places where people can both live and work is important for the future of our community.

For these reasons, I respectfully support Resolution 26-171 and the 1588 Ala Moana project.

Mahalo for the opportunity to submit my testimony.
Rogelio Bulseco, Jr.

Name:	Email:	Zip:
Cassandra Sun	csun@5.unitehere.org	96701
Representing:	Position:	Submitted:
Self	Oppose	Sep 23, 2026 @ 08:54 AM

Testimony:

Aloha Chair Esther Kia'āina and Committee,

My name is Cassie Sun. I am testifying in strong opposition to RES26-171.

I support affordable housing but this development by BlackSand Capital is not affordable. First of all a vast majority of the proposed housing will be market rate. Only about a third of the proposed housing are “affordable” but I think we are abusing that term because who is it really affordable for?

My husband works at City for the Board of Water supply. I have worked as a Pastor and a Communications Director and we hope to start a family and raise kids here in Hawai‘i. With our combined income there is no way we could afford to do so in this proposed housing.

The current proposal for this “affordable housing” is rental units for families at 80% AMI for 30 years or 120% AMI for 60 years. That means a family of 4 would have to make an income of between $123,200 and $184,000 a year. Shame on BlackSand Capital because they are leading working families astray. I saw much of the written testimony in support of this resolution is because this development will offer housing opportunities for local working families but this is just not true.

This development is a hotel that will only bring more congestion and traffic around a public park where already fewer and fewer local families gather because only wealthier families and foreigners can afford to stay and play around Ala Moana.

My mother in law has lunch at the food court and does her exercise walking around the mall every week. Ala Moana mall used to feel like a local place to gather and shop. Building another hotel there will only make it less accessible for local people who have been it’s most loyal and consistent patrons since the mall was first built.

Please consider the true impacts and harm this project will have on our community.

Mahalo nui,

Cassie Sun
Kalauao (‘Aiea)

Name:	Email:	Zip:
Glenn Grande	glenn@bwa-hi.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 09:05 AM
Testimony:		

The creation of jobs has been in the top priorities that create livelihood for the local residents.
The construction of this development will not only create interim construction jobs but more over long term and sustainable work within the hospitality and entertainment industry.
This project supports a wide range of residential units, including affordable units, within the prime location to which is a better alternative than its current situation, as partially used parking garage for the mall.
This will also boost economical support for the shopping and its neighboring areas as it will attract tourist and residents alike outside the already crowded Waikiki district.
Overall, this project is a positive catalyst for the Ala Moana District bridging the Kakaako and Waikiki District and creating a more cohesive development for the south shore of the island.

Name:	Email:	Zip:
Liann Unebasami	Lunebasami@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 09:16 AM

Name:	Email:	Zip:
Ric Noyle	denise@ricnoyle.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 09:24 AM

Testimony:
I wish to provide support for RES26-171
APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE 1588 ALA MOANA DEVELOPMENT PROJECT.

Name:	Email:	Zip:
Courtney Hew	courtney_fong@yahoo.com	96734
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 09:29 AM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,
My name is Courtney Hew, and I have lived on O‘ahu for four decades. I am writing in support of Resolution 26-171 and 1588 Ala Moana. Growing up in the McCully/Moilili area, and spending a lot of time at, or near Ala Moana, it is an area that I would like to see revitalized and invested in.

The project would turn an underutilized surface parking lot into housing and new activity close to jobs, shopping, services and transit.
I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.
Mahalo for the opportunity to testify,

Courtney Hew

Name:	Email:	Zip:
Wendy Matsukawa	wendy@kobayashi-group.com	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 09:36 AM

Testimony:

Aloha Chair and Members of the Committee,

My name is Wendy Matsukawa and I am writing in support of the 1588 Ala Moana Project.

The Kobayashi family prides themselves in serving the community and are committed and dedicated to the people of Hawaii. Every business decision they make is a personal one and comes from a place of gratitude and wanting to provide the best for our diverse community.

1588 Ala Moana will provide vast opportunities but most importantly affordable housing for our people. Affordable housing matters to me personally and i strongly support providing families especially children with stability and improved health.

For these reasons, I again please ask the Committee to support Resolution 26-171 and the 1588 Ala Moana project.

Thank you,

Wendy Matsukawa

Name:	Email:	Zip:
Kyle Kagawa	kyle@bwa-hi.com	96813
Representing:	**Position:**	**Submitted:**
Ben Woo Architects	Support	Sep 23, 2026 @ 09:42 AM

Testimony:

I support the project being developed at 1588 Ala Moana. I wish to add my voice to those who support this project, both as an employee of Ben Woo Architects and also as a resident of the State who grew up in the Honolulu area. In my varied design and construction experience throughout the years, there is one project that is mentioned a lot, by Developers and Designers alike, when speaking about successful projects in Hawaii. That is the original Park Lane project. How it was appropriate to the site (enhancing an area that was underused) and how it improved the Center's image on Ala Moana Blvd. That the team is back together to develop the other end of the Center - seems long overdue. It's great that this project is seeking to do more. Looking to again enhance the image and use of the Center (Ala Moana Blvd and Atkinson). But this time to also: upgrade the retail and restaurant businesses of the Center; as well as provide Hospitality options on

site; and to add housing units to the neighborhood. I hope that others will also start to see the positives associated with this project. I applaud Developers who take on risk for the betterment of the State, keeping the design and construction engine going, and providing benefits its residents.

Name:	Email:	Zip:
Justin Itano	jitano@alakaimechanical.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 09:43 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Justin Itano, General Manager of Alaka'i Mechanical Corporation and I've been in the local construction industry for the past 18 years. I am providing support of Resolution 26-171 and 1588 Ala Moana.

Our business and industry depends on a steady flow of construction work to keep employees working and teach the next generation of construction workers. Large-scale projects provide opportunities for sustained work that promote long-term careers in the industry. Along with the career opportunities this project could foster, it will also add to the current housing supply.

1588 Ala Moana would create 205 new residences, including 69 affordable rental homes, without removing any housing supply from the market by converting a surface parking lot. The included retail, dining, and hotel spaces will also provide spaces for businesses to add to the job market as well.

For these reasons, I ask the Committee to support Resolution 26-171 and 1588 Ala Moana.

Name:	Email:	Zip:
Filix NGUYEN	filixnguyen@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 09:47 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Filix Nguyen, and I work for Albert C. Kobayashi, Inc., a Hawai'i General Contracting Company. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Many people leave home due to being priced out or no available spaces. Projects like 1588 Ala Moana help provide continuity of work for local construction companies and support long-term careers here at home. It gives them an opportunity being able to stay here at home.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,

Filix Nguyen/ Estimator/ Albert C. Kobayashi, Inc.

Name:	Email:	Zip:
Jolene Furumoto	jolene@ack-inc.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 09:51 AM

Name:	Email:	Zip:
Darrin Imaoka	darrin@ack-inc.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 09:52 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Darrin Imaoka, an employee at Albert C. Kobayashi, Inc., a locally owned general contractor in the construction industry. I am writing in support of Resolution 26-171 and 1588 Ala Moana, and would kindly ask to allow the project move forward and see it become a reality.

Thank you very much for your time,

Darrin Imaoka

Estimator

Albert C Kobayashi, Inc.

Name:	Email:	Zip:
Michael Lam	mmlam8@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 10:08 AM

Name:	Email:	Zip:
Sam Kim	skim@hrcc-hawaii.com	96817
Representing:	Position:	Submitted:
Hawaii Regional Council of Carpenters	Support	Sep 23, 2026 @ 10:10 AM

Name:	Email:	Zip:
Chandra Lucariello	chandra@brainhealthhawaii.com	96816

Representing:	Position:	Submitted:
Brain Health Hawaii	Support	Sep 23, 2026 @ 10:11 AM

Testimony:

Re: Support for Resolution 26-171 and the 1588 Ala Moana Project

Dear Council Chair and Members of the Honolulu City Council:

I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

This project would provide 205 new residences, including 69 affordable rental homes for households earning up to 80% of the Area Median Income. Increasing the availability of affordable housing is essential to helping Hawai'i's working families remain in the community they call home.

The project would also contribute meaningfully to Hawai'i's economy, with an estimated 6,000 jobs supported during construction and approximately 800 jobs annually once the development is fully operational. Its combination of housing, hospitality, retail, and dining would create valuable opportunities for local residents while contributing to a vibrant and connected neighborhood.

I respectfully encourage the City Council to adopt Resolution 26-171 and support the advancement of this important project.

Mahalo for your time and consideration.

Sincerely,

Chandra Lucariello
Executive Director
Brain Health Hawaii

Name:	Email:	Zip:
jasmine kaita	jasmine@ack-inc.com	96813

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 10:11 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Jasmine and I work for Albert C. Kobayashi, Inc., a Hawai'i general contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects like 1588 Ala Moana help provide work for our local construction companies. Projects like this are important because they also provide jobs for our local residents/crews to provide financially for their families and being able to stay in Hawaii.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,
Jasmine Kaita
Admin Assistant
Albert C. Kobayashi, Inc.

Name:	Email:	Zip:
Kyle Uemura	kyuemura9@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 10:18 AM

Testimony:
Dear Chair and Members of the Zoning and Planning Committee,

I am a life long resident of Oahu and spend much of my time in the Honolulu area.

I am writing in support of 1588 Ala Moana. This work will create financial stability for the many hands required to create this building. Many of the local construction workers depend on projects like these to support and keep their families here at home in Hawaii. That is the dream for so many locals here and this project will help families do so.

Thank you.

Name:	Email:	Zip:
Ed Molina	emolina@alakaimechanical.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 10:24 AM

Testimony:
Dear Chair and Members of the Zoning & Planning Committee,

My name is Ed Molina, an estimator for Alaka'i Mechanical Corporation, a Honolulu-based mechanical contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I support this resolution because I believe it is important to consider development that will contribute to our community,

provide opportunities for housing, and support the future of Hawaii. Our business depends on a steady work flow of construction work to help keep our employees working and providing for their families. It also brings in new trades people into the industry.

For these reasons, i respectfully ask the committee to support Resolution 26-171 and approve a project that will keep our construction industry building for years to come and into the future.

Mahalo,
Ed Molina
Estimator, Alaka'i Mechanical Corporation

Name:	Email:	Zip:
Lori Teranishi	Lteranishi2@gmail.com	96816
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 10:29 AM

Testimony:
Aloha Chair and Members of the Committee,

I am writing in support of the 1588 Ala Moana project.

Having seen Ala Moana evolve over the years, I believe thoughtful investment can make the area safer, easier to get around and more vibrant for residents and visitors. 1588 Ala Moana is an opportunity to improve the mall and neighborhood while addressing some of Honolulu's pressing needs.

We need more housing, and this project would add both market-rate and affordable homes in a central location. It would also create new restaurant, retail and hospitality jobs, supporting local workers and strengthening the economy, while giving local families more places to gather, dine and spend time together.

1588 Ala Moana can help to provide the housing, economic opportunities and community spaces our residents need. I respectfully urge the Committee to support the project.

Mahalo for your time and consideration.

Sincerely,
Lori Teranishi

Name:	Email:	Zip:
Gerard Gibson	jerry@hawaiihotelalliance.com	96815

Representing:	Position:	Submitted:
Hawaii Hotel Alliance	Support	Sep 23, 2026 @ 10:29 AM

Name:	Email:	Zip:
Joli Tokusato	jtokusato@5.unitehere.org	96826

Representing:	Position:	Submitted:
UNITE HERE Local 5	Oppose	Sep 23, 2026 @ 10:30 AM

Testimony:

I will provide personal testimony at hearing

Name:	Email:	Zip:
Shantelle Sagucio	sagucio.shantelle@gmail.com	96706

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 10:31 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Shantelle, and I work for Albert C. Kobayashi, a Hawai'i general contractor. I am writing to express my support for Resolution 26-171 and the development at 1588 Ala Moana.

One key reason for my support is the job opportunities these projects will create, both during and after construction. Many field workers and office employees will be needed during construction, and additional staff will be required to operate the buildings once they are completed.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Much Mahalo for your consideration,

Shantelle Sagucio
Project Engineer
Albert C. Kobayashi

Name:	Email:	Zip:
Emma Klein	emmalanik97@gmail.com	96795

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:04 AM

Testimony:

My name is Emma Klein and I support Resolution 26-171.

Name:	Email:	Zip:
Codie Vergara	codievergara20@icloud.com	96744
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:04 AM
Testimony:		
I support resolution 26-171		

Name:	Email:	Zip:
Michael Alfonso	giging4jesus@gmail.com	96826
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:06 AM

Name:	Email:	Zip:
Bazel LaRosa	bazodezignz@yahoo.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:07 AM
Testimony:		
My name is Bazel LaRosa and I support Resolution 26-171		

Name:	Email:	Zip:
Hi'ilani Finau	hiilani.finau@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:09 AM
Testimony:		
I support resolution 26-171		

Name:	Email:	Zip:
Jaron Vergara	jbventia@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:10 AM
Testimony:		
My name is Jaron vergara, and I support Resolution 26-171.		

Name:	Email:	Zip:
Lauren Tulba	laurentulba@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:13 AM
Testimony:		

My name is Lauren Tulba and I support resolution 26-171

Name:	Email:	Zip:
Skye Larosa	skyemundon@gmail.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:14 AM

Testimony:

My name is Skye LaRosa and I support Resolution 26-171.

Name:	Email:	Zip:
Mari Ramos	marhakoda@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:16 AM

Testimony:

My name is Mari Ramos, and I support Resolution 26-171.

Name:	Email:	Zip:
Theresa Kaneshiro	hawaii936@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:20 AM

Testimony:

My name is Theresa Kaneshiro and I support resolution 26-171.

Name:	Email:	Zip:
TIMOTHY HANSON-SKATES	tim@csshawaii.com	96825
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:20 AM

Testimony:

I support this project

Name:	Email:	Zip:
Gerald Kaneshiro	gerald.kaneshiro@gmail.com	96916
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:23 AM

Testimony:

My name is Gerald Kaneshiro and I support Resolution 26-171.

Name:	Email:	Zip:
Jordan Ramos	jramos1003@yahoo.com	96813

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:28 AM

Testimony:

My name is Jordan Ramos and I support Resolution 26-171.

Name:	Email:	Zip:
Olycon Finau	olycon.finau@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:31 AM

Testimony:

I support resolution 26-171

Name:	Email:	Zip:
Rylan Tomita	rylantomita@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:31 AM

Testimony:

I support resolution 26-161.

Name:	Email:	Zip:
Justin Tanouye	justin@hoeisf.com	96707
Representing:	Position:	Submitted:
Hawaii Operating Engineers Industry Stabilization Fund	Support	Sep 23, 2026 @ 11:36 AM

Name:	Email:	Zip:
Tricia Yoshioka	triciayoshioka@gmail.com	96701
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:41 AM

Testimony:

My name is Tricia Yoshioka, and I support Resolution 26-171.

Name:	Email:	Zip:
Ross Yoshioka	rossyoshioka@gmail.com	96701
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:43 AM

Testimony:

My name is Ross Yoshioka, and I support Resolution 26-171.

Name:	Email:	Zip:
Tedorian Gallano	tedo@ack-inc.com	96797
Representing:	Position:	Submitted:
Albert C. Kobayashi	Support	Sep 23, 2026 @ 11:49 AM

Name:	Email:	Zip:
Sharon Moriwaki	senmoriwaki@capitol.hawaii.gov	96813
Representing:	Position:	Submitted:
Offices of Senator Moriwaki and Representative Tam	Oppose	Sep 23, 2026 @ 12:03 PM

Name:	Email:	Zip:
Cynthia Cho	cynthia.cho@ferguson.com	96817
Representing:	Position:	Submitted:
Ferguson Hawai`i	Support	Sep 23, 2026 @ 12:15 PM

Testimony:

Aloha. I was born in Honolulu & raised in Mo`ili`ili, O`ahu. Nearby Ala Moana Center has always served as a special gathering place for time spent with family & friends & more importantly, memories made. The aging Diamond Head end of the Center would greatly benefit from the revitalization that the 1588 Ala Moana Project offers. Moreover, the Kobayashi Group has thoughtfully integrated many facets within its development that provide for our local community, especially in the way of creating jobs & affordable housing. I support Resolution 26-171 & the 1588 Ala Moana Project. Mahalo for your time & consideration.

Name:	Email:	Zip:
Caroline Faringer	cjfaringer@aol.com	96814
Representing:	Position:	Submitted:
Self	I wish to comment	Sep 23, 2026 @ 12:32 PM

Testimony:

As an original owner of Park Lane at Ala Moana, I support the 1588 Ala Moana Project and its developers Kobayshi Group LLC. This project checks a lot of boxes for our community, offering jobs and needed enhancement of the Ala Moana Center and providing housing, as well hotel rooms close to convention center, shopping and beach. Thank you for considering the 1588 Ala Moana development.

Name:	Email:	Zip:
Casey Obatake	casey@alia888.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 12:38 PM

Name:	Email:	Zip:
Gerald Nakashima	gerald@parklanealamoana.com	96814

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 12:48 PM

Name:	Email:	Zip:
Casey Ching	caseyrching@gmail.com	96821

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 12:49 PM

Testimony:

Aloha Chair and Members of the Committee,

I am writing in my personal capacity in support of Resolution 26-171 and the 1588 Ala Moana project.

I am a resident of O'ahu and work as an executive with a large local company that has business in the Ala Moana/Kaka'ako area and am also a small-business owner. From these perspectives, I have seen firsthand how housing, employment, tourism, and economic activity are interconnected.

The 1588 Ala Moana project is compelling due to its broad positive economic impact. The project will provide significant employment during development, followed by hundreds of permanent jobs. These jobs will support local families and generate economic activity for businesses throughout our community.

I also strongly support the project's affordable rental homes. Hawai'i employers increasingly face challenges recruiting and retaining workers due to our high cost of housing. Creating attainable housing inventory for working households is therefore not only a housing priority, but also a critical workforce and economic issue.

The project's hospitality component is similarly significant. It can help attract visitors whose spending will create positive ripples throughout our local economy.

Projects that expand housing opportunities, create quality jobs, and generate long-term economic activity while strengthening industries deserve our support and are important to our State.

For these reasons, I support 1588 Ala Moana and respectfully ask the Council to support Resolution 26-171.

Mahalo for the opportunity to provide testimony.

Casey Ching

Name:	Email:	Zip:
Brent Matson	brent@brucematsonco.com	96816

Representing:	Position:	Submitted:
Bruce Matson Company, Inc.	Support	Sep 23, 2026 @ 01:00 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Brent Matson. I'm president of Bruce Matson Company, Inc., a Honolulu business that has been a specialty contractor for over 51 years. I'm writing in support of the 1588 Ala Moana project.

A project of this scale means real work for local manufacturers and tradespeople like us. That means local jobs, local payroll, and local investment, on top of everything else 1588 brings to the table.

Housing is just as important to me. Too many of the people who build and furnish projects like this one can no longer afford to live near where they work. Adding 136 market homes and 69 affordable rental homes to Ala Moana is a real step toward keeping working families in the neighborhoods they help build.

I do believe the project would be a great addition to the city. It will provide economic benefit for the community, create jobs, increase tax revenue, and provide much-needed housing.

Mahalo for your time and consideration.

Sincerely,

Brent Matson

President

Bruce Matson Company, Inc.

Name:	Email:	Zip:
Koa Wagner	koa@ahtglobal.com	96813
Representing:	Position:	Submitted:
AHT Global Hawaii	Support	Sep 23, 2026 @ 01:02 PM

Testimony:

Aloha,

This project will be a positive boost to AHT Global Hawaii’s book of business for a period of several years. It will support the jobs of our current 26 AHT Global Hawaii employees and their families as well as allow us to add new team members to our organization.

We are looking forward to working with the developers on another successful addition to Honolulu’s residential and hospitality landscape.

Name:	Email:	Zip:
Michelle Jaime	mjaime@thevanguardtheory.com	96813
Representing:	Position:	Submitted:
The Vanguard Theory	Support	Sep 23, 2026 @ 01:04 PM

Testimony:

Aloha,

My name is Michelle Jaime, President & Creative Director of The Vanguard Theory, a Hawai‘i-based interior design firm specializing in hospitality, residential, and commercial projects.

I am submitting testimony to share my professional experience working with Kobayashi Group over the years.

Our firm has had the opportunity to work with Kobayashi Group on several projects, ranging from multifamily residential developments to hotel renovations. Through these experiences, I have come to know the organization as a locally rooted company with a genuine understanding of Hawai‘i and the communities in which they work.

Kobayashi Group is a Hawai‘i company, with leadership that was born and raised here. In our work together, I have seen their commitment to working with local businesses, consultants, designers, artists, and other members of Hawai‘i's professional and creative community. As a local design firm, the opportunity to collaborate with companies that understand the importance of keeping investment and opportunities within our community is particularly meaningful to us.

I also appreciate the relationships that Kobayashi Group has built within Hawai‘i's business community over many years. Their projects have provided opportunities for local companies and creative professionals to contribute their expertise to significant developments across the Islands.

I believe it is important, when considering large-scale development in Hawai‘i, to recognize not only the individual project being proposed but also the experience, history, and local relationships of the people and organizations undertaking that work.

My testimony today is based on my firsthand professional experience with Kobayashi Group and my perspective as a Hawai‘i-based business owner who has had the opportunity to work alongside them.

Mahalo for the opportunity to share my experience.

Sincerely,

Michelle Jaime

President & Creative Director

The Vanguard Theory

Honolulu, Hawai'i

Name:	Email:	Zip:
Wendell Lee	wendell@pacificaquagroup.com	96707
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 01:06 PM

Testimony:

Chair Members of the Zoning and Planning Committee,

I have worked in the design and construction industry for nearly 40 years and have observed or been part of numerous developments in Honolulu. The 1588 Ala Moana will provide a boost to the local construction industry, create a dynamic portal to the entrance of Waikiki from Ala Moana Blvd., and provide long term career opportunities for our residents.

I am whole-heartedly in support of Resolution 26-71 and 1588 Ala Moana.

Wendell Lee

Pacific AquaTech, Inc.

Name:	Email:	Zip:
Joe Horvath	joe.horvath@ahtglobal.com	96813
Representing:	Position:	Submitted:
AHT Global Hawaii	Support	Sep 23, 2026 @ 01:10 PM

Testimony:

I support this plan for new updates and construction in the Ala Moana area. The increase for our business will help secure our future locally and support all of our staff. We will always need additional housing as well as new attractions for locals and tourists.

Name:	Email:	Zip:
Rita Marie Tomita	ritamariev24@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 01:11 PM

Testimony:

I support resolution 26-171!

Name:	Email:	Zip:
Erik Lundberg	erik.lundberg@ahtglobal.com	96732-2353
Representing:	Position:	Submitted:

Self	Support	Sep 23, 2026 @ 01:20 PM

Testimony:

Aloha Chair Kiaʻāina and Members of the Zoning & Planning Committee,

My name is Erik Lundberg. I live and work on Maui as a Project Manager with AHT Hawaii. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Honolulu needs housing next to jobs, not more surface parking. Putting 69 affordable rentals and market residences on this site, along with a hotel and ground-floor retail, is a better use of land that already sits in a transit corridor and next to one of the state's largest employment centers.

Projects like this also keep skilled local teams working across the islands. That matters to those of us who live on other islands a still depend on Oahu getting serious projects approved.

I ask the Committee to support Resolution 26-171.

Mahalo,

Erik Lundberg

Maui, HI

Name:	Email:	Zip:
Endya Henderson	eannelyce@outlook.com	96707
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 01:31 PM

Testimony:

Aloha City Council Members,

My name is Endya Henderson. I am currently pursuing my degree at the University of Hawaiʻi and work in the Ala Moana area.

I am writing in support of 1588 Ala Moana because Hawaiʻi needs more affordable housing, especially housing that gives working people and students an opportunity to live closer to where they work and study. I appreciate that this project would provide affordable rental homes within the same community where it would also create jobs.

As someone who is balancing school and work, having the opportunity to live closer to my workplace would make a meaningful difference in my daily life. A shorter commute would mean spending less time traveling and less money on transportation, while giving me more time and energy to focus on school, work, and the other responsibilities of everyday life.

For these reasons, I respectfully support 1588 Ala Moana and appreciate the opportunity to share my perspective with the Council.

Mahalo,

Endya Henderson

Name:	Email:	Zip:
Benedict Lee	ben@blhawaii.com	96821
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 01:34 PM

Name:	Email:	Zip:
Nathaniel Kinney	nkinney@prp-hawaii.com	96814
Representing:	Position:	Submitted:
Pacific Resource Partnership	Support	Sep 23, 2026 @ 01:41 PM

Name:	Email:	Zip:
Michael Yang	michaelthyang@gmail.com	96826
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 01:41 PM

Testimony:

I currently work luxury retail at the Royal Hawaiian Shopping Center in Waikiki at Hermès and reside in the Moiliili area.

I support the approval for a conceptual plan of development/transit for the 1588 Ala Moana project.

As our economy is so dependent upon tourism, I believe such a development of this mixed use project would add to the continuity of developments in recent years from Kakaako leading into Waikiki.

The developers have done an amazing job with their projects as stewards for the community in this districts.

In the future, if further initiatives to develop industry outside of tourism begin to take form, having these sorts of developments available would really help to make Hawaii sticky for international travelers visiting for business or pleasure.

If places like Singapore can develop such vibrant industry and community, Hawaii should be able to do an even better job and it starts with projects like these.

Name:	Email:	Zip:
Dina Tsuda	dinatsuda@gmail.com	96817

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 01:45 PM

Testimony:

I support resolution 26-171.

Name:	Email:	Zip:
David Miran	davesyukon@gmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 02:00 PM

Testimony:

My name is David M. I support Resolution 26-171.

Name:	Email:	Zip:
quynh dang	quynhndang@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 02:11 PM

Testimony:

My name is quynh dang and I support Resolution 26-171.

Name:	Email:	Zip:
Angela Eberhardt	angelak27@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 02:13 PM

Testimony:

Aloha Chair Kia‘āina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

My name is Angela K. Eberhardt. I was born and raised in Hawai‘i, live in East Honolulu, and am the mother of three sons. Professionally, I serve as a regional executive in the technology industry. I am writing in support of 1588 Ala Moana.

What stands out to me about this project is the way it brings economic development and workforce housing together in the same place.

A project of this scale will create new permanent employment in Ala Moana, particularly through its hotel, residential, and commercial uses. At the same time, the project proposes 69 affordable rental homes, including housing intended for households earning at or below 80% of area median income.

I think there is real value in creating housing near the jobs themselves. For many working families on O‘ahu, a substantial part of each day is spent commuting between where they can afford to live and where they work. The opportunity for

some employees to live in the same neighborhood in which they work can mean less time in traffic and more time with their families. That may sound simple, but for a working parent, time is enormously valuable.

I was also impressed by the amount of affordable rental housing incorporated into a private mixed-use development that is simultaneously creating new economic activity. Rather than viewing housing and job creation as separate issues, this project addresses both within the same neighborhood.

The long-term fiscal impact is also significant. The project's economic impact analysis estimates approximately $13.3 million in recurring annual State revenue and approximately $14.0 million in recurring annual City and County revenue — more than $27 million combined each year. Those are recurring revenues that help support the public services and infrastructure we all rely on, including police and fire protection, road maintenance, emergency services, parks, sanitation, and other essential government functions.

That kind of recurring economic contribution matters. New permanent jobs, private investment, and ongoing hotel, residential, and commercial activity do not just benefit the project itself. They expand the economic and tax base that helps government continue to provide services across the broader community.

Ala Moana is already one of Honolulu's most important economic centers, and continued thoughtful investment can strengthen the neighborhood for residents, employees, businesses, and visitors.

Having grown up in Hawai'i and now raising three sons here, I care about whether the next generation will have both the economic opportunities and the housing choices necessary to build their lives here.

For these reasons, I support 1588 Ala Moana and appreciate the opportunity to provide testimony.

Mahalo,

Angela K. Eberhardt

Name:	Email:	Zip:
Sam Bowden	sam.bowden@ahtglobal.com	96782
Representing:	Position:	Submitted:
AHT Global	Support	Sep 23, 2026 @ 02:27 PM

Testimony:

We're excited about the opportunity to be part of the 1588 Ala Moana project and the positive impact it will have on our work, bringing us exciting and creative new projects throughout the property. From the common spaces to the potential for opportunities within the individual units, the project opens the door to new ways for us to contribute and grow. We're honored to play a part in shaping Honolulu's ever-changing skyline and contributing to the evolution of our city. We can't

wait to see where this project leads and all of the possibilities it will bring.

Name:	Email:	Zip:
Scott Ai	sai@beachsideroofinghawaii.com	96707
Representing:	Position:	Submitted:
Beachside Roofing, LLC	Support	Sep 23, 2026 @ 02:30 PM

Name:	Email:	Zip:
Nicolo Jr Ganac	jrnicolo@ymail.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 02:39 PM

Testimony:

Hi this is Nicolo Ganac Jr., and I support Resolution 26-171.

Name:	Email:	Zip:
Eric Henderson	eric@henderson.house	96816
Representing:	Position:	Submitted:
Henderson Design Group	Support	Sep 23, 2026 @ 02:53 PM

Testimony:

Chair Kia'āina and Members of the Committee on Zoning and Planning:

My name is Eric Henderson, Founder and Creative Director of Henderson Design Group, a Hawai'i-based interior design and furnishings company. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana mixed-use development.

My perspective is that of a local business owner who has worked on many large scale developments. Project of this scale provide meaningful opportunities for firms like mine and, in turn, for the employees, vendors, tradespeople, installers, craftspeople, and other businesses that support our work.

Mahalo,

Eric Henderson

Name:	Email:	Zip:
Leah Sipili	leahnacion808@gmail.com	96917
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 02:56 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I'm a real estate agent on Oahu. My specialty is working with first time home buyers. I find this work very rewarding. However, it has become increasingly difficult for local people to find both housing and good job opportunities that allow them to stay on the island they call home. I personally have a nurse, and a Physicians assistant that could not find an affordable option in housing on Oahu. Forcing both of them to take jobs elsewhere and move to the mainland.

It it situations like this that help me support projects like 1588 Ala Moana.

1588 Ala Moana will that create both new market value housing and affordable rental homes, with a large number of jobs and services. It will also create temporary jobs during construction and permanent employment once the project is completed.

I do not know the overall solution to Hawaii's housing crisis, However I do believe those who can, should keep creating housing and economic opportunities for the locals & we as the community should support their efforts.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to continue moving forward.

Mahalo.

Sincerely,
Leah Nacion Sipili

Realtor RS-86409

Compass

Team Siu+Camacho

58 Kawananakoa Pl

Honolulu HI 96817

Name:	Email:	Zip:
Rob Weber	rob@henderson.house	96816

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:05 PM

Testimony:

My name is Rob Weber, and I serve as Director of Client Experience at Henderson Design Group.

I'm writing to express my support for Resolution 26-171 and the 1588 Ala Moana project.

Working in Hawai'i's design industry, I see every day how connected our local businesses are. A new development doesn't involve just one company or one trade. It creates work that moves through a much larger community—from designers and contractors to craftspeople, installers, suppliers, delivery teams, and many other local businesses.

For a Hawai'i-based company like ours, projects of this scale matter. They give local companies the opportunity to participate, keep people working, develop their skills, and build careers here at home.

I also believe it's important that Hawai'i continues to create opportunities for local businesses to grow and for talented people to build their futures here. Projects like 1588 Ala Moana can play a meaningful role in making that happen.

For these reasons, I support Resolution 26-171 and respectfully ask that you give the 1588 Ala Moana project your consideration and support.

With many thanks!

Rob Weber

Name:	Email:	Zip:
Nicole Cahoon	nicole@henderson.house	96740
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:09 PM

Testimony:

Subject: Testimony in Support of Resolution 26-171 – 1588 Ala Moana

Chair Kia'āina and Members of the Committee on Zoning and Planning:

My name is Nicole Cahoon, I am an employee of a local company. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana mixed-use development.

My perspective is from a local who has worked on many large scale developments. Projects of this scale provide meaningful opportunities for local firms and, in turn, for the employers, vendors, tradespeople, installers, craftspeople,

and other businesses that support our line of work.

The impact of a major development extends far beyond the developer itself. Projects like these create a network of economic activity throughout Hawai'i—from planning, architecture and design through construction, furnishings, installation, hospitality, retail, and long-term operations.

Today, Henderson Design Group is working with Kobayashi Group on both Ālia and Kuilei Place. These projects continue to create significant work for our team and for the many other local businesses and individuals connected to our company.

I believe that perspective is important when considering 1588 Ala Moana. The proposed project is a substantial mixed-use development within the Ala Moana Transit-Oriented Development area, incorporating residential, affordable rental housing, hotel, retail, and other uses. Beyond the buildings themselves, developments of this scale have the ability to create years of work and economic opportunity across a broad spectrum of local businesses and employees.

I respectfully offer my support for Resolution 26-171 and the continued consideration of the 1588 Ala Moana project.

Mahalo for your time and consideration.

Nicole Cahoon
Henderson Design Group

Name:	Email:	Zip:
Bo Vosika	bo.vosika@me.com	96734
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:16 PM

Testimony:
My name is Bo Vosika. I have lived in Hawaii for most of my life (since I was five years old) and have been in the construction industry for over 20 years, and the last 16 years have been selling plumbing supplies for many of the local projects, including multifamily high-rise, single-family homes and hospitality properties across the state on all islands. I support this project at 1588 Ala Moana as there is a need for us locals raised here to be able to stay in Hawaii and keep a roof over our heads. Things are not as affordable as they used to be. I do support any projects that offer affordable rentals that are below the median income levels to keep locals here in the state. I do also support more multifamily and mixed-use projects being built with market homes as we have a housing shortage and need more residences to keep up with the demand. I love to see more hospitality projects going as hospitality is one of the main drivers for employment and to keep money coming into the state. 1588 Ala Moana hits all of these key points of keeping Hawaii affordable, supporting our local construction industry and to create more jobs and adding additional rooms to the hospitality segment as we want tourism to be strong, and have the capacity to grow and promote Hawaii as the number 1 destination in America to visit.

Name:	Email:	Zip:

Traci Li	tracikeiko@gmail.com	96817
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 03:16 PM

Testimony:

I strongly support Resolution 26-171. This portion of Ala Moana Shopping Center is dated and is in need of redevelopment. The 1588 Ala Moana mixed-use project would provide modernized hotel room inventory along with new residences, affordable rental homes, retail and dining options, all of which would be a great addition to the Ala Moana TOD area. I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Thank you.

Name: Christian Ramelb	Email: christian.ramelb@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 03:18 PM

Testimony:

Dear Chair and Zoning & Planning Committee team,

My name is Christian Ramelb and I work as a project engineer for Albert. C Kobayashi, a general contractor based here in Hawai'i.

Working on the general contractor side, we see the many different tradesmen and tradeswomen who come onto our projects. At our busiest, I have seen approximately 500 people working on site in a single day. In many cases, our busiest projects also last for multiple years, providing steady employment and opportunities for workers throughout Hawai'i.

Projects like 1588 Ala Moana will provide significant job opportunities for the men and women in our local workforce. These projects also give workers the opportunity to take pride in their work and share their experiences of contributing to large-scale projects that will become part of Hawai'i's community.

I respectfully ask the committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Thank you,
Christian Ramelb
Project Engineer
Albert C. Kobayashi

Name: Jon McKenna	Email: jonm@hmcmgt.com	Zip: 96813
Representing:	Position:	Submitted:

Hawaiiana Management Company, Ltd.	Support	Sep 23, 2026 @ 03:21 PM
Name: Martin Anton	Email: mdanton11@aol.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 03:21 PM
Name: Skylar Miyasato	Email: skylar@ack-inc.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 03:27 PM

Testimony:

Chair and Members of the Zoning and Planning Committee,

My name is Skylar Miyasato, and I work for Albert C. Kobayashi, Inc., a Hawai'i general contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

The construction industry in Hawai'i has created many opportunities for my family and friends, and jobs like 1588 Ala Moana have allowed them to provide for their families. It is an opportunity for many to grow and learn.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Thank you for your consideration,

Skylar Miyasato

Project Engineer Intern

Albert C. Kobayashi, Inc.

Name: Travis Watanabe	Email: traviswatanabe808@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 03:28 PM

Testimony:

Aloha Chair and Members of the Committee,

I was born and raised on O'ahu, and after spending much of my career working with brands and organizations outside of Hawai'i, I made the decision to come home.

That experience has shaped how I think about Hawai'i and our economy.

When you spend time away, you gain a different appreciation for how extraordinary Hawai'i's brand really is. Few places in the world have the kind of recognition, emotional connection and sense of place that Hawai'i has. But a strong brand also carries a responsibility. We should be thoughtful about the kind of growth we pursue and about whether that growth actually creates lasting value for the people who live here.

That is one of the reasons I support 1588 Ala Moana.

I believe Hawai'i has an opportunity to focus increasingly on visitors who value what makes this place special and who can make a greater economic contribution during their stay, rather than measuring success simply by how many people arrive.

A new five-star hotel in the heart of Honolulu can be part of that evolution. The right luxury hospitality product can attract visitors who spend more across the broader community — at local restaurants, retail, entertainment and businesses — and help strengthen Hawai'i's position as one of the world's most distinctive destinations.

But what matters to me is what that economic activity means for local people.

According to a third-party economic impact study prepared for the project, once 1588 Ala Moana is operating, it is projected to support approximately 801 permanent jobs and generate approximately $159.4 million in economic activity each year, along with more than $27 million annually in State and City and County revenues.

Those numbers represent more than a successful development. They represent careers, local businesses, public revenues and opportunities that continue long after construction is finished.

I also appreciate that the project includes 69 affordable rental homes. If we are going to create jobs and grow our economy, we also have to create places where the people filling those jobs can afford to live.

Having come home to Hawai'i, I think often about what kind of economy and community we are building for the next generation. I want Hawai'i to remain globally relevant and economically vibrant, while still being a place where local people can build meaningful lives and careers.

To me, 1588 Ala Moana is an investment in both sides of that equation.

For these reasons, I personally support Resolution 26-171 and the 1588 Ala Moana project.

Mahalo for the opportunity to provide testimony.

Travis Watanabe

Name:	Email:	Zip:
Hugh Yoshida	gobows93@aol.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:29 PM

Testimony:

I am a local resident and retired state employee and I support Resolution 26-171.

Name:	Email:	Zip:
Patricia Yoshida	gobows93@aol.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:31 PM

Testimony:

My name is Patricia Yoshida and I support Resolution 26-171.

Name:	Email:	Zip:
Scott Lawton	sldmlawton@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:34 PM

Testimony:

I am a local resident and I support Resolution 26-171.

Name:	Email:	Zip:
Lesli Lawton	sldmlawton@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:37 PM

Testimony:

My name is Lesli Lawton and I support Resolution 26-171.

Name:	Email:	Zip:
Lesli Lawton	sldmlawton@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:38 PM

Testimony:

My name is Lesli Lawton and I support Resolution 26-171.

Name:	Email:	Zip:
Mari Lawton	marilawton23@gmail.com	96789
Representing:	Position:	Submitted:

Self	Support	Sep 23, 2026 @ 03:41 PM

Testimony:

I am a college student at the University of Hawaii and I support Resolution 26-171.

Name:	Email:	Zip:
David Yoshida	dosh44@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:45 PM

Testimony:

I am a full time educator working for the DOE and a Realtor in my spare time and I support Resolution 26-171.

Name:	Email:	Zip:
Maddix Taniguchi	keikimbm@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:45 PM

Name:	Email:	Zip:
Barry Sato	barry.sato@ahtglobal.com	96782
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:46 PM

Testimony:

Aloha,

As a low voltage subcontractor design engineer I'd like to submit my support for Resolution 26-171 regarding the mixed use development at 1588 Ala Moana. This project would support not just the 26 employees of the local company I work for, AHT Global Hawaii, but dozens of other contractors, subcontractors, and specialty trades people. Along with supporting those local jobs, the facility would also create a few hundred new jobs as well as new housing including affordable rentals. And this project would repurpose an existing parking lot in urban Honolulu instead of taking up undeveloped or agricultural land that is better left undeveloped. I believe to "keep our country country" we need to develop better high density communities in town.

Name:	Email:	Zip:
Kelsey Hirose	kelsoworld66@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:52 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Kelsey, and I live in Honolulu and have lived on O‘ahu for 45 years. I am writing in support of Resolution 26-

171 and 1588 Ala Moana.

I think it would give Ala Moana Shopping Center and Atkinson Dr. a much better look and it will bring more jobs and opportunities for the locals. It would also be very convenient to have another hotel connected to Ala Moana shopping Center and it would help the businesses in the mall.

The project would transform the existing shopping center parking site into housing and new activity close to jobs, shopping, services and transit. It would add 205 residences, including 69 affordable rental homes at or below 80% of area median income.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo,

Kelsey

Name:	Email:	Zip:
Micah Yoshida	chipmicah808@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:53 PM

Testimony:

I graduated from HBA and returned to Hawaii to work full time after attending The University of Oregon. I support Resolution 26-171 as it provides much needed jobs and housing.

Name:	Email:	Zip:
Cade Yoshida	cadeyoshida09@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 03:59 PM

Testimony:

I support Resolution 26-171. I graduated from Seattle University earlier this year and moved back home to start my career. As I recently went through the process of applying for a full time job and figuring out where I was going to live, I know firsthand how important employment opportunities and affordable housing options are.

Name:	Email:	Zip:
Stephanie Nomura	stephanienomura@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 04:02 PM

Testimony:

I am in support of Resolution 26-171 for its positive impacts to the community and economy.

Name:	Email:	Zip:
Craig Gorris	craig.gorris@ggp.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 04:04 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Craig Gorris and I am the Senior General Manager of Ala Moana Center. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

This project will be transformative for Ala Moana Center and the surrounding retail and residential area wile adding housing, retail, dining and investment into the community.

I respectfully ask the Committee to support 1588 Ala Moana.

Mahalo,

Craig Gorrris, Sr. General Manager

Ala Moana Center

Name:	Email:	Zip:
Vinicius Freitas	vini@pavimentohawaii.com	96819
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 04:09 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Vinicius Freitas, and I'm with Pavimento Hawaii, a flooring contracting firm here in Honolulu. I'm writing in support of the 1588 Ala Moana project.

It's important for Hawai'i to continue moving well-planned projects like this one forward. A development of this scale creates significant work and economic activity—not only for local contractors like us, but also for the suppliers, fabricators, subcontractors, and skilled tradespeople who make projects like this possible, as well as the many local businesses that support them. For companies like ours, projects of this scale provide steady, meaningful work and opportunities to support the people we employ.

Beyond the construction activity, 1588 Ala Moana would provide lasting value to the community. The project is expected to create permanent jobs and contribute with recurring state and city revenue. It would also add much-needed housing, including 136 market homes and 69 affordable rental homes.

For these reasons, I respectfully urge the Committee to support the 1588 Ala Moana project.

Mahalo for your time and consideration.

Sincerely,

Vinicius Freitas

Pavimento Hawaii, LLC

Name:	Email:	Zip:
Arjuna Heim	arjuna@hiappleseed.org	96816
Representing:	**Position:**	**Submitted:**
Hawaii Appleseed Center for Law and Economic Justice	I wish to comment	Sep 23, 2026 @ 04:19 PM

Name:	Email:	Zip:
Lance Roylo	LanceRoylo@gmail.com	96813
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 04:23 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Lance Roylo, and I'm writing in strong support of the 1588 Ala Moana project.

Honolulu needs more housing, and 1588 Ala Moana delivers: 136 market-rate homes and 69 affordable rentals, paired with a world-class hotel and new retail space that will bring fresh energy to the neighborhood.

The benefits reach well beyond the site itself. Once fully operational, the project is projected to support approximately 801 permanent jobs, generate about $159.4 million in annual economic output, and contribute more than $27 million each year in recurring State and City and County revenue.

This is a thoughtful, well-planned addition to the neighborhood that strengthens our economy while meeting a real community need. I respectfully urge the Committee to support it.

Mahalo for your time and consideration.

Sincerely,

Lance Roylo

Name:	Email:	Zip:
Patti Nakagawa	pattin@cbpacific.com	96814
Representing:	**Position:**	**Submitted:**
Coldwell Banker Realty	Support	Sep 23, 2026 @ 04:26 PM

Name:	Email:	Zip:
Ha'aheo Zablan	hzablan@kaimana.com	96821
Representing:	Position:	Submitted:
Kaimana Beach Hotel	Support	Sep 23, 2026 @ 04:32 PM

Testimony:

TESTIMONY IN SUPPORT OF RESOLUTION 26-171 1588 Ala Moana Mixed-Use Development

Aloha Chair and Members of the Honolulu City Council,

My name is Ha'aheo Zablan, General Manager, Kaimana Beach Hotel and I respectfully submit this testimony in strong support of Resolution 26-171 and the proposed 1588 Ala Moana development.

As a hospitality industry professional, I view this project as a significant investment in Honolulu's economic future and an opportunity to strengthen Hawai'i's visitor industry while delivering meaningful community benefits.

The proposed development is strategically located at the gateway between Ala Moana and Waikīkī, one of the most important commercial and visitor corridors in the state. By transforming an underutilized surface parking lot into a thoughtfully planned mixed-use destination, the project will create new economic activity, enhance the visitor experience, and contribute to a more vibrant urban environment. The project includes 294 hotel units, approximately 20,000 square feet of retail, dining, and service space, and 205 residences, including 69 affordable rental homes for local residents.

From a hospitality perspective, the project's location near the Hawai'i Convention Center is particularly important. Additional visitor accommodations will help support convention business, group travel, and leisure tourism, bringing new spending to local businesses throughout the area. The Economic Impact Report projects approximately $159.4 million in annual economic output at full operations, including $40.4 million in off-site visitor spending that will benefit restaurants, retailers, cultural attractions, transportation providers, and other local enterprises.

The project also represents a substantial workforce investment. During construction, it is projected to support more than 6,000 jobs over approximately five years, with an average of 1,214 jobs annually. Once operational, it is expected to support approximately 800 jobs each year. These employment opportunities will create pathways for local residents across hospitality, food and beverage, retail, management, maintenance, and related industries.

Equally important, this development reflects a balanced approach to growth. In addition to generating economic benefits, it includes affordable housing, improved pedestrian connectivity, enhanced bicycle infrastructure, and transit-oriented design features that align with Honolulu's long-term planning goals. By integrating housing, hospitality, retail, and transportation considerations into a single project, 1588 Ala Moana supports a more sustainable and resilient urban core.

For these reasons, I respectfully urge the Council to support Resolution 26-171 and advance a project that will strengthen Honolulu's economy, create jobs, support local businesses, and enhance Hawai'i's position as a world-class visitor destination while providing tangible benefits for residents.

Mahalo for the opportunity to testify.

Respectfully,

Ha'aheo Zablan

Name:	Email:	Zip:

Jesse Ubando	jcu32@hotmail.com	96814
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 04:44 PM

Testimony:

Aloha Chair, Vice Chair, and Members of the Zoning and Planning Committee,

My name is Jesse Ubando, and I am writing in support of Resolution 26-171 and the extension of time for the 1588 Ala Moana project.

I have worked at Park Lane Ala Moana since 2016. Over those years, my coworkers have become more than the people I see at work each day. I have watched them build their confidence, grow into leadership roles, and create better opportunities for themselves and their families. Approximately half of our team has been with us since 2018. To me, that speaks to what steady employment and a chance to grow can mean in someone's life.

I also understand how precious time at home is. Earlier in my career, I spent nearly three hours a day commuting. By the time I got home, much of the day was gone. Working closer to home gave me back time with my family and made a real difference in my quality of life. I hope more people in Hawai'i can have the chance to live near where they work.

That is why the housing proposed at 1588 Ala Moana matters to me. The project would add 205 residences, including 69 affordable rental homes for households earning at or below 80% of area median income. It would also bring a hotel, retail, dining, and service spaces that could create jobs and support businesses in the surrounding community.

I know a project alone cannot solve Hawai'i's housing challenges. But each new home and each opportunity to earn a living here matters to the people hoping to stay close to their families and build a future on the island they call home.

I respectfully ask the Committee to support Resolution 26-171 and grant the extension of time for 1588 Ala Moana.
Mahalo for considering my testimony.

Jesse Ubando

Name: Justin Chow	Email: jchowpro@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 04:48 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Justin Chow, and I am a 25-year-old student/full time worker writing in support of the 1588 Ala Moana project.

I love Honolulu. This is where I was born and raised, and it's where I want to build my life. But as a young person, I've watched that dream get further out of reach. Rent keeps climbing, homes feel impossible to buy, and more and more of my friends are talking about moving to the mainland just to get by. It's heartbreaking to see people who grew up here feel like there's no room left for them.

We need more housing, plain and simple. 1588 Ala Moana would bring new homes, including affordable rentals, to a neighborhood where people can live close to work, school, and everything else the city offers. For young people trying to stand on our own, projects like this give us a real chance to stay.

It would also bring new jobs and new life to the area, which means more opportunities for people my age to find good work right here at home.

I'm asking the Committee to support 1588 Ala Moana, not just for the homes it creates today, but for the message it sends to the next generation: that there's still a place for us in Honolulu.

Mahalo for your time and consideration.

Sincerely,
Justin Chow
Honolulu/96815

Name:	Email:	Zip:
Anna Fong	fongie4@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 04:50 PM

Testimony:
Hi Chair and Members of the Committee,

My name is Anna Fong, and I am writing in support of the 1588 Ala Moana project.

1588 Ala Moana will bring much needed housing to the neighborhood, including 136 market homes and 69 affordable rental homes, alongside a world-class hotel and vibrant new retail space. Once fully operational, the project is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring State and City and County revenue.

Projects like this strengthen Honolulu's economy while adding the kind of housing that our community urgently needs. I believe 1588 Ala Moana is a thoughtful, well-planned addition into this neighborhood, and I urge the Committee to

support it.

Thank you for your time and consideration.

Sincerely,

Anna Fong

Name:	Email:	Zip:
Shirley Moriguchi	ssyoshida1968@gmail.com	96766
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 04:55 PM

Testimony:

My name is Shirley Moriguchi and I live in Lihue, Kauai. I am in full support of the 1588 Ala Moana Development Project. I have 2 adult sons who left Hawaii for college - one is working in Los Angeles and one is attending USF. This development would create more employment and housing and offer opportunities for them to move back to Hawaii to work and live. Thank you for your consideration.

Name:	Email:	Zip:
Jonathan Lau	drlau@jonathanlaudental.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 04:56 PM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

My name is Dr. Jonathan Lau, and I live in Kaka'ako and practice dentistry at the Ala Moana Medical Building. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As both a resident and a small business owner in this neighborhood, I see every day how much foot traffic, housing, and activity matter to businesses here, including my own.

The project would replace an underutilized surface parking lot with housing, retail, and dining, and add 205 residences — including 69 affordable rental homes — right in the neighborhood it is needed. That kind of investment strengthens the district for residents, patients, and the businesses that serve them alike.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Jonathan Lau

Kaka'ako Resident and Local Business Owner

Name:	Email:	Zip:
Kawika Fiddler	Kawika.Fiddler@boh.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 05:03 PM

Name:	Email:	Zip:
Scot Jimenez	sjimenez@beachsideroofinghawaii.com	96707
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 05:05 PM

Name:	Email:	Zip:
Lynn Miyahira	lynn.miyahira@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 05:09 PM

Testimony:

Aloha Chair and Members of the Committee,

I am writing in support of the 1588 Ala Moana project.

Projects like this are good for urban Honolulu. It will strengthen our economy while adding the kind of housing we urgently need.

I believe 1588 Ala Moana is a thoughtful, well-planned addition to this neighborhood, and I look forward to the retail and dining opportunities it will provide. I urge the Committee to support it.

Thank you for the opportunity to testify.

Mahalo,

Lynn Miyahira

Name:	Email:	Zip:
Scott Kaneshiro	skanedesign@gmail.com	96789
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 05:38 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Scott Kaneshiro, and I am writing in support of the 1588 Ala Moana project.

As someone who lives and works in Hawai'i, I recognize the need to continue creating housing opportunities while supporting a strong local economy. I believe 1588 Ala Moana helps address both by adding new market and affordable rental housing, while also creating jobs and generating economic activity for our community.

I also appreciate the thought that has gone into creating a mixed-use project that brings together housing, hospitality, and retail in an area well suited for this type of development.

For these reasons, I support the 1588 Ala Moana project and respectfully ask the Committee to support it as well.

Mahalo for your time and consideration.

Sincerely,

Scott Kaneshiro

Name:	Email:	Zip:
Mari Kishida	mk5404@mac.com	96814
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 05:46 PM

Testimony:

My name is Mari Kishida, and I am a mother raising young children in Honolulu. I support Resolution 26-171 and the proposed 1588 Ala Moana project.

As a parent, I value safe neighborhoods that have welcoming places to walk, gather, and spend time together. The current parking structure can feel quiet and unsafe, especially in the evenings. Replacing it with homes, shops, a hotel, and active street-level spaces would be a significant improvement, bringing more activity to the area and making it feel safer and more welcoming throughout the day.

I especially value the mix of market-rate homes, affordable rentals, and hotel space in a central location near jobs, services, and transportation. It is a thoughtful inclusive use of land in an area where people already live and work.

Investments like this can also help create the opportunities our children will need in the future. As a mother, I hope Hawai'i can remain a place where they can find meaningful work, stay close to family, and build their lives here rather than feel they must leave the state to pursue economic opportunities elsewhere.

To me, this is more than a new building. It is a chance to make everyday life better for local families while creating lasting

benefits for the wider community. I respectfully ask the Committee to support Resolution 26-171.

Thank you for your time.

Name:	Email:	Zip:
lauren nahme	lanahme@gmail.com	96821
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 06:39 PM

Testimony:

Aloha Chair and Members of the Committee,

My name is Lauren Nahme, and I am writing in support of the 1588 Ala Moana project.

1588 Ala Moana will bring much-needed housing to the neighborhood, including 136 market homes and 69 affordable rental homes, alongside a world-class hotel and vibrant new retail space. Once fully operational, the project is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring State and City and County revenue.

Projects like this strengthen Honolulu's economy while adding the kind of housing our community urgently needs. I believe 1588 Ala Moana is a thoughtful, well-planned addition to this neighborhood, and I urge the Committee to support it.

Mahalo for your time and consideration.

Sincerely,

Lauren Nahme

Name:	Email:	Zip:
Matt and Kristin Leara	animalclinicofhonolulu@gmail.com	96816
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 23, 2026 @ 07:26 PM

Testimony:

Growing up in Honolulu and as long time small business owners in East Oahu we have seen firsthand the effects of people being priced out of Hawai'i. We have had many clients who have moved away since they could not afford to live here. It is obvious to all that this island needs more housing for the working class. We are in full support of this project and the socioeconomic contributions it would provide.

Name:	Email:	Zip:
Nicole Ford	nicoleemilyhilgendorf@gmail.com	96734

Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 07:29 PM

Testimony:

I'm a local architect and I support Resolution 26-171 and the 1588 Ala Moana project because it creates more housing, including affordable dwelling units that are needed by the community. This project will also benefit the local economy by creating jobs during construction and in the businesses that will inhabit it after completion.

Name:	Email:	Zip:
Yuma Tochika	tochikayuma@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 08:02 PM

Testimony:

I support the 1588 Ala Moana project because it will create more housing and commercial space. As a result, the project will create and support thousands of jobs, not only in the construction industry but also in hospitality, retail, and other sectors. Ala Moana Center has long been a major hub for economic activity and spending, but it has been some time since the area has seen major improvements. The existing parking lot feels underutilized, and transforming the site could attract more visitors and spending. This, in turn, could further boost Hawaii's economy and generate additional tax revenue that benefits local residents.

Name:	Email:	Zip:
Gavin Shigesato	gavin.shigesato@gmail.com	96818
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 08:38 PM

Testimony:

I would like to highlight several important benefits associated with the proposed 1588 Ala Moana project, particularly its contribution to housing, employment, and opportunities for local businesses and professionals.

The project would add 201 new homes, including 69 affordable rental homes and 132 market-rate residences. With housing continuing to be an important issue for our community, adding new inventory at different price points is a significant component of this project.

The economic impact is also substantial. The project is expected to support more than 6,000 jobs during construction, along with approximately 800 ongoing jobs once the project is fully operational.

Those benefits extend well beyond the construction site. A development of this scale creates opportunities for construction trades as well as architects, engineers, designers, consultants, suppliers, and numerous other local professionals and businesses involved throughout the planning, construction, and operation of the property.

1588 Ala Moana represents a significant investment in new housing and economic activity, with impacts that would extend to many different sectors of our local community.

Thank you for the opportunity to provide testimony and for your consideration.

Name:	Email:	Zip:

Dylan Armstrong	dylan.p.armstrong@gmail.com	96822
Representing: Self	Position: I wish to comment	Submitted: Sep 23, 2026 @ 09:15 PM

Name: Michell Cruz	Email: Alohamich06@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Sep 23, 2026 @ 09:50 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

I am writing to express my strong support for the proposed project 1588 Ala Moana. and for the continued development of high-quality, affordable housing in our neighborhood.

I currently live in the neighborhood in an apartment building developed by one of the project's developers Kobayashi group.

From my own experience, I truly appreciate having access to a high-quality home that is also affordable. Having a safe, comfortable, and well-maintained place to live in this neighborhood has made a meaningful difference in my life and has allowed me to be part of this community.

Affordable housing is especially important for local residents because the cost of living continues to make it difficult for many people to find and maintain housing in the neighborhoods where they work, have family, and have established connections. When quality housing is available at an affordable price, residents have a better opportunity to remain in their communities rather than being forced to move elsewhere because of rising housing costs.

I believe that creating more affordable housing options benefits the entire neighborhood. It helps support a diverse community and gives people with different incomes and backgrounds the opportunity to live in a safe, welcoming, and well-connected area. It is also important that affordable housing is not only available, but that it is high-quality and thoughtfully designed. My own experience living in a building developed by one of the project's developers has shown me that affordability and quality can go hand in hand.

For these reasons, I strongly support this project. I believe it can provide much-needed housing opportunities for local residents while contributing positively to the neighborhood. Increasing the supply of high-quality, affordable housing is an important investment in the future of our community, and I hope this project moves forward.

Thank you for considering my perspective and my support for this project.

Sincerely,

Name:	Email:	Zip:
GALEN FOX	galenwfox@gmail.com	96813-5059
Representing:	Position:	Submitted:
Self	Oppose	Sep 23, 2026 @ 09:59 PM

Testimony:

OPPOSE Reso 26-171. Massive new housing construction at Ala Moana Center should be tied to the proposed rail terminus at the Center. No new housing until that station is approved for construction. Developer should be asked to pay for construction of the proposed Ala Moana rail terminus in exchange for being allowed housing justified by its proximity to the station the City has since abandoned. Any other course of action makes no sense. Rail and housing were linked, and should be linked again, with the help of the developer. Otherwise NO NEW HOUSING ON ALA MOANA CENTER!

Mahalo for the opportunity to remind all why we originally wanted housing at this site.

Name:	Email:	Zip:
Thomas Lee	thomaslee7@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2026 @ 11:20 PM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Thomas Lee, and I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

The lack of housing options and housing (period) is forcing too many local families to make painful choices. My daughter is preparing to leave the island because of the lack of options to build her future here. I would love to see Ala Moana become a vibrant, mixed-income residential village that gives local families more housing options and a real opportunity to remain in Hawai‘i.

This project would replace an existing shopping center parking site with housing and new activity near jobs, shopping, services, and transit. I respectfully urge the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for the opportunity to testify,

Thomas Lee

Name:	Email:	Zip:
Steven Bsldridge	sb@baseengr.com	96813
Representing:	Position:	Submitted:
Self	Support	Sep 24, 2026 @ 12:41 AM

Testimony:

I support this project for the following reasons:

1. The project includes affordable housing.
2. The project will provide C&C property taxes decreasing the tax burden of local residents.
3. The project is creating local engineering jobs over multiple years.
4. The project will increase the prominence of local engineers

Name:	Email:	Zip:
John Chen	john.chen@geolabs.net	96797
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 24, 2026 @ 04:18 AM

Testimony:

The development of 1588 Ala Moana is not only providing additional housing opportunity to our Hawai'i Ohana but also modernizing the Honolulu skyline that will further illustrate Hawaii Aloha Spirit to our tourist industry. This housing development will provide a great job opportunity to our construction industry and utilize efficiently the available space within the tight Hawai'i real estate. Therefore, I am fully supporting this development by the reputable local developer, like Kobayashi Group.

Name:	Email:	Zip:
Bhumika Patel	bpatel@highgate.com	96813
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 24, 2026 @ 05:44 AM

Testimony:

Aloha Chair Kia'aina and Committee Members,

My name is Bhumika Patel, and I work in revenue management in the hospitality industry. I'm writing in my own words in support of the 1588 Ala Moana project.

I've spent my career in hospitality, and I've seen what a well-run hotel does for the people who work in it. A new hotel with several restaurants and bars means lasting jobs at every level, from housekeeping and kitchens to management. Those are the kind of jobs that let people build a career and stay in the community they grew up in.

What stands out to me most is the housing. The project includes 69 affordable rentals, mostly two-bedroom units, aimed at working families. Housing that a two-income household can actually afford, near transit and jobs, is exactly what the people who work in hotels and restaurants need.

Putting homes, a hotel and shops on what is now parking, right next to transit, is a sensible use of land. I respectfully ask you to support RES26-171.

Mahalo for your time and consideration,

Bhumika Patel

Honolulu

Name:	Email:	Zip:
Kimo Carvalho	kimo@homeaidhawaii.org	96817
Representing:	**Position:**	**Submitted:**
HomeAid Hawaii	Support	Sep 24, 2026 @ 06:39 AM

Testimony:

Dear Chair and Members of the Zoning and Planning Committee,

My name is Kimo Carvalho, and I have lived and worked on Oahu for nearly 35 years. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a nonprofit developer focused on deeply affordable housing solutions for our 30% AMI, inclusive of our ALICE (Asset Limited, Income Constrained, and Employed) - comprising of nearly half our population struggling to pay for essential goods and services - we see firsthand the relief these families receive when they can actually afford housing. These families and individuals need a stepping stone on the housing ladder to open deeply affordable housing beds to others.

The project would not only transform an existing shopping center parking site into housing and new activity close to jobs, shopping, services, and transit, but these 205 residences and 69 affordable rentals at or below 80% AMI would also provide relief to our housing continuum and ladder.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo,

Kimo K. Carvalho

Chief Executive Officer

HomeAid Hawaii

Mililani Resident

Downtown Honolulu Business

Name:	Email:	Zip:
Shantel BURNS	shantelburns63@gmail.com	96797
Representing:	**Position:**	**Submitted:**
Self	Support	Sep 24, 2026 @ 07:26 AM

Testimony:

Dear Chair and Members of the Zoning & Planning Committee,

I am writing regarding Resolution 26-171 and the 1588 Ala Moana project. I have worked in the Waikīkī and Kaka'ako areas for many years and have raised three children in Hawai'i.

As a parent and working resident, I care deeply about continuing to create housing and employment opportunities that allow people to build their lives and careers here. I believe it is important to consider how projects like this can contribute to opportunities for today's workforce as well as future generations.

Mahalo for your consideration.
Shantel Burns

Aloha Chair and Members of the Committee,

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

One of my biggest concerns for Hawaii's future is housing affordability. If the people who work in our restaurants, hotels, stores, schools, and other local businesses cannot afford to live here, we will eventually face a much bigger problem than housing costs. We will have a workforce problem.

I have friends who live in Jackson Hole, where housing has become so expensive that many average workers can no longer afford to live in the community. The result has been a serious labor shortage. On the mainland, workers may at least have the option to live farther away and commute. On an island, we do not have that same flexibility. If local people are forced to leave Oahu because they cannot afford to live here, where will our future workforce come from?

I have also had the opportunity to live in Singapore, London, and Tokyo, and I have seen how important housing at different price points is to keeping a city vibrant. Affordable housing should not be isolated from desirable neighborhoods. This is especially true for Honolulu, where public transportation is limited.

That is one reason I was particularly encouraged to learn that 1588 Ala Moana includes 69 affordable rental homes, in addition to new market housing. I believe creating affordable homes in a neighborhood like Ala Moana, is exactly the kind of approach Honolulu needs more of.

We need to think about housing not just as a place to live, but as part of the infrastructure needed to keep our economy running and our community vibrant. If we want Hawaii to remain a place where working people and future generations can build their lives, we need to continue creating more housing at a variety of price points, and in central locations.

For these reasons, I support 1588 Ala Moana and respectfully ask the Council to support Resolution 26-171.

Mahalo for the opportunity to provide testimony.

Ayako Seki

WE Painting, Inc.

94-416 Ukee Street Suite #201 Waipahu, Hawaii 96797 / Phone 671-6785 Fax 676-3064 Contractors Lic # C-9213

September 19, 2026

Subject: Park Lane Resort & Villas

Dear Chair and Members of the Zoning & Planning Committee,

My name if Ivan Sakamoto, and I am President of WE Painting, Inc., a locally owned painting contractor here in Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

WE Painting, Inc. has been fortunate to have worked on many of the large scale projects that form the Honolulu skyline today. Our crews depend on a steady pipeline of construction work to stay employed year-round. Large-scale projects like this one make a real difference for WE Painting, Inc. and other local trade companies like ours – and especially our workers and families.

1588 Ala Moana would bring 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, to a site that is currently an underutilized surface parking lot. A project of this size means sustained work for local contractors and subcontractors over several years.

For these reasons, I ask the Committee to support Resolution 26-171 and help keep good, steady work available for Hawaii's construction workforce.

Sincerely,

Ivan Sakamoto
President, WE Painting, Inc.

Aloha Chair and Members of the Committee,

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

Housing costs have reached a level that is increasingly difficult for working families to sustain. Renters on Oahu face a particularly severe affordability challenge, with housing costs consuming a substantial share of household income. At the same time, the median price of a single-family home has risen to about $1.24 million, putting homeownership out of reach for many local households.

This is not simply a housing issue. It is an issue of economic and community stability.

Teachers, nurses, construction workers, first responders, and service-industry employees are essential to our communities. When these workers cannot afford to live near the communities they serve, Oahu risks losing workers and placing additional pressure on businesses, schools, hospitals, and public services.

The consequences extend beyond economics. When families are forced to leave Hawaii because they cannot afford housing, communities lose not only residents but also multigenerational relationships, cultural knowledge, and connections to place. Keeping local families in Hawaii is therefore essential to maintaining the social and cultural fabric of our islands.

I believe Oahu needs a comprehensive approach to increasing the supply of genuinely affordable housing while protecting the character and environmental resources of our communities. This should include thoughtful zoning reform, incentives for affordable and workforce housing, and the redevelopment of underutilized urban areas so we can accommodate growth without unnecessarily expanding into undeveloped land.

1588 Ala Moana includes 69 affordable rental homes, in addition to new market housing. Building more housing like this in appropriate urban areas can also support walkable, transit-oriented communities and help preserve our precious āina.

I respectfully ask that you support policies that meaningfully increase the supply of affordable and workforce housing on Oahu, encourage responsible higher-density development in appropriate areas, and make housing affordability a long-term priority in state and local planning.

Hawaii should be a place where the people who teach our children, care for our sick, build our homes, and keep our communities running can also afford to live here.

Thank you for your service and for your attention to this critical issue.

Sincerely,

Brent Eastburg

Island Pacific Medical Center
1441 Kapiolani Blvd #416, Honolulu, HI 96814
808-691-9025
dr.wu@islandpacificmedical.com
www.islandpacificmedical.com

Dear Chair and Members of the Zoning & Planning Committee,

My name is Dr. Alan Wu, and I am writing in strong support of Resolution 26-171 and the proposed 1588 Ala Moana development.

My medical practice, Island Pacific Medical Center, is located in the Ala Moana Medical Building, where we provide walk-in primary and urgent care services to residents, workers, families, seniors, and visitors in the Ala Moana community. Through our work, we see firsthand the importance of having convenient and accessible healthcare services located close to where people live and work.

As Ala Moana continues to grow, I believe it is important that our community develop in a way that brings housing, healthcare, employment, and other essential services closer together. The 1588 Ala Moana project represents an opportunity to do exactly that.

The project would also transform an existing surface parking lot into a productive mixed-use development that adds much-needed housing to the urban core. The addition of 205 residences, including 69 affordable rental homes, is particularly meaningful at a time when housing availability and affordability remain significant concerns for Hawai‘i residents.

From a healthcare perspective, thoughtful transit-oriented development can also contribute to a healthier and more livable community. Locating housing and essential services such as medical care within walking distance of one another can improve access to care, particularly for seniors, working families, and individuals who may have transportation limitations. It can also reduce the need for unnecessary vehicle trips for routine healthcare services.

As a physician and a healthcare provider already serving the Ala Moana community, I see 1588 Ala Moana as more than simply another development. It is an opportunity to create additional housing while expanding the services and infrastructure that support the people who live and work in this increasingly important urban neighborhood.

I respectfully ask the Zoning & Planning Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Thank you for the opportunity to provide my testimony and thank you for your service to our community.

Mahalo nui loa,

Dr. Alan Wu

Island Pacific Medical Center

September 24, 2026

Honolulu City Council
Committee on Zoning and Planning

Re: Resolution 26-171 — Testimony in Support of 1588 Ala Moana

Dear Chair and Members of the Committee:

My name is Cara Fradelos, and I am a Manoa resident and the Sales Manager for Logistics Plus in Hawaii. I am submitting this testimony in support of the proposed 1588 Ala Moana development.

Through my work in the logistics industry, I see firsthand how responsible development supports many parts of our local economy. A project of this size creates opportunities not only in construction and hospitality, but also for local transportation providers, warehouse operations, freight companies, installers, suppliers, restaurants, retailers, and other small businesses throughout Hawaii.

The project is expected to support more than 6,000 jobs during its approximately five-year construction period and approximately 800 jobs annually once fully operational. It is also projected to generate $1.56 billion in economic activity during construction and $159.4 million annually at full operations, including significant spending at businesses beyond the project itself.

I also support the addition of 205 new residences, including 69 affordable rental homes for households earning at or below 80 percent of the area median income. Hawaii urgently needs more housing for working individuals and families. Adding affordable rental homes near employment, shopping, dining, public transportation, and other services can help members of our workforce live closer to where they work and reduce the time and expense associated with commuting.

The project would replace an existing surface parking area with housing, a hotel, retail, dining, services, wider sidewalks, improved pedestrian connections, and approximately 300 bicycle parking spaces. Its location near Ala Moana Center, the Hawaii Convention Center, and Waikīkī makes it well suited for a mixed-use, transit-oriented development.

I believe 1588 Ala Moana represents a meaningful investment in Honolulu's future. It would create housing, support employment, strengthen local businesses, and contribute to continued economic activity in an established urban area.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and the 1588 Ala Moana project.

Mahalo for the opportunity to provide testimony.

Sincerely,

Cara Fradelos
Manoa Resident
Sales Manager, Logistics Plus – Hawaii

September 18, 2026

Dear Councilmembers,

I am writing in support of the proposed 1588 Ala Moana project.

Having grown up in Hawai‘i and worked in the Ala Moana neighborhood for over 10 years, I have seen firsthand how important continued investment is to keeping this area vibrant and healthy. Ala Moana has changed considerably over the years, but what has kept it thriving is continued reinvestment- bringing new residents, visitors, businesses, and energy into an already established urban community.

One of the things I find particularly positive about this project is the activity it will bring to the surrounding neighborhood. More residents and hotel guests mean more people supporting our restaurants, shops, services, and other businesses. We have seen even longtime local businesses struggle with rising costs, changing shopping patterns, and fluctuations in visitor traffic. The recent closure of Sera’s Surf & Shore after 57 years at Ala Moana is a reminder of how challenging the environment can be for local businesses. I believe bringing more residents, visitors, and activity into Ala Moana can help support these businesses and is important to the long-term vitality of the neighborhood.

I also strongly support the inclusion of affordable housing. We all recognize how difficult it has become for local residents to find attainable housing, particularly in central Honolulu. Adding affordable units in Ala Moana, close to jobs, businesses, services, and transportation, is something I believe our community genuinely needs.

And lastly, I appreciate where the density is being added- making better use of an already developed site that currently has relatively limited usability. I drive past this area almost daily and see how little it is used. If we are going to accommodate growth in Honolulu, I believe it makes sense to look first at places like this, within our existing urban core, where infrastructure and services are already in place. It just makes sense.

From what I see working in Ala Moana, continued thoughtful investment in this area matters. I believe 1588 Ala Moana represents an opportunity to contribute positively to the future of the neighborhood by adding to the livability of the area, creating housing and jobs, and generating needed economic activity.

For the reasons mentioned above, I am pleased to support the 1588 Ala Moana project and its continued consideration.

Sincerely,



Jeanlin Berger

Dear Chair and Members of the Zoning & Planning Committee:

My name is Francis Cofran, and I am a resident of Kailua on the island of Oahu. I am also a small business owner and have been involved in the commercial real estate industry in Hawai‘i for more than 35 years. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

Prior to starting my own business, I served as the Senior General Manager of Ala Moana Shopping Center from 2004 through 2020. During my tenure, the completion of the Ewa Wing and the addition of approximately 650,000 square feet of new GLA marked the seventh major redevelopment of Ala Moana Center since its opening in 1959. For more than 60 years, Ala Moana Center has been a local, national, and international destination for retail in Honolulu. Its mix of retail, office, and residential uses—including Park Lane and One Ala Moana—has helped make it a destination that supports the community, creates jobs, and contributes to Hawai‘i’s tourism economy.

The 1588 Ala Moana project would build upon this established pattern of mixed-use development by transforming an underused surface parking lot into a project with 205 new residences, including 69 affordable rental homes, as well as hotel, retail, and dining space in one of Honolulu’s most established commercial districts. By adding residents, visitors, and activity to the area, the project can help support the businesses and property owners that depend on a thriving, walkable, and well-connected neighborhood.

Based on my knowledge of the property and my experience working with businesses across Hawai‘i, I believe that projects bringing together housing, hospitality, retail, and dining can create meaningful benefits that extend beyond the immediate project site.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and approve the proposed 1588 Ala Moana project.

Sincerely,

Francis Cofran

Francis Cofran
O‘ahu Resident
CRES Hawaii

OPERATING ENGINEERS LOCAL UNION NO. 3
2181 LAUWILIWILI STREET, KAPOLEI, HI 96707 • (808) 845-7871 • FAX (808) 682-0906
Jurisdiction: Northern California, Northern Nevada, Utah, Hawaii, and the Mid-Pacific Islands

September 20, 2026

Honorable, Esther Kiaʻāina, Honolulu City Council Committee on Zoning & Planning, Chair
Honorable, Tommy Waters, Honolulu City Council Committee on Zoning & Planning, Vice Chair
Honorable Members of the Honolulu City Council Committee on Zoning & Planning

RE: RESOLUTION 26-171 – IPD-T PROJECT / 1588 ALA MOANA DEVELOPMENT (2026-PDP-1)- In Support.

Chair Waters, Vice Kiaʻāina, and Members of the Honolulu City Council on Zoning,

My name is Ana Tuiasosopo. I am the District Representative and Trustee for Operating Engineers Local 3. We are the largest Construction Trades Local in the United States. I and the members of Operating Engineers Local 3 **strongly support Resolution 26-171.**

This project is what the Ala Moana TOD Neighborhood Plan was written for. That plan was developed over nearly a decade, shaped by community input through numerous workshops and public meetings with DPP, the Planning Commission, and this Council. 1588 Ala Moana is the realization of that community-driven vision, and it is consistent with the height, density, and uses the plan already allows.

It delivers housing we do not currently have. The project includes 69 affordable rental homes for households earning 80% AMI or below, with ocean views, steps from one of the largest employment centers in the state. These will be the first affordable rental units on O'ahu within a mixed-use hotel, residential, and commercial project — a housing product unlike anything else on this island, centrally located for both transit and jobs. Another 136 market-rate homes for sale broaden the range of options while generating increased real property tax revenue for the City.

It creates jobs and strengthens the visitor economy. The project is projected to support roughly 6,072 jobs over an approximately five-year construction period and about 800 jobs annually at full operations. It also envisions O'ahu's first newly constructed 5-star hotel — 294 units designed to attract the highest-spending visitors, the inventory O'ahu needs to compete with Maui, Hawai'i Island, and other global destinations. Its 20,000 square feet of commercial space will create real opportunities for local entrepreneurs and workers.

OPERATING ENGINEERS LOCAL UNION NO. 3
2181 LAUWILIWILI STREET, KAPOLEI, HI 96707 · (808) 845-7871 · FAX (808) 682-0906
Jurisdiction: Northern California, Northern Nevada, Utah, Hawaii, and the Mid-Pacific Islands

It offers more community benefit than any comparable project. Thirty-four percent of residential units will be affordable, and the project provides $6.5 million in direct monetary contributions to the City — both more than any other TOD project.1588 Ala Moana serves residents and visitors alike, in exactly the location the City identified for this kind of development. I respectfully urge the Committee to adopt Resolution 26-171.

Mahalo for the opportunity to testify.

Sincerely,

Ana Tuiasosopo
Hawaii District Representative, Trustee
Hawaii Operating Engineers Local 3

September 20, 2026

Honorable Council Members
Honolulu City Council
Honolulu, Hawai'i

Re: Support for the Proposed 1588 Ala Moana Project

Dear Council Members:

For more than 20 years as a pediatrician in Hawai'i, I have had the privilege of caring for local children and getting to know their families. During that time, I have seen how the rising cost of living, especially the cost of housing, has made it increasingly difficult for many families to remain in Hawai'i.

This issue is also personal to me. My wife and I have raised our family here. As our children approach adulthood, I hope they will have the opportunity to build their careers and raise their own families in Hawai'i. Unfortunately, like many local parents, we recognize that the high cost of housing may make that difficult.

For these reasons, I support the proposed 1588 Ala Moana project. The addition of homes at different price points, including 69 affordable rental units, will help address a significant need in our community. I also appreciate that many of the affordable units will have two bedrooms, making them more practical for working households and families.

The project will also create construction and permanent jobs while supporting continued economic activity in the Ala Moana area. I believe thoughtful investments that create both housing and employment opportunities are important to Hawai'i's future and to giving the next generation a realistic chance to remain in the place they call home.

Thank you for your consideration of my support for the proposed 1588 Ala Moana project.

Sincerely,

Lance Taniguchi

September 20, 2026

Honorable Council Members
Honolulu City Council
Honolulu, Hawai'i

Re: Support for the Proposed 1588 Ala Moana Project

Honorable Council Members:

I am writing in support of the proposed 1588 Ala Moana project. My husband and I have raised our three children, now ages 19, 17, and 15, here in Hawai'i since they were born. Much of my life has centered around our children, their schools, activities, friends, and the community that has helped shape them.

Like many parents, I worry about whether our children will be able to afford to live here when they become adults. Hawai'i is their home, but the high cost of housing may make it difficult for them to stay or return after college. That is why I support projects that thoughtfully add more housing, including affordable rentals suitable for working households and families.

From what I have learned about this project, it will provide both market-priced homes and affordable rental homes while also creating jobs and supporting businesses in the Ala Moana area. I believe responsible investment like this is important if we want Hawai'i to remain a place where local families and future generations can build their lives.

Thank you for considering my perspective.

Sincerely,

Charis Taniguchi

September 20, 2026

Honorable Chair and Members of the Honolulu City Council
530 South King Street
Honolulu, HI 96813

Re: Support for 1588 Ala Moana at 1450 Ala Moana Blvd, Bill# RE26-171

Dear Tommy Waters and Councilmembers,

I am writing in strong support of 1588 Ala Moana. I am a general surgeon, longtime Kailua resident, and I raised my three children here. This community is my home, and I care about its future.

Our community has a serious shortage of affordable housing. Of the 205 planned units, 69 would be set aside as affordable. In an area where the need is so great, that is a meaningful step toward letting local families, workers, and young people stay in the community they grew up in.

As a physician, I see how much stable housing matters to health and well-being. When housing costs consume too much of a family's income, people are forced to make difficult choices, and too many are leaving Hawaii altogether. Affordable homes help keep our neighbors, our workforce, and our children's generation here.

The project also includes a hotel, which would create many jobs, both during construction and in permanent positions once it opens. Combining affordable housing with new employment in one project benefits residents and the local economy alike.

I respectfully urge you to approve 1588 Ala Moana. Thank you for your service and for your careful consideration of this important issue.

Sincerely,

Daphne Hemmings

Daphne Hemmings, MD, FACS
General Surgeon
Honolulu, Hawaii
hemmings.daphne@gmail.com

808-954-5888

Dear Chair and Members of the Zoning & Planning Committee,

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project.

Ala Moana is not just a shopping center to me. It is my residence and a community that has been a meaningful part of my life for many years. I currently live in Ala Moana neighborhood and have worked at Ala Moana Center for more than 10 years. Having both lived and worked here, I have seen how important Ala Moana is to our community, our local economy, and Hawaii's tourism industry.

I believe Ala Moana is ready for thoughtful and meaningful growth. When I visit cities in Japan and Korea, I see shopping centers integrated with high-quality hotels, restaurants, residences, and welcoming public spaces. There are also areas around Ala Moana that clearly need improvement. The area nearby the Macy's parking lot can be dark and dim, some pedestrian crossings and streets feel outdated and uncomfortable, especially for people walking at night. I believe this project can help transform these areas into safer, more attractive, and more pedestrian-friendly spaces.

To me, this project is not simply about building a luxury hotel or additional residences. It is an opportunity to create a better and more balanced community—with affordable housing, restaurants, and retail stores, more jobs for local residents, and an improved environment for everyone who lives, works, and visits here.

Ala Moana is special place to me, and because I have both worked here for more than a decade and now call this community my home, I would like to see it move forward in a way that benefits local residents, workers, and visitors.

I respectfully ask you to support Resolution 26-171 and the 1588 Ala Moana project.

Sincerely,
Heejung Kubota

KOGA
ENGINEERING & CONSTRUCTION, INC.
ESTABLISHED 1973

Chair and Members of the Zoning and Planning Committee:

My name is Russell Inouye, and I am a lifelong Hawaii resident and President of Koga Engineering & Construction, Inc. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

Over the course of my career in Hawaii's construction industry, I have seen firsthand the positive impact that well-planned developments can have on our community. The 1588 Ala Moana project will transform an underutilized parking lot into a productive mixed-use development that will provide much-needed housing, including affordable housing opportunities, while contributing to the continued vitality of the Ala Moana area.

I also support this project because of the long-term economic benefits it will bring to our community. Projects of this scale create meaningful employment opportunities for local contractors, engineers, subcontractors, and skilled tradespeople. They support local businesses, help sustain long-term careers in Hawaii's construction industry, and generate economic activity that benefits our broader community.

As someone who cares deeply about Hawaii's future, I believe projects that create housing, generate jobs, and make better use of underutilized land deserve our support. I respectfully urge the Committee to approve Resolution 26-171 and allow this important project to move forward.

Mahalo for your consideration.

Russell Inouye
President
Koga Engineering & Construction, Inc.

O'ahu, Big Island & Maui County
MAIN OFFICE
1162 Mikole Street
Sand Island Industrial Park
Honolulu, Hawai'i 96819-4320

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P.O. Box 31289
Honolulu, Hawai'i 96820-1289

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Kaua'i
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1740 Haleukana Street
Puhi Industrial Park
Līhu'e, Hawai'i 96766-9065

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Līhu'e, Hawai'i 96766-6537

Phone: 808-245-9505
Fax: 808-245-1850

AN EQUAL OPPORTUNITY EMPLOYER

Testimony in Support of 1588 Ala Moana

To: Honolulu City Council
From: Scott Kuioka
Date: September 24, 2026
Re: 1588 Ala Moana — Interim Planned Development–Transit Application

Aloha Chair and Members of the Council:

I submit this testimony in strong support of the proposed 1588 Ala Moana project. I believe this development offers an important opportunity to advance two priorities that should go hand in hand: increasing the availability of quality affordable housing and accommodating growth responsibly, with a relatively light incremental footprint on public infrastructure.

Responsible use of existing infrastructure

The project would redevelop a portion of an existing parking structure at Ala Moana Center, making productive use of an already-developed site within Honolulu's urban core. Rather than extending development into previously undeveloped areas, it would place new homes where roads, utilities, shopping, employment opportunities, and transportation connections are already established. This is a thoughtful approach to using both our limited land and our existing infrastructure.

The infrastructure findings summarized in the application are encouraging. According to the application, the Board of Water Supply indicated that the existing water system has sufficient capacity to accommodate the project, subject to final confirmation during building-permit review. The application also reports that the City approved the project's sewer connection application in December 2025. These findings support locating additional housing and activity in an area already served by established utility systems.

Particularly noteworthy is the proposed gray water recycling system, which would reuse water for the cooling towers and offset approximately **30,000 gallons of potable water each day**, or an estimated 10.8 million gallons annually. Incorporating water conservation directly into the project's design demonstrates an effort to reduce demand rather than simply rely on additional public supply.

The traffic analysis summarized in the application similarly projects a modest incremental impact: approximately a 2% increase in traffic entering the studied intersections along Ala Moana Boulevard during peak hours. With the recommended measures implemented, traffic operations are expected to remain similar to conditions without the project. The proposed sidewalk improvements, pedestrian connections, and bicycle facilities would also provide alternatives to driving for nearby trips.

Quality affordable housing for local families

Equally important, the project proposes **69 affordable rental homes for households earning 80% of area median income or below, with affordability maintained for 30 years**. The application identifies 45 units as the required contribution, meaning the proposal would provide affordable housing beyond that obligation. This represents a meaningful, long-term community benefit.

The proposed mix includes 18 one-bedroom and 51 two-bedroom apartments, providing housing options suited to different household sizes, including families. The design integrates affordable homes along Ala Moana Boulevard, including homes with views toward the park and ocean. These features matter because quality affordable housing should offer more than a lower rent; it should offer a desirable place to live and a genuine connection to the surrounding community.

The location adds to that value. Bringing affordable homes close to jobs, shopping, transit, and recreation gives residents more opportunities to meet their daily needs without depending on a car for every trip. In my view, affordability should be considered alongside convenience, access, and quality of life—not simply the monthly rent.

For these reasons, I respectfully urge the Council to support the 1588 Ala Moana project. This development is an opportunity to create lasting community value by adding homes for local families while making more efficient use of the infrastructure and urban land we already have.

Mahalo for your consideration and your service to our community.

Respectfully,



Scott Kuioka

President

Island Insurance Companies

To Whom It May Concern,

I am writing in support of the proposed 1588 Ala Moana development project located in the heart of Honolulu, Hawaii. I believe this project represents a meaningful opportunity to address some of Hawai'i's most pressing needs, particularly the need for additional housing, affordable housing opportunities, and additional job opportunities for local residents.

The proposed project will provide a mixed-use development consisting of 205 residential units and 294 hotel units. Most Importantly, 69 of the residential units will be made available to households earning at or below 80% of the Area Median Income. Providing additional housing that is attainable for working families is critical to maintaining a vibrant and sustainable community in Hawaii. Every additional unit that allows a local resident or family to remain in Hawaii is an investment in the future of our community.

In addition to the long-term housing benefits, the project will create significant economic opportunities during its approximate five-year construction period. A development of this scale will require a substantial construction workforce, including skilled tradespeople, laborers, supervisors, project managers, engineers, suppliers, and numerous other professionals and support personnel. These construction activities will provide opportunities for local workers and contractors while generating economic activity for businesses throughout Oahu.

The benefits of the project will not end when construction is completed. Once the hotel and residential components are operational, the development is expected to create approximately 800 permanent employment opportunities. These positions can include hotel employees, property and facilities maintenance personnel, management, housekeeping, food and beverage employees, engineering and maintenance staff, administrative personnel, security, and other support positions.

These permanent jobs are particularly important because they provide ongoing employment opportunities rather than a temporary benefit limited to the construction period. The project can become an economic contributor to the surrounding community for decades by creating jobs, supporting local businesses, generating tax revenues, and attracting visitors while simultaneously providing much-needed residential housing.

Hawaii faces significant challenges associated with the high cost of housing and the difficulty of retaining local workers and families. While no single development can solve these challenges, projects that meaningfully contribute additional housing should be viewed as an important part of the solution.

For these reasons, I respectfully ask that the appropriate decision makers support the 1588 Ala Moana development project and recognize the substantial benefits it can provide to Oahu's residents, workforce, and economy.

Respectfully,



Tommy Zheng
Honolulu, Hawaii
Oahu Resident
Tommyzheng62@gmail.com

ISLAND MAID, INC.
94-125 LEOKANE STREET
WAIPAHU, HAWAII 96797
Phone #: 671-9049
Fax #: 671-3130

9/14/2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Tina Tsunoda Lau, and I serve as President of Island Maid/Harders Hawaii, a locally owned and family-run business. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Our company has deep roots in this community. We are proud to supply juice cups to Alaska Airlines and Hawaiian Airlines, and to manufacture the Harders brand syrups used to make shave ice across the islands. As a local manufacturer, we see firsthand how important a strong local economy is to the businesses and families that call Hawai'i home.

Projects like 1588 Ala Moana can help strengthen that local economy by bringing more people, jobs, housing, and activity into an established urban center. The project would transform an underused surface parking area into a mixed-use community with 205 new residences, including 69 affordable rental homes, as well as hotel, retail, and dining space.

I especially appreciate that the project includes affordable rental housing. For working families, having more opportunities to live near jobs, businesses, services, and transportation can make a meaningful difference. Concentrating housing and economic activity in an area planned for transit-oriented development also makes sense for the long-term growth of Honolulu.

As a local business owner, I believe our community benefits when we create places where people can live, work, shop, dine, and participate in the local economy. More residents and visitors in the urban core can help support the many small businesses, manufacturers, restaurants, retailers, and service providers that make our local economy work.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. I believe this project represents an opportunity to add housing, support economic activity, and make productive use of an already-developed site in one of Honolulu's major urban centers.
Mahalo for the opportunity to testify,

Tina Tsunoda Lau
President, Island Maid/Harders Hawaii

KLONINGER & SIMS
CONSULTING LLC

September 19, 2026

Zoning & Planning Committee
Honolulu City Council
City & County of Honolulu

Re: Resolution 26-171

Dear Chair and Members of the Zoning & Planning Committee,

My name is Erik Kloninger. I am a lifelong resident of Hawai‘i and lead Kloninger & Sims Consulting, a firm 100% focused on Hawai‘i's lodging market. I'm writing in support of Resolution 26-171 and 1588 Ala Moana.

I have more than 25 years of experience in tourism and real estate consulting across the islands, including with the hospitality consulting practices of PKF-Hawaii, PricewaterhouseCoopers, and Hospitality Advisors. My work has included market and financial analysis on hotels, condominium hotels, timeshare projects, retail, and master-planned resorts throughout Hawai‘i, and I've worked on projects tied to most of the major hotels in the state, all of the Ali‘i trusts, the Department of Business, Economic Development and Tourism (DBEDT), the Hawai‘i Tourism Authority (HTA), and Hawai‘i's county governments. Since 2015, our firm has also conducted the Visitor Plant Inventory, the state's official census of visitor accommodations.

O‘ahu is the second highest-performing lodging market in the country, yet our visitor plant inventory is aging, and many of our existing luxury hotels no longer meet the standards that high-end travelers now expect. Despite this shortfall, there has not been a single new luxury hotel built on this island in decades, which speaks to how difficult it is to get a project like this off the ground. 1588 Ala Moana would be the first new ground-up, five-star resort construction on O‘ahu in a generation.

Attracting higher-spending visitors is a stated policy goal of the Hawai‘i Tourism Authority, which makes this project directly aligned with the state's own tourism strategy. A true five-star property here isn't just about adding rooms. It's about ensuring O‘ahu remains competitive as a global destination, particularly compared to other resort markets and even our own neighbor islands, which have added new luxury inventory that O‘ahu has not.For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will help keep O‘ahu competitive in a global visitor market that continues to raise its expectations.

Mahalo,

Erik Kloninger
Kloninger & Sims Consulting

Honolulu City Council
530 South King Street
Honolulu, HI 96813

RE: Support for Resolution 26-171 and 1588 Ala Moana

Dear Chair and Councilmembers,

My name is Janet Nelson, and I have been involved in Hawai'i's real estate industry for more than 30 years. Throughout my career, I have witnessed the importance of thoughtful development in supporting our local economy, creating housing opportunities, and ensuring the continued vitality of Honolulu's urban core.

I support the proposed **1588 Ala Moana** project because it represents a significant investment in the future of our community. The project will add much-needed housing, including affordable rental residences, while generating jobs and supporting local businesses. Its location within the Ala Moana area also makes it well-positioned to enhance one of Honolulu's most important residential, commercial, and visitor districts. Information about the project indicates it will provide new housing opportunities and support economic activity through both construction and ongoing operations.

As someone who has spent decades in the real estate industry, I believe projects that balance housing, economic growth, and long-term community investment are essential to Hawai'i's future. For these reasons, I respectfully support **Resolution 26-171** and the proposed **1588 Ala Moana** development.

Thank you for your consideration.

Sincerely,

Janet Nelson

Honolulu City Council
530 South King Street
Honolulu, HI 96813

RE: Support for Resolution 26-171 and 1588 Ala Moana

Dear Chair and Councilmembers,

My name is Shaun Nelson and I have been actively involved in Honolulu's business community for many years. Through my work and connection to the Ala Moana area, I have seen firsthand the importance of continued investment in projects that strengthen our economy, create employment opportunities, and contribute to the long-term vitality of our community.

I strongly support the proposed 1588 Ala Moana development because it represents a significant private investment in one of Honolulu's most important commercial and visitor districts. By transforming an underutilized surface parking area into a mixed-use development featuring residential housing, hospitality, retail, and dining uses, the project will generate substantial economic activity, support local businesses, and enhance the area's appeal for residents and visitors alike. The project is also expected to create thousands of construction-related jobs and support hundreds of permanent jobs upon completion, providing meaningful career opportunities and economic benefits for local families. [

Equally important, 1588 Ala Moana will add much-needed housing opportunities, including affordable rental residences, helping to address a critical community need while supporting smart growth within a transit-oriented district. This type of development strengthens Honolulu's tax base, encourages investment in surrounding businesses, and reinforces Ala Moana's role as a key economic engine for our island.

For these reasons, I respectfully support **Resolution 26-171** and the **1588 Ala Moana** project. I believe this development will deliver lasting economic, housing, and community benefits, and I encourage the Council to approve the resolution.

Mahalo for your consideration.

Sincerely,

Shaun Nelson

September 18, 2026

Aloha Chair and Members of the Zoning & Planning Committee,

My name is Ryan Benavente. I am a part Hawaiian, father of two, born and raised on O'ahu.

As someone who lives and works in the Kaka'ako/Ala Moana area, I am writing in support of Resolution 26-171 and 1588 Ala Moana.

For twenty-three years I have worked in building management at two large residential buildings in Ala Moana, serving for the last three as General Manager while living onsite. Working and living in this neighborhood has done so many positive things for me and my family, and given me a deep interest and stake in the success of my neighborhood and community. I would love for other families to have the same opportunity to live and work in Ala Moana.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Beyond the housing itself, projects like this create long-term jobs and support the local businesses and services that keep a neighborhood like Ala Moana thriving for the people who live and work here.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will continue to strengthen this community for years to come by allowing us to welcome new neighbors and businesses.

Mahalo nui,
Ryan Benavente

ALAKA'I
MECHANICAL
CORPORATION

September 18, 2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Ralph T. Inouye, CEO of Alaka'i Mechanical Corporation, a Honolulu-based mechanical contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Our business depends on a steady flow of construction work to keep employees working and to bring new tradespeople into the industry. Large-scale projects like this one give local mechanical contractors like ours the kind of sustained work that supports long-term careers, not just short-term jobs. Beyond the construction jobs it creates, this project also adds meaningfully to our housing supply, which matters directly to our employees, who must deal with Oahu's tight housing market.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. A project of this size means real, ongoing work for local trades throughout construction and beyond.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will keep our local construction workforce building for years to come.

Mahalo,

Ralph T. Inouye

CEO, Alaka'i Mechanical Corporation

2655 WAIWAI LOOP • HONOLULU, HAWAII 96819 • TEL (808) 834-1085 • FAX (808) 834-1800 • LICENSE #C-7338
www.alakaimechanical.com
MEMBER OF TAISEI ONCHO GROUP

HC&D
ROCK SOLID SINCE 1908

September 21, 2026

HC&D, LLC
2344 Pahounui Drive
Honolulu, Hawaii 96819

P. O. Box 29968
Honolulu, Hawaii 96820

Telephone: (808) 832-9200
Facsimile: (808) 832-9450

www.hcdhawaii.com

Honorable Chair and Members
Zoning and Planning Committee
Honolulu City Council
530 South King St., Room 202
Honolulu, HI 96813

Dear Chair and Members of the Zoning & Planning Committee:

My name is Eileen L. Mori-Mishina, and I serve as President of HC&D. For 118 years, HC&D has helped build and maintain the infrastructure and communities that support Hawai‘i’s residents and businesses. As a local supplier of concrete and aggregate, we have a practical understanding of the local participation required to bring major projects from planning through completion.

HC&D supports Resolution 26-171 and the 1588 Ala Moana project. We believe responsible development in Honolulu’s urban core can create meaningful opportunities for local suppliers, contractors, and construction workers while contributing to the long-term vitality of the surrounding community. Our support is based on the project’s potential to generate local construction activity and encourage continued investment in Hawai‘i. Projects of this scale can provide important work for businesses and employees directly involved in building our community.

I respectfully ask the Committee to support Resolution 26-171 and approve a project that will create opportunities for Hawai‘i's local construction industry while supporting continued investment in our community.

Sincerely,

Eileen L. Mori-Mishina
President
HC&D, LLC

Bank of Hawai'i

September 14, 2026

Re: 1588 Ala Moana and Resolution 26-171

Dear Chair and Members of the Zoning & Planning Committee,

My name is Michael H. Kim, and I am a Vice President in the Commercial Real Estate Loan Division at Bank of Hawaii. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In evaluating commercial real estate projects across O‘ahu, I've come to recognize the difference between developments that simply add square footage and those that meaningfully strengthen a neighborhood and the economy. 1588 Ala Moana falls into the latter category, combining housing, hospitality, retail, and dining in a location that is already one of the best-connected parts of our city.

The project would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel and retail space that will support long-term economic activity in the area. Investments of this kind reflect the ongoing confidence in Honolulu's urban core that our institution is proud to support.

On a personal level, as a local resident and frequent jogger in the Ala Moana and Waikīkī area, I support the proposed 1588 Ala Moana development. The project's wider sidewalks and improved pedestrian connections will enhance safety and accessibility for those of us who regularly walk, run, and enjoy the surrounding neighborhood. I also appreciate that the project will add new housing, including affordable residences, while promoting a more walkable, transit-oriented community.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will benefit this community for years to come.

Sincerely,
BANK OF HAWAII

Michael Kim

Michael Kim
Vice President
Commercial Real Estate Loan Division

Island Flooring

September 21, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Keith Emerson, and I am the President and owner of Island Flooring, a local commercial flooring subcontractor employing approximately 80 people here in Hawai'i. Island Flooring is also a proud member of the Floor Layers Local Union 1926. **I am writing in support of Resolution 26-171 and 1588 Ala Moana.**

I would like to share my perspective on the proposed 1588 Ala Moana project, both as a local business owner and as a parent.

From a business standpoint, projects of this scale provide important employment opportunities for local contractors and the skilled tradespeople we employ. A steady pipeline of construction work allows companies like ours to keep our crews employed, provide stable incomes for their families, and support long-term careers in Hawai'i.

However, providing good jobs is only part of the equation. Our employees also need affordable places to live. The proposed development would add 205 residential units, including 69 affordable rental homes. While no single project can solve our housing shortage, adding housing inventory is an important part of addressing the challenges facing our workforce.

On a more personal level, as the father of two young children, ages 11 and 5, I often think about whether they will be able to afford to live in Hawai'i when they grow up. I want them to have the opportunity to build their careers, raise their own families, and remain close to home if they choose. Increasing our housing supply today is an important part of creating those opportunities for the next generation.

I appreciate the Committee's consideration of these economic, workforce, and housing needs, and I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your time and consideration.

Keith Emerson

President
Island Flooring

411 ALAKAWA STREET • HONOLULU, HI 96817 • TELEPHONE (808) 847-6577 • FACSIMILE (808) 847-6570 • LICENSE #C-33740

A-1 A-lectrician, inc.
Serving Hawaii Since 1957

2849 Kaihikapu Street ● Honolulu, Hawaii 96819
Phone (808) 839-2771 ● Fax (808) 839-7828

September 21, 2026

To: Chair and Members of the Zoning and Planning Committee.
RE: Resolution 26-171, Support 1588 Ala Moana

Aloha Chair and Members of the Zoning and Planning Committee:

Thank you for this opportunity to testify. My name is Jason Yamada, President of A-1 A-lectrician, Inc. I am writing in support of the 1588 Ala Moana Project. My grandfather, a 442nd veteran, started our electrical contracting business with his brother by knocking on doors in Liliha in the late 1950s. For nearly 70 years, we have been blessed with the opportunity to help light up our state and provide steady work for our 150 employees.

We have been fortunate to keep our local family business going through economic challenges, industry slowdowns, and fierce mainland competition. The 1588 Ala Moana Project will help keep our valued employees working and allow them to continue providing for their families. Thank you for your continued commitment to supporting our hardworking and dedicated construction trade workers by helping provide steady construction jobs.

This unique project will create thousands of much-needed construction jobs and provide hundreds of additional jobs to operate and maintain the property. We have been tremendously blessed to have been part of the Park Lane and Ala Moana Ewa Mall expansion projects, and we have seen firsthand the tremendous revitalization these projects have brought to the property and the surrounding community.

We are excited to see the transformation that will come with the next chapter of Ala Moana. We also know the responsible stewardship Kobayashi Group will bring for our local residents, future residents, surrounding community, and visitors. We fully support this project and the benefits it will provide for the next generation of local construction families. Thank you very much for your consideration and for granting 1588 Ala Moana the approval needed to proceed with construction.

Mahalo,

Jason Yamada
A-1 A-lectrician, Inc

COASTAL CONSTRUCTION COMPANY, INC.

1900 HAU STREET • HONOLULU, HAWAII 96819 • (808) 847-3277

September 21, 2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Jason Yamamoto, and I'm a Project Coordinator with Coastal Construction Co., Inc and a resident of Honolulu. I'm writing to support Resolution 26-171 and 1588 Ala Moana.

Coordinating construction projects day to day, I see firsthand everything that goes into getting a development like this from paper to reality, the schedules, the subcontractors, the inspections, and the hundreds of moving pieces that all must line up. A project of this scale keeps a wide network of local tradespeople and firms working steadily over several years, which matters a great deal in an industry where work can otherwise come in unpredictable waves.

Beyond what it means for our industry, turning an underused surface parking lot into 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, is a meaningful step forward for a neighborhood that could use both the housing and the added business activity.

I ask the Committee to support Resolution 26-171 and approve a project that will keep our local construction workforce busy and this neighborhood growing.

Mahalo,

Jason Yamamoto
Project Coordinator, Coastal Construction Co., Inc.

COASTAL CONSTRUCTION COMPANY, INC.

1900 HAU STREET • HONOLULU, HAWAII 96819 • (808) 847-3277

September 21, 2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kenneth M. Sakurai, and I am President of Coastal Construction Company, which has built more than 34,000 homes for Hawai'i's residents over the years. I'm writing to support Resolution 26-171 and 1588 Ala Moana.

I started in this industry in 1959 as a carpenter helper, so I know from experience what a long-term career in construction can look like when the work is there to sustain it. I moved up through foreman and superintendent positions, eventually earning my general contractor's license, and taking an ownership stake in Sunset Builders in 1969, which later merged with Coastal in 1973. None of that would have been possible without a steady pipeline of projects to build my career, one job leading to the next over the course of decades. I was honored to be the first recipient of the Outstanding Union Builder Award from the Hawaii Carpenters Union Local 745, a recognition that reflects just how central the trades are to what our industry accomplishes.

Projects like 1588 Ala Moana are what make careers like mine possible for the next generation of Hawai'i's construction workforce. Replacing an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space, means years of sustained work for carpenters, tradespeople, and contractors across this island.

I ask the Committee to support Resolution 26-171 and approve a project that will give today's young tradespeople the same kind of opportunity this industry gave me.

Mahalo,

Kenneth M. Sakurai
President, Coastal Construction Company

Steve Heimler
758 Kapahulu 100-1074
Honolulu HI 96815

September 21, 2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Steve Heimler, and I live in Waikīkī. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Over the course of my career, I owned a property management company that managed several thousand affordable and market-rate apartment units across Hawai'i. While I'm now retired, I remain active in the residential multifamily space, and I've spent enough years in this industry to know what actually moves the needle on our housing shortage.

1588 Ala Moana would turn an underused surface parking lot into 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Having managed housing at scale for so many years, I can say with confidence that projects combining market-rate and affordable units in well-located, transit-connected areas are exactly what this island needs more of.

I ask the Committee to support Resolution 26-171 and give this project the green light to add real housing supply where it's needed most.

Mahalo,
Steve Heimler

HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST
650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

September 21, 2026

HONOLULU CITY COUNCIL
Committee on Zoning and Planning
Honolulu, Hawaii 96813
DATE: Thursday, September 24, 2026
TIME: 9:00 a.m.

TESTIMONY ON RESOLUTION 26-171; IPD-T PROJECT / 1588 ALA MOANA DEVELOPMENT (2026-PDP-1)

To Council Chair Esther Kia'aina, Vice Chair Tommy Waters and members of the Committee on Zoning and Planning:

Hawaii LECET is a labor-management partnership between the Hawaii Laborers' International Union of North America, Local 368, its' 5000+ members and its' 250+ unionized contractors. The Laborers' International Union of North America is the largest international construction trade union in the United States and Canada.

Hawai'i LECET supports the 1588 Ala Moana project, as it is an example of community development that creates construction employment, strengthens our local economy, and provides long-term benefits for working families and the community.

The 1588 Ala Moana project is a proposed mixed-use development planned for the existing site of the makai/diamond head parking lot of Ala Moana Center. By utilizing the existing site of Honolulu's urban core, this project minimizes the need to expand the development footprint in the area.

This project represents the type of transit-oriented development (TOD) that will help Honolulu reduce automobile dependency and create more connected and safer walkable streets. By placing housing, hospitality, and commercial spaces within walking distance of public transit, employment and quotidian needs, will create and inspire a healthier lifestyle, through walking, biking and other community activities.

The 1588 Ala Moana project also generates significant private investment in Honolulu's infrastructure. Improvements to upgrading aging utility and sewer systems, and public spaces will be incorporated as part of the development. These improvements will modernize infrastructure at the developer's expense, rather than on local taxpayers.

Resolution 26-171 addresses the project's conceptual plan, and the City Council has granted a 90-day extension for further consideration. We support a thorough review that balances community concerns with the project's potential economic, housing, and employment benefits.

For these reasons, we respectfully request the Honolulu City Council to support Resolution 26-171.

Mahalo for the opportunity to provide testimony.

Hawaii Laborers-Employers Cooperation & Education Trust

Walter P. Thompson, Inc.
Surveying & Mapping

September 21, 2026

Dear Chair and Members of the Zoning and Planning Committee:

My name is David M. Thompson, President of Walter P. Thompson, Inc. (WPT), a Hawaii land surveying firm. On behalf of WPT, I am pleased to submit this testimony in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

As a local professional services firm, WPT has worked with Hawaii's development, design, and construction communities for many years. We recognize the importance that continued investment and responsible development have in supporting local businesses, professional services, construction trades, and long-term employment opportunities in Hawaii.

The proposed 1588 Ala Moana project represents an opportunity to redevelop an existing developed site within Honolulu's urban core. Its location within the Ala Moana transit-oriented development area places new housing, businesses, and employment opportunities in an established area with access to transit, shopping, services, and existing infrastructure.

The project would provide 205 residences, including 69 affordable rental homes, together with additional retail, dining, and employment opportunities. We believe projects that combine new housing with continued investment in established urban areas are important to Honolulu's long-term growth and vitality.

Walter P. Thompson, Inc. respectfully supports Resolution 26-171 and the 1588 Ala Moana project and appreciates the opportunity to provide testimony.

Thank you for your consideration in this matter.

Very truly yours,
Walter P. Thompson, Inc.



David M. Thompson
President

P. O. Box 3351 · Honolulu, HI 96801 · Phone: (808) 536-2705
www.walterpthompson.com

Honolulu City Council

Committee on Zoning and Planning

530 South King Street

Honolulu, Hawaii 96813

Re: Testimony in Support of Resolution 26-171

Dear Chair and Members of the Committee:

My name is Josh Capalnas, and I serve as Managing Partner of A-American Custom Flooring, Inc. I'm submitting this testimony because I believe wholeheartedly in Resolution 26-171 and the promise it holds for the 1588 Ala Moana development project.

If this project moves forward, our company stands to bring on a meaningful number of new positions — and that number represents far more than a line item on a report. It represents real people: skilled tradespeople, their spouses, their kids, all of them calling Honolulu home. Each new opportunity means a family here on Oʻahu gets a little more stability, a little more security, and a little more reason to stay rooted in this community we all love.

Projects like this one are the lifeblood of local businesses like ours. They're what allow us to keep experienced hands employed year after year, to train the next generation of local tradespeople, and to keep investing in Hawaii rather than looking elsewhere for work. Resolution 26-171 isn't just about construction — it's about keeping good jobs local, keeping paychecks in our island economy, and giving working families here something solid to build their futures on.

For all these reasons, I ask the Honolulu City Council, with real gratitude and hope, to support and pass Resolution 26-171.

Mahalo for the chance to share this testimony, and for the care and attention you bring to decisions that shape our community's future.

With Sincere Appreciation,

Joshua Capalnas

Project Manager - Partner

A-American Custom Flooring, Inc.

Honolulu City Council
Committee on Zoning and Planning
530 South King Street
Honolulu, Hawaii 96813

Testimony in Support of Resolution 26-171

Dear Chair and Members of the Committee:

My name is Calin Bodea, and I am a Project Manager at A-American Custom Flooring, Inc. I am writing to express my strong support for Resolution 26-171 concerning the 1588 Ala Moana development project.

Approval of this project would create approximately 60 jobs for our company. These employment opportunities would directly benefit our employees and their families, all of whom live here in Honolulu. The project would provide meaningful work for local construction professionals while supporting a locally operated business and contributing to Hawaii's economy.

For companies such as ours, major construction projects are essential to maintaining a stable workforce and providing long-term employment opportunities. Resolution 26-171 would help sustain good local jobs, support Hawaii families, and generate broader economic activity within our community.

For these reasons, I respectfully urge the Honolulu City Council to support and approve Resolution 26-171.

Thank you for the opportunity to provide this testimony and for your consideration.

Respectfully submitted,

Calin Bodea
Project Manager
A-American Custom Flooring Inc. (AACF)
Direct: 203-479-2358
Email: calinb@aamericanflooring.com
Adress: 440 Kamani St, Honolulu, HI 96813

Dear Chair and Members of the Zoning & Planning Committee,

My name is Nathaniel J Schaul. I am a resident of Honolulu. I am writing my testimony in support of Resolution 26-171 and 1588 Ala Moana. I work at Notkin Hawaii, Inc., a consulting mechanical, electrical, and plumbing engineering firm in Honolulu.

Projects of this size and scope mean real, sustained work for myself, my colleagues and the trades we collaborate with. Which include civil consultants, architecture, construction and equipment companies to name only a few. Not just during construction, but through the design and engineering phases as well. That kind of steady building project is what allows companies, like the one I work for, to keep good people employed and to bring new talent into the field for experience.

1588 Ala Moana would replace an underused surface parking lot, and provide 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Housing we need for those who cannot afford housing out of the city area. Jobs that can be provided to many throughout the state desperate to find work to pay for living. And, a new hotel to provide more tourism funds into our state. Beyond the immediate construction jobs, the housing this project adds also matters directly to my colleagues and I, of whom are navigating a tight and expensive housing market here on Oahu.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that supports both our workforce and our broader community.

Mahalo,
Nathaniel J Schaul
Notkin Hawaii, Inc.

POWELL & AUCELLO

1189 Waimanu Street, Honolulu, HI 96814 | 808-466-3401 | www.powellaucello.com

September 21, 2026

Chair and Members of the Zoning and Planning Committee
Honolulu City Council
530 South King Street, Room 202
Honolulu, HI 96813

Re: Testimony in Support of 1588 Ala Moana and Resolution 26-171

Dear Chair and Members of the Zoning and Planning Committee:

On behalf of Powell & Aucello, we write in support of 1588 Ala Moana, a mixed-use development proposed at the gateway between Ala Moana and Waikīkī and ask the Committee to approve Resolution 26-171.

We evaluate hotel and mixed-use projects across Hawai'i for a living, and this one stands out on the merits. The project's 205 residences and 294-room hotel are projected to support 6,072 jobs over the roughly five-year construction period, and once open, the hotel and retail are expected to sustain about 800 well-paying positions a year on an ongoing basis.

The hotel component also fits well with the state's direction for tourism. The Hawai'i Tourism Authority's 2026-2030 Strategic Plan takes a back-to-basics approach, tracked against four measures: resident sentiment, visitor satisfaction, average daily visitor spending, and total visitor spending. Sited within Ala Moana Center, near the Hawai'i Convention Center and the gateway to Waikīkī, the hotel is projected to generate more than $40 million a year in off-site visitor spending alone and is well positioned to move all four measures in the right direction. Approving 1588 Ala Moana would put that framework into practice.

For these reasons, we encourage the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Sincerely,

Tim Powell
Partner
Powell & Aucello
tim@powellaucello.com

Partner
Powell & Aucello
kevin@powellaucello.com

WRITTEN TESTIMONY

In Support of Resolution 26-171 | 1588 Ala Moana

TO	Chair and Members of the Zoning & Planning Committee
FROM	Malia Zannoni
DATE	September 22, 2026
RE	Resolution 26-171 - 1588 Ala Moana

Dear Chair and Members of the Zoning & Planning Committee:

My name is Malia Zannoni, and I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

I was born and raised in Hawai‘i and have spent most of my career working in our visitor industry. I care deeply about supporting projects that strengthen our community, create meaningful employment, and provide more attainable housing options for local residents.

This area also holds a personal connection for my family. My grandparents owned a nearby parcel, and it was my grandfather's dream to see the area grow into a vibrant community. After he passed, my grandmother chose to sell the land to its tenants. Although that parcel has not yet been redeveloped in a way that realizes his vision, 1588 Ala Moana represents the kind of thoughtful transformation he hoped to see. To me, this project is an important step toward creating a more vibrant and connected neighborhood.

1588 Ala Moana would add 205 residences, including 69 affordable rental homes at or below 80% of area median income. At a time when housing costs continue to make it difficult for local people and families to remain in Hawai‘i, creating more housing at attainable price points is essential.

The project's hotel component would also contribute to our local economy by creating jobs and supporting the businesses and services that benefit from visitor spending. The project is expected to generate approximately 6,072 construction jobs over its five-year build and support close to 800 jobs annually once fully operational.

I believe 1588 Ala Moana represents a valuable opportunity to transform an existing surface parking area into a mixed-use destination that brings together housing, hospitality, employment, retail, and improved community connections.

For these reasons, I respectfully ask the Committee to support Resolution 26-171.

Mahalo for your consideration.

Malia Zannoni
Honolulu, Hawai‘i

GROUP BUILDERS, INC.

Specialty and General Contractors
License No. ABC 10164
An Equal Opportunity Affirmative Employer

511 Mokauea Street
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Sept. 21, 2026

Re: Resolution 26-171

To: Chair and Members of the Zoning and Planning Committee

My name is Amado Sanchez, and I am the CEO/RME of Group Builders, Inc., a 100% employee-owned company through our Employee Stock Ownership Plan (ESOP). I am pleased to offer this testimony in support of Resolution 26-171 and the 1588 Ala Moana project.

Projects of this scale create meaningful opportunities for Hawaii's local workforce and economy. They help sustain local families by creating employment, providing valuable training and career opportunities, and supporting the next generation of skilled craftsmen, tradespeople, and construction professionals. They also generate work for local subcontractors, suppliers, and service providers throughout our community.

As an employee-owned company, we understand firsthand the importance of creating opportunities that contribute to long-term financial security for Hawaii's working families. Employment on projects such as 1588 Ala Moana can provide our employee-owners and other local workers with opportunities to develop their skills, advance their careers, and strengthen their financial futures while continuing to live and raise their families in Hawaii.

Our company has been part of Hawaii's construction industry for nearly five decades, and we have seen the positive impact that significant local development can have on our workforce and the businesses that support them. We believe that responsible development can help create the jobs and economic opportunities needed to keep Hawaii's working families here and build a stronger local economy.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and allow the 1588 Ala Moana project to continue moving forward.

Thank you for your consideration and for the opportunity to provide testimony.

Sincerely,

_____

Amado J. Sanchez
CEO/RME

Hearing Date: September 24, 2026
Council/Committee: Honolulu City Council / Committee on Zoning and Planning
Agenda Item: RES26-171 — 1588 Ala Moana
Position: STRONGLY SUPPORT
Testifier Name: Steve Pak- Ferguson Enterprises

Aloha Chair and Members of the Council,

My name is Steve Pak and I'm submitting testimony in support of the proposed mixed-use development at **1588 Ala Moana Boulevard**.

I believe responsible development is important to maintaining a strong and sustainable local economy. This project will transform an underutilized parking structure at Ala Moana Center into a vibrant multi-use development. It will deliver 291 hotel units, 145 market-rate residences, 69 affordable rental units, and commercial space.

This project creates opportunities for our local construction industry, suppliers, tradespeople, hospitality workers, small businesses, and support many local families.

This project also represents a long-term investment in the Ala Moana area. The proposed hotel will accommodate visitors who will contribute to the local economy. The proposed improvements include Atkinson Drive and surrounding area, which helps create a safer and attractive environment for residents and visitors.

- **Sustained Job Creation:** The construction phase will create hundreds of well-paying trade jobs for local laborers. Once completed, the hotel, retail, and restaurant spaces will provide employment opportunities in the hospitality and service industries.
- **Economic Growth & Visitors:** The addition of 291 hotel units near the Hawaii Convention Center and Ala Moana Center will provide additional accommodation for visitors while supporting surrounding businesses and economy.
- **Affordable Housing:** The project includes 69 affordable rental units, providing additional housing for local families.

This project represents the smart, sustainable development Honolulu needs.

For these reasons, I respectfully request the Honolulu City Council to approve the **1588 Ala Moana project**.

Mahalo for your time and consideration,
Steve Pak
17-year Kakaako Resident

Dear Chair and Members of the Zoning & Planning Committee,

I support Resolution 26-171 and the 1588 Ala Moana project. As a mother raising a teenage son in Hawai'i, I often think about the future and whether our children will have opportunities to remain here and build their lives close to family.

I appreciate that this project will provide more housing options, including affordable rental homes. Creating more opportunities for local families and future generations to live, work and stay in Hawai'i is important to me.

Mahalo for your consideration.

Joelle Uyeda

Hans Koch

SUBJECT: Support for Resolution 26-171 and 1588 Ala Moana

Dear Chair and Members of the Zoning & Planning Committee,

My name is Hans Koch. I have been a resident of Honolulu for almost a decade and I am writing to voice my personal support for Resolution 26-171 and 1588 Ala Moana.

I've spent over half of my career in development, including time as General Manager of a super regional mall, part of first retail REIT team, and developer of mixed-use properties, historic rehabilitations and towers, so I tend to look at a proposal like this with a fairly critical eye. What I see with 1588 Ala Moana is a thoughtful project that's actually earning its site: housing, hospitality, retail, and dining replacing what is currently just asphalt and parked cars. Living things with energy will replace just concrete and speed bumps.

From my experience, I've also seen firsthand what happens when housing, retail, and daily amenities exist together in one cohesive, walkable community. People aren't forced into a car for every errand, quality of life improves, and the surrounding area benefits from steady, built-in foot traffic rather than relying entirely on people driving in. That's a proven sustainable model, and it's exactly what this project is aiming for. It's both smart and responsible.

The part I find most compelling, though, is the sheer scale of local employment this project would generate. The economic impact study projects roughly 6,072 construction jobs spread across the five-year build, along with *$1.56 BILLION* in economic activity during that period. Once open and operational, the project is expected to support close to *800 jobs annually* and generate approximately $159.4 million a year in economic output, with $40.4 million of that coming from off-site visitor spending alone. That kind of work doesn't end once the doors open. It continues for years as the property operates. THAT is good for Hawai'i and Honolulu.

I ask the Committee to move Resolution 26-171 forward so this project, and the thousands of local jobs behind it, can get underway.

Mahalo,

Hans Koch
Honolulu
9/21/2026

COMMITTEE: Honolulu City Council Committee on Zoning & Planning
HEARING DATE: September 24, 2026
MEASURE: Resolution 26-171 (1588 Ala Moana Development Project)
POSITION: Support
TESTIFIER: Corey Matsuoka, P.E., LEED AP

Chair, Vice Chair, and Members of the Committee,

My name is Corey Matsuoka, and I am a Principal at locally owned engineering firm. We are a Honolulu-based firm that has worked on infrastructure, site development, and utility design across Hawai'i for more than 65 years. I am writing to express my strong support for Resolution 26-171 regarding the 1588 Ala Moana project.

Every large development depends fundamentally on the civil infrastructure that supports it... roadway access, drainage, water and sewer capacity, and utility coordination. Getting that infrastructure right is what allows a project to function well for decades and not just look good on opening day. Based on our work on previous projects, I see 1588 Ala Moana as a project that will take that foundational work seriously. That kind of attention to detail will ultimately benefit the surrounding neighborhood just as much as the project itself.

Furthermore, projects of this scale sustain the engineers, architects, surveyors, and technical staff who do this work here in Hawai'i. It keeps critical technical expertise local rather than sending those professional opportunities elsewhere.

1588 Ala Moana also brings broader economic and community value to our island, including approximately 800 permanent jobs, roughly $159.4 million in annual economic output, and more than $27 million a year in recurring state and city revenue. Crucially, it provides much-needed housing, including 136 market homes and 69 affordable rental homes.

For these reasons, I urge the Committee to support this project and pass Resolution 26-171. Mahalo for the opportunity to testify.

Sincerely,

Corey Matsuoka

Corey Matsuoka, P.E., LEED AP

September 21, 2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Keith M. Chan, and I am a resident of Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana. I work at Notkin Hawaii, Inc., a consulting mechanical, electrical, and plumbing engineering firm owned and operated in Honolulu.

Projects of this size and scope mean real, sustained work for me, my colleagues and the trades we collaborate with — not just during construction, but through the design and engineering phases as well. That kind of steady flow of work, and that locally owned and operated companies like ours to keep good people employed in Honolulu and to bring new talent into the field.

1588 Ala Moana would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. Beyond the immediate construction jobs, the housing this project adds also matters directly to my colleagues, many of whom are navigating a tight and expensive housing market here on Oʻahu.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that supports both our workforce and our broader community.

Mahalo,
Keith M. Chan
Notkin Hawaii, Inc.

GLI ADVISORS
A PART OF JS|HELD

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jsheld.com

Dear Chair and Members of the Zoning & Planning Committee,

My name is Steve Galash, and I have worked in the construction industry for more than 40 years. For the past 13 years, I have focused primarily on affordable housing, helping manage the design and construction of projects that provide safe, quality homes for people and families. During that time, our team has participated in the development and rehabilitation of more than 10,000 housing units, with approximately half located in Hawaii.

I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

Over the course of my career, I have seen both the tremendous need for affordable housing and the many challenges involved in getting these projects built. I have also learned that good projects do not come along every day. When they do, it is important that we recognize their value and give them the opportunity to move forward.

From my perspective, 1588 Ala Moana is the kind of project that can make a meaningful difference. It would transform an underutilized surface parking lot into 205 new homes, including 69 affordable rental units. Just as importantly, it would place those homes in a location close to jobs, transit, and everyday services, helping residents stay connected to the opportunities and resources they need.

I believe that combining market-rate and affordable housing is one of the most practical and effective ways to create new affordable homes, and this project is a strong example of that approach. It is thoughtfully planned, well located, and capable of delivering housing that Honolulu needs.

For these reasons, I respectfully ask for your support of Resolution 26-171 and the 1588 Ala Moana project.

Mahalo,



Steve Galash
Senior Vice President | Construction Advisory

Dear Chair and Members of the Zoning & Planning Committee,

My name is Ryan Yamamoto, and I'm a General Contractor/Consultant here in Honolulu. I'm writing to support Resolution 26-171 and 1588 Ala Moana.

Construction work is often feast or famine here on Oʻahu, and when the pipeline of projects dries up, it's the contractors, subcontractors, and the local workers who feel it first.
I am a second-generation General Contractor/Consultant and remember the times when my father considered relocating the family to the mainland due to lack of construction work on Oahu. We would have left all our family, friends, and this beautiful place we call home behind.

A project like 1588 Ala Moana matters because it represents sustained work over several years, not just a short-term job here and there. It will provide employment opportunities for construction trades and support many other businesses and workers through our local economy.

This project will bring together housing, hotel, commercial, and infrastructure improvements to the Ala Moana area. While providing tangible benefits to the community and creating opportunities for local workers.

Beyond the jobs it creates, this project would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. That's real progress for a neighborhood that could use both the housing and the economic activity.

I ask the Committee to support Resolution 26-171 and approve a project that will keep Honolulu's construction industry, and the people it employs, moving forward.

Mahalo,

Ryan Yamamoto

COMMERCIAL PLUMBING INC.

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September 17, 2026
To: Honolulu City Council – Zoning and Planning Committee
Re: Written Testimony for RES26-171

Aloha,

My name is Cyrus Robinson, and I am the Director of Office Operations at Commercial Plumbing Inc.

I support Resolution 26-171 and 1588 Ala Moana because I believe projects like this are important to the continued growth and stability of Honolulu. We need additional housing for local families, while also creating opportunities for local businesses and the people who work for them.

Working for a local company, I see every day how closely our businesses, employees, and community are connected. Continued investment in areas like Ala Moana helps keep Honolulu a place where people can live, work, and build their future.

I respectfully ask the City Council to support Resolution 26-171 and 1588 Ala Moana.

Sincerely,



Cyrus Robinson
Director of Office Operations, Commercial Plumbing Inc.

COMMERCIAL PLUMBING INC.

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Phone (808) 845-4112 • FAX (808) 847-1865

September 17, 2026
To: Honolulu City Council – Zoning and Planning Committee
Re: Written Testimony for RES26-171

Aloha,

I'm Frank Wilhelm, and I am a Senior Project Manager with Commercial Plumbing Inc. I have worked in Hawai'i's construction industry for many years and have seen firsthand how important large-scale projects are to our local workforce and economy.

I support Resolution 26-171 and 1588 Ala Moana because projects like this provide opportunities for local contractors, subcontractors, and skilled tradespeople while adding much-needed housing to our community. As someone who works in construction every day, I know how many local people and businesses are impacted when projects move forward.

I believe continued investment in Ala Moana and throughout Hawaii is important to keeping our local workforce strong and providing opportunities for people to build long-term careers at home.

I respectfully ask the City Council to support Resolution 26-171 and 1588 Ala Moana.

Respectfully,

Frank Wilhelm
Senior Project Manager, Commercial Plumbing Inc.

COMMERCIAL PLUMBING INC.

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Phone (808) 845-4112 • FAX (808) 847-1865

September 17, 2026
To: Honolulu City Council – Zoning and Planning Committee
Re: Written Testimony for RES26-171

Aloha,

I'm Kepa Resentes, Vice President of Operations at Commercial Plumbing Inc., and I have spent my career working in and around Honolulu's construction industry.

I support Resolution 26-171 and 1588 Ala Moana because Honolulu needs thoughtful development that adds housing and continues to invest in our community. I also see firsthand how projects of this scale support jobs for Hawai'i residents and provide opportunities for people in the skilled trades to build long-term careers here at home.

I believe 1588 Ala Moana is a positive investment in Honolulu, and I encourage the City Council to approve Resolution 26-171.

Mahalo for your consideration.

Kepa Resentes
Vice President, Commercial Plumbing Inc.

COMMERCIAL PLUMBING INC.

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September 17, 2026
To: Honolulu City Council – Zoning and Planning Committee
Re: Written Testimony for RES26-171

Aloha,

My name is Maelia Zablan and I'm a Honolulu resident and an employee of Commercial Plumbing Inc. I also currently live in an affordable housing project in the Ala Moana area, so this is an issue that is personally meaningful to me.

Living in affordable housing has shown me firsthand how important it is to have housing options that allow local working families to remain in Honolulu. At the same time, working for a local construction company has given me an appreciation for the jobs and opportunities that projects like 1588 Ala Moana can create for people in Hawai'i.

I believe we need to continue investing in our community, creating more housing opportunities, and supporting local jobs so that people who live and work here have a chance to build a future in Hawai'i.

For these reasons, I support Resolution 26-171 and 1588 Ala Moana and respectfully ask the City Council to support the project.

Mahalo for your consideration,

Maelia Zablan
Office Manager, Commercial Plumbing Inc.

ALBERT C. KOBAYASHI INC.
GENERAL CONTRACTOR

94-535 Ukee Street, Waipahu, HI 96797 | Phone: 808.671.6460 | Fax: 808.676.5832 | License #ABC-07819

Tuesday, September 22, 2026

RE: Resolution 26-171 1588 Ala Moana

Dear Chair and Members of the Zoning and Planning Committee,

Thank you for the opportunity to submit testimony in support of Resolution 26-171 and 1588 Ala Moana. I am the President of Albert C. Kobayashi, Inc., a general contractor that specializes in all types of commercial construction, including new and renovated hospitality projects. As a 100% locally owned business, we recognize the importance of affordable housing, economic growth and stability, and meaningful investments in our local neighborhoods.

Our company's connection to this type of work is familiar — we are currently building Kuilei Place, an affordable housing project in the McCully – Moiliili neighborhood and have also completed significant work on resort-style hotels and high-rise residential towers across Honolulu. We understand and have seen the positive impacts that projects like 1588 Ala Moana have on our community.

1588 Ala Moana is expected to support more than 6,000 jobs during construction and approximately 800 ongoing jobs once it is fully operational. As people are provided steady work, they will have a consistent income to support their loved ones and contribute to sustaining our economy, thus providing a foundation to stabilize our economy. Additionally, it is located within the Ala Moana transit-orientation development area, making it convenient for the residents and workers to be located close to transportation, places of employment, shopping malls/plazas, services, etc. It will ease the burden of those struggling to find affordable housing and decrease commute times for those who work in Honolulu, wear and tear on infrastructure as many may turn to other modes of transportation (i.e. bicycles, share rides, walking, jogging, etc.), as well as adding quality of living to their lives with more time to spend at home instead of in traffic.

Albert C. Kobayashi, Inc. supports Resolution 26-171 and 1588 Ala Moana and requests the support of the Committee to allow it to continue moving forward.

Sincerely,



Michael Young, President and CEO
Albert C. Kobayashi, Inc.

GROUP BUILDERS, INC.

Specialty and General Contractors
License No. ABC 10164
An Equal Opportunity Affirmative Employer

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September 2, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Aida N. Alcantra, and I have worked as Office Administrator at Group Builders, Inc. for 44 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

People don't always think about the office staff behind a construction project, but positions like mine exist because projects like 1588 Ala Moana keep our company busy. A project projected to support more than 6,000 jobs and $1.56 billion in economic output over five years of construction sustains not just tradespeople, but the administrative, accounting, and support staff who keep a company like ours running.

Because Group Builders is 100% employee-owned, that stability also builds retirement security for me and my coworkers directly.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Aida N. Alcantra
Office Administrator

COMMERCIAL PLUMBING INC.

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September 17, 2026
To: Honolulu City Council – Zoning and Planning Committee
Re: Written Testimony for RES26-171

Aloha,

My name is Randy Hiraki, and I am President of Commercial Plumbing Inc., a local, employee-owned plumbing contractor that has been part of Hawai'i's construction industry for more than 40 years.

I support Resolution 26-171 and the proposed 1588 Ala Moana project because projects like this create meaningful opportunities for local contractors, skilled tradespeople, and long-term employment in our community. As a local company, we understand the importance of continued investment in Honolulu and creating projects that support both our economy and our workforce.

I respectfully ask the City Council to support Resolution 26-171 and 1588 Ala Moana.

Mahalo,

Randy Hiraki
President, Commercial Plumbing Inc.

COMMERCIAL PLUMBING INC.

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September 17, 2026
To: Honolulu City Council – Zoning and Planning Committee
Re: Written Testimony for RES26-171

Aloha,

My name is Sayle Hirashima and I am the Chief Financial Officer for Commercial Plumbing Inc. Our company was founded in Honolulu and has grown alongside this community for more than four decades.

I support Resolution 26-171 and 1588 Ala Moana because I believe continued investment in established areas like Ala Moana is important to the future of Honolulu. Responsible development brings new housing, supports local businesses, and creates work for the people and companies that make up our local economy.

We need to continue finding ways to grow while creating opportunities for Hawai'i's working families, and I believe this project can be part of that effort.

I respectfully ask for your support of Resolution 26-171 and 1588 Ala Moana.

Thank you,

Sayle Hirashima
Chief Financial Officer, Commercial Plumbing Inc.

COMMERCIAL PLUMBING INC.

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Phone (808) 845-4112 • FAX (808) 847-1865

September 17, 2026
To: Honolulu City Council – Zoning and Planning Committee
Re: Written Testimony for RES26-171

Aloha,

My name is Tyler Kono and I'm a Project Manager with Commercial Plumbing Inc. I'm writing to express my support for Resolution 26-171 and 1588 Ala Moana.

Ala Moana is already one of the most active and established areas in Honolulu, and I think thoughtful development in areas like this makes sense. From my experience working in construction, I've seen how projects move through many stages and involve a lot of local people, companies, and trades along the way. Having opportunities for that work to happen here at home is important.

I support moving 1588 Ala Moana forward and respectfully ask the City Council to support Resolution 26-171.

Kind Regards,

Tyler Kono
Project Manager, Commercial Plumbing Inc.

GROUP BUILDERS, INC.

Specialty and General Contractors
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September 14, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Allen Julius E. Palma, and I have worked as a Project Engineer at Group Builders, Inc. for just over a year. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I'm early in my construction career, and projects like 1588 Ala Moana — projected to support more than 6,000 jobs over roughly five years of construction — are exactly what let people like me build a long-term career here in Hawai'i instead of looking for opportunity elsewhere.

Because Group Builders is employee-owned, the work I do also builds my own ownership stake in the company through our ESOP. I want to see more projects like this move forward.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Allen Julius E. Palma
Project Engineer

SPECIALTIES: ACOUSTICAL CEILINGS & GRID • ACOUSTICAL CEILING AND WALL PANELS • BLOCKING (WOOD & METAL) • DRYWALL & METAL FRAMING • EXTERIOR INSULATION & FINISH SYSTEMS • FIREPROOFING
OFFICE DECORATIVE ELEMENTS • INSULATION (BATT/BLANKET /SEMI-RIGID /SPRAY-ON) • LATH & PLASTER • SIMULATED ACOUSTIC SPRAY • TAPING & TEXTURE FINISHES • VENEER PLASTER • VENETIAN/SPECIALTY PLASTER
FINISH CARPENTRY: CABINETS & MILLWORK • DOORS (WOOD & HOLLOW METAL FRAMES) • DOOR HARDWARE • EXTERIOR SIDING • TOILET ACCESSORIES • WOOD CEILING & WALL PANELS

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TESTIMONY IN STRONG SUPPORT OF RESOLUTION 26-171

Committee on Planning and Zoning
Honolulu City Council

Aloha Chair and Committee Members,

My name is **Caroline Campos-Maika**, and I am writing in **strong support of Resolution 26-171**.

I was born and raised in Hawai‘i and have watched our islands and communities evolve throughout the decades. I have always had a deep appreciation for Hawai‘i's culture, history, and heritage. Through my marriage into a Native Hawaiian family, that appreciation has grown even stronger, and I have gained a deeper understanding of the importance of preserving Native Hawaiian cultural sites and traditions for future generations.

At the same time, I recognize the reality that Hawai‘i must continue to move forward. Responsible growth and development are necessary to support our residents, strengthen our economy, and ensure that our children and future generations have the opportunity to build successful lives here at home. As a community, we must find a balance between preserving what makes Hawai‘i special and creating opportunities that allow our people to live, work, and thrive in Hawai‘i.

Projects such as the one proposed under Resolution 26-171 provide meaningful economic opportunities for our community. Developments of this scale create jobs for the many local workers directly involved in planning, design, engineering, construction, and project management. Just as importantly, they generate long-term employment opportunities once completed, supporting careers in operations, hospitality, retail, maintenance, management, and related industries.

These opportunities help keep local families employed, generate income within our economy, and create reasons for people to stay, work, and invest in Hawai‘i. At a time when many residents are leaving the islands due to the high cost of living and limited opportunities, projects that bring investment, jobs, and economic activity should be thoughtfully considered and supported.

For transparency, my employer is involved in providing professional services related to this project. While its advancement may benefit my employer, I am submitting this testimony in my personal capacity as a lifelong Hawai‘i resident, a member of a Native Hawaiian family, and someone who believes that responsible development can coexist with cultural preservation while creating opportunities for local residents.

I believe it is possible to honor Hawai‘i's past while also investing in its future. For these reasons, I respectfully urge the Committee to support Resolution 26-171.

Mahalo for your time and consideration.

Respectfully,

Caroline Campos-Maika
Honolulu, Hawai‘i

GROUP BUILDERS, INC.

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September 2, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Alejandria A. Benitez. I have worked as Purchasing Manager at Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i, for 35 years, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Every project we take on means new purchase orders that reach local suppliers and vendors across the island. A development the size of 1588 Ala Moana — 205 residences, a hotel, and street-level retail — represents years of that kind of activity, supporting jobs well beyond our own company.

As an employee-owner, I want to see our company keep winning and delivering projects like this one.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Alejandria A. Benitez
Purchasing Manager

GROUP BUILDERS, INC.

Specialty and General Contractors
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An Equal Opportunity Affirmative Employer

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September 9, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Antonio Santos, and I serve as Vice President of Estimating of Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Our company and our employee-owners depend on a steady pipeline of construction work here on O'ahu. 1588 Ala Moana is projected to support more than 6,000 jobs and $1.56 billion in economic output over its roughly five-year construction period — the kind of sustained opportunity that helps companies like ours keep our workforce employed and growing.

Because Group Builders is 100% employee-owned through an ESOP, our success is not abstract — it builds retirement security directly for the men and women who work here. A project of this scale benefits our employee-owners and the many local subcontractors, suppliers, and tradespeople who will work alongside us.

I also welcome the 205 new homes this project will add, including 69 affordable rental units, along with the roughly 800 ongoing jobs it is expected to support once fully operational.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Antonio Santos
Vice President of Estimating

GROUP BUILDERS, INC.

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September 2, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Bernadette Anne S. Alcantara, and I have worked as Purchasing Assistant at Group Builders, Inc. for 7 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

My work involves keeping materials and supplies flowing to our jobsites, and a project like 1588 Ala Moana means sustained purchasing activity that reaches local suppliers and vendors across O'ahu, not just our own company. Projects of this scale are projected to generate $1.56 billion in economic output during construction alone.

As an employee-owner, I also know that this kind of work builds retirement security directly for our team.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Bernadette Anne S. Alcantara
Purchasing Assistant

Testimony in support of the 1588 Ala Moana project

From: Rusty Rasmussen

I am a resident of Honolulu, and I am in support of the 1588 Ala Moana project.

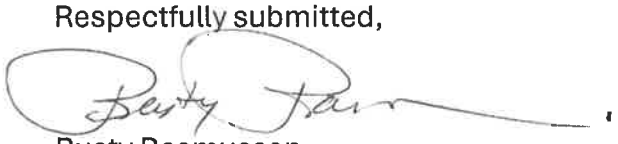
This project brings much needed workforce affordable housing to the marketplace. Affordable rentals for the Waikiki work force are an ongoing issue, and this will be provided at 80% of median income.

There is much economic benefit from the hotel and market homes. The hotel to support Hawaii's tourism industry, and market homes for move up buyers in our community.

This project will provide jobs and strong economic results for Oahu as well as much needed vibrancy to our visitor market.

I encourage you to allow this wonderful project to proceed.

Respectfully submitted,



Rusty Rasmussen

GROUP BUILDERS, INC.

Specialty and General Contractors
License No. ABC 10164
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511 Mokauea Street
Honolulu, Hawaii 96819
Phone (808) 832-0888
Fax (808) 832-0890
(808) 832-0895

September 3, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Domy G. Claudio. I have spent 22 years as Chief Estimator Carpentry/Millwork at Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Estimating work on a project this size takes years, and it reflects just how much local labor and material goes into a development like 1588 Ala Moana — 205 residences, a 294-unit hotel, and street-level retail and dining. That is real, sustained work for our trade partners and our own employee-owners.

I ask the Committee to keep this pipeline of local construction work moving forward.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Domy G. Claudio
Chief Estimator Carpentry/Millwork

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(808) 832-0895

September 7, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Eddie E. Julio Jr.. I have spent 8 years as Estimator Carpentry/Millwork at Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Estimating work on a project this size takes years, and it reflects just how much local labor and material goes into a development like 1588 Ala Moana — 205 residences, a 294-unit hotel, and street-level retail and dining. That is real, sustained work for our trade partners and our own employee-owners.

I ask the Committee to keep this pipeline of local construction work moving forward.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Eddie E. Julio Jr.
Estimator Carpentry/Millwork

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(808) 832-0895

September 11, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Edralin D. Orbeta. I have been a Project Engineer with Group Builders, Inc., a 100% employee-owned general contractor, for 2 years, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As someone still early in my career, I care about whether Hawai'i's construction industry keeps generating steady, long-term work. 1588 Ala Moana is projected to support more than 1,200 jobs a year during construction — the kind of pipeline that lets young engineers like me keep building a career at home instead of leaving the islands.

I'm also glad this project adds 205 homes, including 69 affordable rental units, in a neighborhood already served by transit.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Edralin D. Orbeta
Project Engineer

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(808) 832-0895

September 4, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Emiliano M. Cosio, and I have worked as a Project Manager at Group Builders, Inc. for 20 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In my role, I see firsthand how a project of this scale moves through design, permitting, and construction, and how many local people it puts to work along the way. 1588 Ala Moana is projected to support more than 6,000 construction jobs and $1.56 billion in economic output over roughly five years — the kind of sustained work that keeps project teams like mine, and the trade partners we manage, employed for years at a time.

Because our company is 100% employee-owned, that work also builds retirement security for me and my coworkers directly, not just company profits.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Emiliano M. Cosio
Project Manager

To: Chair and Members of the Honolulu City Council

From: Arnell Villanueva

Date: September 21, 2026

Re: Public Comment in Support of Agenda Item Resolution 26-171: Proposed Development at 1588 Ala Moana

My name is Arnell Villanueva, and I am submitting this testimony in my personal capacity in support of Resolution 26-171 and the 1588 Ala Moana project.

I have worked with Kobayashi Group for more than 25 years and have come to know the employees, the Kobayashi family and Alana Kobayashi Pakkala both personally and professionally. Over that time, I have witnessed how the Kobayashi Group approach their projects and how they treat the people who work with them. Kobayashi Group is, and sees themselves as, part of the community, which they respect, take care of, and treat seriously.

I understand concerns for new developments to be accessible to local residents, and not solely focus on luxury housing. Hawai'i's housing affordability and availability problem is multi-faceted, and no single project or policy will solve it. But to only look Kobayashi Group's luxury projects without also taking into consideration the affordable housing, public facilities, nonprofit work, and community partnerships would present an incomplete and misleading picture.

I've worked directly with Alana and the Kobayashi Group team on both the Hale Kalele and The Parkway Village at Kapolei projects.

Hale Kalele

Hale Kālele, a partnership that brought together Kobayashi Group, the Hawai'i Housing Finance and Development Corporation, and the Hawaii State Judiciary. This project created 200 affordable rental homes while retaining and improving the juvenile services and shelter facilities on the property.

The Parkway Village at Kapolei

The completed project transformed City-owned land into a mixed-use affordable rental community. The project created total of 401 affordable rental units across studio, 1-, 2-, 3-, and 4-bedroom layouts. The project also included an on-site Preschool and a community amenity featuring green space, playgrounds, picnic areas, indoor recreation rooms, bike storage, and an innovative "container farm" hydroponic system for on-site produce. Every home includes split-system A/C.

My professional background is in technology, and I have also seen Kobayashi Group pursue practical systems that protect both buildings and the environment while reducing long-term costs. Examples include leak-detection systems, occupancy controls that reduce air-conditioning use when rooms are vacant, photo voltaic, A/C power monitoring and other innovative systems. These may not be highly visible features, but they conserve water and energy, help prevent costly damage, and provide real benefits to residents, building operators, and the community.

What stands out to me is that Kobayashi Group does not treat affordable housing as a lesser product. Alana is personally involved and attention is given to detail. I see the same concern for the people who would use the building across projects.

My relationship with Kobayashi Group has also included charitable and nonprofit work. At Kapi'olani Medical Center for Women & Children, I was asked to assist and oversee communication and security work and help ensure that the installation was being performed properly.

Outside of the typical jobs created during the construction phase, upon completion, and employment during construction, the on-site hotel, street level businesses, 205 residences, and 69 affordable rental homes will require extensive long-term staffing. I believe this project will make productive use of an existing parking area in a location well suited for housing, hospitality, employment, and transit.

My support is based on more than friendship. It comes from over 25 years of working with Kobayashi Group and seeing firsthand the care, quality, and personal responsibility they bring to their projects. For these reasons, I respectfully ask the Council to support Resolution 26-171.

Thank you for the opportunity to testify.

Sincerely,

Arnell Villanueva

Arnell Villanueva

Email: Arnell_villanueva@yahoo.com

Cell: 808.292.9420

Arnell Villanueva *Submitting this Testimony in my personal capacity*

GROUP BUILDERS, INC.

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(808) 832-0895

September 7, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Ethylene Rose O. Ipalari-Santiago. I have spent 11 years managing construction projects for Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects the size of 1588 Ala Moana — 205 residences, a 294-unit hotel, and street-level retail — require years of coordinated work across dozens of trade partners. That is exactly the kind of project that keeps my job, and the jobs of the people I work with every day, secure and growing.

As an employee-owner, I also know that when our company wins work like this, it builds retirement security for our whole team. I'm glad to see this project also bring 69 new affordable rental homes to the neighborhood.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Ethylene Rose O. Ipalari-Santiago
Project Manager

GROUP BUILDERS, INC.

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(808) 832-0895

September 7, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Marie Grace P. Ganal, and I have worked as Accounts Payable Specialist at Group Builders, Inc. for 28 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

People don't always think about the office staff behind a construction project, but positions like mine exist because projects like 1588 Ala Moana keep our company busy. A project projected to support more than 6,000 jobs and $1.56 billion in economic output over five years of construction sustains not just tradespeople, but the administrative, accounting, and support staff who keep a company like ours running.

Because Group Builders is 100% employee-owned, that stability also builds retirement security for me and my coworkers directly.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Marie Grace P. Ganal
Accounts Payable Specialist

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(808) 832-0895

September 3, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Jay Jay R. Quitoriano, and I have worked as a Project Engineer at Group Builders, Inc. for 2 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I'm early in my construction career, and projects like 1588 Ala Moana — projected to support more than 6,000 jobs over roughly five years of construction — are exactly what let people like me build a long-term career here in Hawai'i instead of looking for opportunity elsewhere.

Because Group Builders is employee-owned, the work I do also builds my own ownership stake in the company through our ESOP. I want to see more projects like this move forward.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Jay Jay R. Quitoriano
Project Engineer

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(808) 832-0895

September 8, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Justin-Kainoa P. E. Kealanahele, and I work as IT Support Specialist at Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I'm still fairly new to the company, but I've already seen how much a steady pipeline of projects matters to keeping our whole team — from the field to the office — employed and growing. 1588 Ala Moana is projected to support more than 6,000 jobs during its roughly five-year construction period.

As an employee-owner, I want to see our company, and the people who work here, keep building a future in Hawai'i.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Justin-Kainoa P. E. Kealanahele
IT Support Specialist

OAHU METAL & GLAZING

September 22, 2026

Reference: RES26-171 — 1588 Ala Moana

Aloha Chair and Members of the Committee,

My name is Christopher Knitter and am the owner of Oahu Metal & Glazing, a local specialty glass and glazing contractor in Honolulu. I'm writing in support of the 1588 Ala Moana project.

Projects like this provide valuable work for local glaziers, project managers, estimators, installers, and other construction professionals throughout Hawai‘i. These developments help sustain skilled trades, strengthen local businesses, and support the specialized workforce that brings complex architectural designs to life.

1588 also brings real benefits to the neighborhood as a whole: approximately 800 permanent jobs, roughly $159.4 million in annual economic output, more than $27 million a year in recurring state and city revenue, and much-needed housing, including 136 market homes and 69 affordable rental homes.

I urge the Committee to support this project.

Mahalo for your time and consideration.

Sincerely,



Christopher Knitter
Owner / RME

500 Alakawa Street #204, Honolulu, HI. 96817
808-591-1052
www.omglazing.com
HI. Lic. CT-37265

GROUP BUILDERS, INC.

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(808) 832-0895

September 9, 2026

Dear Chair and Members of the Zoning and Planning Committee

My name is Lucia A. Llena, and I have worked as Contracts & Claims Administrator at Group Builders, Inc. for 21 years. Group Builders is a 100% employee-owned general contractor here in Hawai'I, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In my role, I review the contracts that keep projects like this moving – and I can say that a development the size of 1588 Ala Moana represents years of sustained contract work for our company and the many subcontractors we partner with. Just like our company is a product of 47 years of hard work, taking on opportunities simultaneously with challenges, we have grown from a handful of employees to being one of the largest contractors in the state, building many landmarks ranging from affordable housing to apartments, luxury resorts and condominiums, schools, hospitals, multi-faceted facilities, which continue to improve not just people's standard of living by providing employment, but also the state of the economy in the ability and capacity to survive the effects of the international market volatility as well as unforeseen natural calamities and disasters. .

Projects of this scale are projected to generate $1.56 billion in economic output during construction, work that reaches far beyond our own company to local subcontractors and suppliers across O'ahu. Just as we are in pursuit of our mission and goals to prolong our company's legacy, we have developed and continue to train succession team leaders and members who will bring us to the future with better knowledge, resilience and renewed strength handling consequences and keeping up with the changing times. Indeed, learning from the basics and being open to growth gives us the more profound understanding of where we can be led, if given the opportunity and proper guidance of moving forward.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Lucia A Llena

Lucia A Llena
Contracts & Claims Administrator

GROUP BUILDERS, INC.

Specialty and General Contractors
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September 9, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Melanio Lorenzo, and I serve as Vice President of Engineering at Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

From where I sit, I see directly how projects like this translate into sustained work for our employee-owners and the broader construction industry — 1588 Ala Moana is projected to support more than 6,000 jobs during an approximately five-year construction period, averaging over 1,200 jobs annually.

As a 100% employee-owned company, the benefit of that work flows directly to our employees through their ESOP ownership, not to shareholders elsewhere.

I also appreciate that this project adds 205 homes, including 69 affordable rental units, to a neighborhood that badly needs housing, along with new hotel, retail, and dining space.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Melanio Lorenzo
Vice President of Engineering

GROUP BUILDERS, INC.

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511 Mokauea Street
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(808) 832-0895

September 10, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Myla Nalumen, and I have worked as a Project Engineer at Group Builders, Inc. for 7 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I'm early in my construction career, and projects like 1588 Ala Moana — projected to support more than 6,000 jobs over roughly five years of construction — are exactly what let people like me build a long-term career here in Hawai'i instead of looking for opportunity elsewhere.

Because Group Builders is employee-owned, the work I do also builds my own ownership stake in the company through our ESOP. I want to see more projects like this move forward.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Myla Nalumen
Project Engineer

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(808) 832-0895

September 7, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Nemesio R. Raquepo, and I have worked as Senior Estimator Specialty at Group Builders, Inc. for 21 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As an estimator, I see firsthand how many local subcontractors, suppliers, and tradespeople a project like this puts to work long before the first shovel hits the ground. 1588 Ala Moana is projected to support more than 6,000 jobs and $1.56 billion in economic output during its roughly five-year construction period.

Because our company is 100% employee-owned, that work directly builds retirement security for me and my coworkers. I hope the Committee will support this project and the work it will bring to our industry.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Nemesio R. Raquepo
Senior Estimator Specialty

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September 10, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Pedro P. Nicolas Jr.. I have spent 35 years as Senior Estimator Specialty at Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Estimating work on a project this size takes years, and it reflects just how much local labor and material goes into a development like 1588 Ala Moana — 205 residences, a 294-unit hotel, and street-level retail and dining. That is real, sustained work for our trade partners and our own employee-owners.

I ask the Committee to keep this pipeline of local construction work moving forward.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Pedro P. Nicolas Jr.
Senior Estimator Specialty

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September 2, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Roy P. Balantac, and I have worked as a Project Manager at Group Builders, Inc. for 13 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In my role, I see firsthand how a project of this scale moves through design, permitting, and construction, and how many local people it puts to work along the way. 1588 Ala Moana is projected to support more than 6,000 construction jobs and $1.56 billion in economic output over roughly five years — the kind of sustained work that keeps project teams like mine, and the trade partners we manage, employed for years at a time.

Because our company is 100% employee-owned, that work also builds retirement security for me and my coworkers directly, not just company profits.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Roy P. Balantac
Project Manager

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Phone (808) 832-0888
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(808) 832-0895

September 14, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Tristan Cedrick B. Pasalo. I have been a Project Engineer with Group Builders, Inc., a 100% employee-owned general contractor, for about 10 months, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As someone still early in my career, I care about whether Hawai'i's construction industry keeps generating steady, long-term work. 1588 Ala Moana is projected to support more than 1,200 jobs a year during construction — the kind of pipeline that lets young engineers like me keep building a career at home instead of leaving the islands.

I'm also glad this project adds 205 homes, including 69 affordable rental units, in a neighborhood already served by transit.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Pasalo

Tristan Cedrick B. Pasalo
Project Engineer

SPECIALTIES: ACOUSTICAL CEILINGS & GRID • ACOUSTICAL CEILING AND WALL PANELS • BLOCKING (WOOD & METAL) • DRYWALL & METAL FRAMING • EXTERIOR INSULATION & FINISH SYSTEMS • FIREPROOFING
GFRP/GRG DECORATIVE ELEMENTS • INSULATION (BATT/BLANKET /SEMI-RIGID /SPRAY-ON) • LATH & PLASTER • SIMULATED ACOUSTIC SPRAY • TAPING & TEXTURE FINISHES • VENEER PLASTER • VENETIAN/SPECIALTY PLASTER
FINISH CARPENTRY: CABINETS & MILLWORK • DOORS (WOOD & HOLLOW METAL FRAMES) • DOOR HARDWARE • EXTERIOR SIDING • TOILET ACCESSORIES • WOOD CEILING & WALL PANELS

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September 4, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Noemi S. Flores. I have worked as Administrative Assistant at Group Builders, Inc. for 4 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects like 1588 Ala Moana keep companies like ours — and the people who work in offices like mine — busy for years at a time. I see how steady work translates into stability for our whole team, not just the people on the job site.

As an employee-owner, I also care about our company's long-term success, which depends on being able to compete for and deliver projects like this one.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Noemi S. Flores
Administrative Assistant

GROUP BUILDERS, INC.

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Phone (808) 832-0888
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(808) 832-0895

September 10, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Bernard Bigboy Sevilla. I have worked as Assistant Controller at Group Builders, Inc. for 12 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects like 1588 Ala Moana keep companies like ours — and the people who work in offices like mine — busy for years at a time. I see how steady work translates into stability for our whole team, not just the people on the job site.

As an employee-owner, I also care about our company's long-term success, which depends on being able to compete for and deliver projects like this one.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Bernard Bigboy Sevilla
Assistant Controller

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September 11, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Christine Oyadomari, and I have worked as Payroll Specialist at Group Builders, Inc. for just over a year. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

People don't always think about the office staff behind a construction project, but positions like mine exist because projects like 1588 Ala Moana keep our company busy. A project projected to support more than 6,000 jobs and $1.56 billion in economic output over five years of construction sustains not just tradespeople, but the administrative, accounting, and support staff who keep a company like ours running.

Because Group Builders is 100% employee-owned, that stability also builds retirement security for me and my coworkers directly.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Christine Oyadomari
Payroll Specialist

GROUP BUILDERS, INC.

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(808) 832-0895

September 3, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Emil G. Bete, and I have worked as Senior Estimator Carpentry/Millwork at Group Builders, Inc. for 19 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As an estimator, I see firsthand how many local subcontractors, suppliers, and tradespeople a project like this puts to work long before the first shovel hits the ground. 1588 Ala Moana is projected to support more than 6,000 jobs and $1.56 billion in economic output during its roughly five-year construction period.

Because our company is 100% employee-owned, that work directly builds retirement security for me and my coworkers. I hope the Committee will support this project and the work it will bring to our industry.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Emil G. Bete
Senior Estimator Carpentry/Millwork

GROUP BUILDERS, INC.

Specialty and General Contractors
License No. ABC 10164
An Equal Opportunity Affirmative Employer

511 Mokauea Street
Honolulu, Hawaii 96819
Phone (808) 832-0888
Fax (808) 832-0890
(808) 832-0895

September 9, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Ernesto J. Lucas, and I have served as Safety Director at Group Builders, Inc. for 16 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Part of my job is making sure our crews go home safe every day, on projects both large and small. A project like 1588 Ala Moana, projected to support more than 6,000 construction jobs over roughly five years, means years of steady, well-supervised work for our tradespeople — the kind of long-term project that lets us invest properly in training and safety, rather than moving crews quickly between short jobs.

I ask the Committee to support this project and the stable work it will bring to our industry.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

09/14/2026

Ernesto J. Lucas
Safety Director

Dear Chair and Members of the Zoning & Planning Committee,

My name is Mandy Yamamoto, I am a small business owner here in Honolulu. I'm writing to support Resolution 26-171 and 1588 Ala Moana.

I’m born and raised in Hawaii and this is where my husband and I choose to build our life, raise our family, and build our businesses. Not only am I a small business owner but I have the privilege to help others start and build their own businesses too. Through these experiences, is where I’ve seen first-hand how difficult it can be to survive in Hawaii. Many of my experiences and discussions have a common theme of job stability and housing longevity. I believe Hawaii needs continued opportunities for housing, jobs, and economic growth so our local people – especially the next generation – can see a future for themselves here.

This is why I strongly support 1588 Ala Moana that will bring new housing and continued economic activity to our community we all love dearly.

I ask the Committee to support Resolution 26-171 and approve a project that will keep Honolulu's construction industry, and the people it employs, moving forward.

Mahalo,

Mandy Yamamoto

Aloha Chair Kiaʻāina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

My name is Wesley Imamura. I am a graduate of Castle High School and have spent more than 45 years in the insurance industry. I am one of the owners of a local business that employs over 60 associates. I am writing in support of the 1588 Ala Moana project.

After spending most of my professional life working with businesses throughout Hawaiʻi, I tend to look at projects like this through a long-term lens. Our economy does not remain healthy simply because it was healthy in the past. We have to continue investing in it, adapting to changing conditions and creating new sources of economic activity.

One aspect of 1588 Ala Moana that particularly interests me is the proposed five-star hospitality component and its focus on attracting a higher-spending visitor. Hawaiʻi does not necessarily need to measure the strength of tourism by continually increasing the number of people who come here. There is real value in attracting visitors who contribute more economically during their stay. That direction is consistent with the State's current tourism strategy, which places greater emphasis on visitor spending and economic contribution rather than visitor volume alone. (Hawaii Tourism Authority (https://www.hawaiitourismauthority.org/media/15668/handout-07-hta-5-year-strategic-plan-2026-2030-presentation.pdf?utm_source=chatgpt.com))

I also think it is important to consider what a project of this scale contributes over its entire life, not simply during construction. Once completed, it can support permanent employment, ongoing business activity and recurring tax revenues for both the State and the City. Those benefits compound over many years. In my experience, a strong tax base and a healthy private sector are essential if government is going to continue providing the services and infrastructure our community expects.

Finally, I look at Ala Moana as one of Honolulu's most important economic districts. It is already where residents, businesses and visitors come together every day. Continued private investment can strengthen that role while improving the physical environment and the experience of the neighborhood. The current Council proposal also contemplates pedestrian-oriented improvements and either intersection improvements or a $5 million contribution toward "complete streets improvements" within the Ala Moana Neighborhood TOD area. (City & County of Honolulu (https://hnldoc.ehawaii.gov/hnldoc/agenda/740?utm_source=chatgpt.com))

I have been in business long enough to know that communities cannot take economic vitality for granted. Everyone has to continually create reasons for investment, employment and commerce to remain here.

From that perspective, I believe 1588 Ala Moana represents meaningful long-term investment in both Ala Moana and Hawaiʻi's economy, and I respectfully support the project.

Mahalo for the opportunity to testify.

Wesley Imamura

Dear Chair and Members of the Zoning & Planning Committee,

My name is Andrew Jung, and I am a resident of Honolulu. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

I am a mechanical engineer at Notkin Hawaii Inc., a local consulting engineering firm. From my perspective, projects like this have a real impact on people working in local design and construction. A project of this size provides work for contractors, engineers, architects, consultants, and other smaller local business.

As someone still relatively early in their engineering career, having a steady stream of projects in Hawai'i is important. It gives firms like ours the ability to keep people employed, train younger engineers, and provide opportunities for people who want to build their careers here rather than leave the state for better opportunity.

I also think the additional housing is important. Many of my peers know firsthand how limited and expensive housing can be on O'ahu, especially within town. Adding new residences, including affordable rental units, while making better use of the underutilized parking structure, would be a meaningful addition to the area.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that supports both our workforce and our broader community.

Mahalo,
Andrew Jung
Notkin Hawaii, Inc.

GROUP BUILDERS, INC.

Specialty and General Contractors
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September 4, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Ernesto Ponce, and I serve as Vice President of Building/Millwork of Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Our company and our employee-owners depend on a steady pipeline of construction work here on O'ahu. 1588 Ala Moana is projected to support more than 6,000 jobs and $1.56 billion in economic output over its roughly five-year construction period — the kind of sustained opportunity that helps companies like ours keep our workforce employed and growing.

Because Group Builders is 100% employee-owned through an ESOP, our success is not abstract — it builds retirement security directly for the men and women who work here. A project of this scale benefits our employee-owners and the many local subcontractors, suppliers, and tradespeople who will work alongside us.

I also welcome the 205 new homes this project will add, including 69 affordable rental units, along with the roughly 800 ongoing jobs it is expected to support once fully operational.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Ernesto Ponce
Vice President of Building/Millwork

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(808) 832-0895

September 4, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Fernand Christoffer Ramel. I have been a Project Engineer with Group Builders, Inc., a 100% employee-owned general contractor, for 2 years, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As someone still early in my career, I care about whether Hawai'i's construction industry keeps generating steady, long-term work. 1588 Ala Moana is projected to support more than 1,200 jobs a year during construction — the kind of pipeline that lets young engineers like me keep building a career at home instead of leaving the islands.

I'm also glad this project adds 205 homes, including 69 affordable rental units, in a neighborhood already served by transit.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Fernand Christoffer Ramel
Project Engineer

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(808) 832-0895

September 8, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is John Christian A. Sagsagat. I have spent 19 years managing construction projects for Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects the size of 1588 Ala Moana — 205 residences, a 294-unit hotel, and street-level retail — require years of coordinated work across dozens of trade partners. That is exactly the kind of project that keeps my job, and the jobs of the people I work with every day, secure and growing.

As an employee-owner, I also know that when our company wins work like this, it builds retirement security for our whole team. I'm glad to see this project also bring 69 new affordable rental homes to the neighborhood.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

John Christian A Sagsagat

John Christian A. Sagsagat
Project Manager

GROUP BUILDERS, INC.

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(808) 832-0895

September 3, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Neil Randall G. Castor. I have spent 19 years managing construction projects for Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects the size of 1588 Ala Moana — 205 residences, a 294-unit hotel, and street-level retail — require years of coordinated work across dozens of trade partners. That is exactly the kind of project that keeps my job, and the jobs of the people I work with every day, secure and growing.

As an employee-owner, I also know that when our company wins work like this, it builds retirement security for our whole team. I'm glad to see this project also bring 69 new affordable rental homes to the neighborhood.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Neil Randall G. Castor
Project Manager

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September 8, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Rodel V. Laragan, and I have worked as a Project Manager at Group Builders, Inc. for 12 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

In my role, I see firsthand how a project of this scale moves through design, permitting, and construction, and how many local people it puts to work along the way. 1588 Ala Moana is projected to support more than 6,000 construction jobs and $1.56 billion in economic output over roughly five years — the kind of sustained work that keeps project teams like mine, and the trade partners we manage, employed for years at a time.

Because our company is 100% employee-owned, that work also builds retirement security for me and my coworkers directly, not just company profits.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Rodel V. Laragan
Project Manager

HH ELECTRIC, INC.

9/22/2026

Aloha Chair and Members of the Committee,

My name is Brian Hanamoto and am the owner Vice President of HH Electric, Inc., a local electrical contracting business in Honolulu that has been operating for over 40 years. I'm writing in support of the 1588 Ala Moana project.

Projects like this provide valuable work for local electricians, project managers, estimators, apprentices, and other construction professionals throughout Hawai'i. These developments help sustain skilled trades, strengthen local businesses, and support the specialized workforce that powers complex architectural designs.

1588 also brings real benefits to the neighborhood as a whole: approximately 800 permanent jobs, roughly $159.4 million in annual economic output, more than $27 million a year in recurring state and city revenue, and much-needed housing, including 136 market homes and 69 affordable rental homes.

I urge the Committee to support this project.

Mahalo for your time and consideration.

Sincerely,

Brian Hanamoto

2127 Bannister Pl., Honolulu, Hawaii 96819
(808) 845-1819 License #: C-13528

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September 11, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Mary Grace Omnes. I have worked as Accounts Receivable Specialist at Group Builders, Inc. for 16 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Projects like 1588 Ala Moana keep companies like ours — and the people who work in offices like mine — busy for years at a time. I see how steady work translates into stability for our whole team, not just the people on the job site.

As an employee-owner, I also care about our company's long-term success, which depends on being able to compete for and deliver projects like this one.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Mary Grace Omnes
Accounts Receivable Specialist

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September 8, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Nestor Lazo, and I serve as Chief Operating Officer of Group Builders, Inc., a 100% employee-owned general contractor here in Hawai'i. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Our company and our employee-owners depend on a steady pipeline of construction work here on O'ahu. 1588 Ala Moana is projected to support more than 6,000 jobs and $1.56 billion in economic output over its roughly five-year construction period — the kind of sustained opportunity that helps companies like ours keep our workforce employed and growing.

Because Group Builders is 100% employee-owned through an ESOP, our success is not abstract — it builds retirement security directly for the men and women who work here. A project of this scale benefits our employee-owners and the many local subcontractors, suppliers, and tradespeople who will work alongside us.

I also welcome the 205 new homes this project will add, including 69 affordable rental units, along with the roughly 800 ongoing jobs it is expected to support once fully operational.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Nestor Lazo
Chief Operating Officer

Dear Chair and Members of the Zoning and Planning Committee,

My name is Jacqueline Lodge, and I have been a resident of the Nuuanu area for the past 15 years. I am writing to express my support for Resolution 26-171 and the 1588 Ala Moana project.

Earlier this year, building-wide plumbing repairs in my residential unit required me to rent an apartment in the Ward Village area for approximately six months. Living in town, just five minutes from my workplace, significantly improved both my daily commute and my overall quality of life. With gas prices rising, I saved a substantial amount of money, spent less time in traffic, and enjoyed the convenience of walking to nearby restaurants and stores after work and on weekends.

I believe 1588 Ala Moana would transform an underutilized shopping center parking lot into a vibrant residential community. Its location near downtown Honolulu offers convenient access to a wide range of shopping, services, and public transit. The project would add 205 residences, including 69 affordable rental homes for households earning at or below 80% of the area median income.

For these reasons, I respectfully urge the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward, expanding housing options in a convenient, transit-accessible location.

Mahalo,

Jacqueline Lodge

Nuuanu Resident

Testimony of
Chad Iwamoto
on
Resolution 26-171
Relating to A Conceptual Plan for an Interim Planned Development-Transit Project for the 1588 Ala Moana Development Project
Committee on Zoning & Planning
Thursday, September 24, 2026, 9:00am

Aloha Chair and Members of the Zoning & Planning Committee,

I am writing in my personal capacity in support of Resolution 26-171 and the 1588 Ala Moana project.

I was born and raised on Oʻahu, have spent much of my career in a family-owned business in Hawaiʻi's hospitality industry, and am also a real estate investor. From each of these perspectives, I believe 1588 Ala Moana represents the kind of long-term investment that will benefit Honolulu and the State well beyond the construction of the project itself.

What I find most compelling is the project's hospitality component. Hawaiʻi should keep looking for ways to increase the economic contribution of tourism without relying on greater visitor volume. Investing in new five-star hospitality offerings can help attract higher-spending, lower-impact visitors who contribute more to our accommodations, restaurants, retail, entertainment, and other local businesses during their stay. A new five-star hotel in the heart of Ala Moana is well positioned to advance that goal and strengthen Honolulu's overall visitor experience.

The long-term economic impact is equally important. According to the third-party economic impact study prepared for the project, once fully operational, 1588 Ala Moana is projected to support approximately 801 permanent jobs, generate approximately $159.4 million in annual economic output, and produce more than $27 million each year in recurring State and City and County revenues. These benefits continue year after year, and sustained private investment of this kind is essential to maintaining a healthy local economy and tax base.

At the same time, we cannot talk about jobs without talking about housing. Hawaiʻi employers increasingly struggle with the high cost of housing and the difficulty local workers face in remaining on Oʻahu. I was encouraged to see that the project includes 69 affordable rental homes in addition to new market housing.

1588 Ala Moana brings together many things Hawaiʻi needs: new housing, affordable workforce housing, permanent jobs, substantial long-term economic activity, recurring tax revenues, and continued investment in a higher-value visitor economy.

For these reasons, I support 1588 Ala Moana and respectfully urge the Committee to support Resolution 26-171.

Mahalo for the opportunity to provide testimony.

Chad Iwamoto

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September 10, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Artjay C. Mercado, and I have worked as Estimator Specialty at Group Builders, Inc. for 12 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As an estimator, I see firsthand how many local subcontractors, suppliers, and tradespeople a project like this puts to work long before the first shovel hits the ground. 1588 Ala Moana is projected to support more than 6,000 jobs and $1.56 billion in economic output during its roughly five-year construction period.

Because our company is 100% employee-owned, that work directly builds retirement security for me and my coworkers. I hope the Committee will support this project and the work it will bring to our industry.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Artjay C. Mercado
Estimator Specialty

Dear Chair and Members of the Zoning and Planning Committee,

My name is Erik Kaneshiro, and I have lived on Oʻahu for my whole life (54 years). I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Over the past three decades, I've seen my daily commute time increase from 1 hour to now almost 2 hours. Having more housing built on the west and central Oʻahu will only increase this problem. I believe more housing is needed but should be built in the urban core close to transit, jobs and shopping.

The proposed project would transform an existing shopping center parking site into more than 200 new housing units close to these services, including 69 affordable rental homes at or below 80% of area median income.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo,



Erik Kaneshiro
Aiea, 96701

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September 14, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Melvyn B. Pidong, and I have worked as Warehouse Manager at Group Builders, Inc. for 16 years. Group Builders is a 100% employee-owned general contractor here in Hawai'i, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

My work involves keeping materials, tools, and equipment moving to our jobsites, and a project like 1588 Ala Moana means sustained activity for our warehouse and logistics operations, and for the local suppliers we order from, over roughly five years of construction.

As an employee-owner, I know this kind of steady work builds retirement security for our whole team, not just company profits.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Melvyn B. Pidong
Warehouse Manager

TESTIMONY IN SUPPORT OF RESOLUTION 26-171 (1588 ALA MOANA)

Committee on Zoning and Planning
Honolulu City Council
Hearing Date: September 24, 2026

Dear Chair and Members of the Committee,

My name is Loren Graham. I am a Honolulu real estate broker and team leader of the Graham Group at eXp Realty Hawai‘i, with more than 20 years of experience in Hawai‘i real estate. I also operate a property management company that manages long-term rentals for local families. In the interest of transparency, I may represent buyers or sellers at this project in the future. I write in strong support of 1588 Ala Moana.

Lasting economic impact for the City and County. This project is an investment that pays back to our community for decades. During construction, it is projected to generate $1.56 billion in economic output and more than 6,000 jobs. Once fully operating, it is projected to support roughly 800 permanent jobs and $159.4 million in economic activity every year. A luxury hotel, new homes, and new shops also generate ongoing revenue through transient accommodations tax, general excise tax, and property tax. That revenue helps fund the roads, parks, schools, and public services our residents depend on.

Quality over quantity. Hawai‘i does not need more visitors. It needs better visitors: people who stay longer, spend more, support local businesses, and treat our islands with respect. A 294-key five-star hotel near the Hawai‘i Convention Center, at the gateway to Waikīkī, is built for exactly that visitor. It will be a destination in its own right, drawing guests for the experience itself. The projected $40.4 million in annual off-site visitor spending will flow directly into local restaurants, retailers, and small businesses.

A developer that raises the standard. Over the years, I have watched the Kobayashi Group deliver projects that elevate Honolulu's reputation as a world-class destination. Their work reflects a commitment to quality and to Hawai‘i's sense of place, and it has helped attract the kind of discerning visitor our state has said it wants. I have every confidence 1588 Ala Moana will continue that standard.

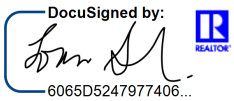
Housing our workforce. Through my property management work, I see every week how difficult it is for working families to find a decent rental in town. The 69 affordable rentals at or below 80% of area median income, mostly two-bedroom units, are exactly what young families and dual-income households need. These are the teachers, nurses, and hospitality workers who keep Honolulu running, and many of them may work at this very hotel.

A better Ala Moana. Today this 4.3-acre site is a surface parking lot. Replacing it with homes, street-level shops and dining, wider sidewalks, and around 300 bicycle parking spaces will make this corner safer, more welcoming, and better connected to Ala Moana Center and the surrounding neighborhood.

For these reasons, I respectfully urge the Committee to approve Resolution 26-171.

Mahalo for the opportunity to testify.

Respectfully,



Loren Graham
Broker in Charge, eXp Realty Hawai‘i
Team Leader of the Graham Group
(808)349-6210
loren@graham-hawaii.com

GROUP BUILDERS, INC.

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September 14, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Tristan Cedrick B. Pasalo. I have been a Project Engineer with Group Builders, Inc., a 100% employee-owned general contractor, for about 10 months, and I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As someone still early in my career, I care about whether Hawai'i's construction industry keeps generating steady, long-term work. 1588 Ala Moana is projected to support more than 1,200 jobs a year during construction — the kind of pipeline that lets young engineers like me keep building a career at home instead of leaving the islands.

I'm also glad this project adds 205 homes, including 69 affordable rental units, in a neighborhood already served by transit.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for your consideration.

Sincerely,

Pasalo

Tristan Cedrick B. Pasalo
Project Engineer

SPECIALTIES: ACOUSTICAL CEILINGS & GRID • ACOUSTICAL CEILING AND WALL PANELS • BLOCKING (WOOD & METAL) • DRYWALL & METAL FRAMING • EXTERIOR INSULATION & FINISH SYSTEMS • FIREPROOFING
GFRP/GRG DECORATIVE ELEMENTS • INSULATION (BATT/BLANKET /SEMI-RIGID /SPRAY-ON) • LATH & PLASTER • SIMULATED ACOUSTIC SPRAY • TAPING & TEXTURE FINISHES • VENEER PLASTER • VENETIAN/SPECIALTY PLASTER
FINISH CARPENTRY: CABINETS & MILLWORK • DOORS (WOOD & HOLLOW METAL FRAMES) • DOOR HARDWARE • EXTERIOR SIDING • TOILET ACCESSORIES • WOOD CEILING & WALL PANELS

McCLONE
CONSTRUCTION | SINCE 1975

September 22, 2026

Aloha Chair and Members of the Committee,

My name is Maegan Best. I'm a resident of Honolulu and a project manager with McClone Construction Company, a formwork subcontracting firm. I'm writing in support of the 1588 Ala Moana project.

McClone Construction has been a part of building many of the towers in Kaka'ako. Projects like this put our construction industry to work. Over the course of construction, 1588 Ala Moana will employ tradespeople, subcontractors, and suppliers across Honolulu, and that kind of sustained activity matters to companies like ours and the people we employ.

It's also a project that will leave a lasting mark on the neighborhood. Once fully operational, 1588 Ala Moana is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic output, and produce more than $27 million a year in recurring state and city revenue. It will also add 136 market homes and 69 affordable rental homes to Ala Moana.

I believe 1588 Ala Moana is a well-planned project that will be built the right way, and I urge the Committee to support it.

Mahalo for your time and consideration.

Sincerely,

Maegan Best

Maegan Best
Project Manager, McClone Construction Company

Dear Chair and Members of the Zoning & Planning Committee,

My name is Jonathan Noda, and I am a resident of Honolulu. I am writing in support of Resolution 26-171 and the 1588 Ala Moana project. I am an Electrical Engineer with Notkin Hawaii, Inc., a Honolulu-based consulting mechanical, electrical, and plumbing engineering firm.

The 1588 Ala Moana project would replace an underused surface parking lot with 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. In my view, this represents an opportunity to make more productive use of an area that is already an established destination for shopping, dining, entertainment, employment, and social activity while adding much-needed housing. Ala Moana Center serves both local residents and visitors and functions as an important attraction and meeting area.

From my professional perspective, projects of this size and scope provide meaningful employment opportunities throughout the design, engineering, construction, and building trades. The work does not begin when construction starts. It also supports architects, engineers, consultants, contractors, subcontractors, and skilled tradespeople during the planning and design phases. Projects like this help provide a steady stream of work that allows local firms like Notkin Hawaii to retain experienced employees and bring new talent into the industry.

The employment benefits also extend beyond construction. Once completed, the hotel will require ongoing hospitality workers in areas such as guest services and hotel operations. The residential component will likewise generate ongoing activity and demand for building management, maintenance, and other services.

Overall, I believe 1588 Ala Moana represents a significant investment in an established Honolulu neighborhood. It would add new housing, create employment during design and construction and support ongoing hospitality and building-related jobs near an established center of shopping, dining, and entertainment.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and the 1588 Ala Moana project.

Thank you for the opportunity to provide my testimony and for your consideration.

Mahalo,
Jonathan Noda
Notkin Hawaii, Inc.

Dear Chair and Members of the Zoning & Planning Committee,

My name is Yu-Chia Wang, and I am a resident of Honolulu. I am writing regarding Resolution 26-171 and the proposed 1588 Ala Moana project. I work at Notkin Hawaii, Inc., a consulting mechanical, electrical, and plumbing engineering firm in Honolulu.

Projects of this size and scope create work not only during construction, but also throughout the design and engineering phases. That work supports me, my colleagues, and the many trades and professionals we collaborate with. Projects like this are important to companies like ours because they provide the work we need to continue operating and maintaining our business.

The project would include 205 new residential units, as well as hotel, retail, and dining space. Beyond the immediate construction jobs, the hotel, retail, and dining components would also create additional employment opportunities on Oahu after the project is completed.

For these reasons, I ask the Committee to support Resolution 26-171 and approve a project that will help provide ongoing work for businesses like ours.

Thank you for your consideration.

Mahalo,

Yu-Chia Wang
Notkin Hawaii, Inc.

TIHATI
PRODUCTIONS LTD.

The Honorable Esther Kia'aina, Chair
Honolulu City Council
Committee on Zoning and Planning
530 S. King Street
Honolulu, HI 96813

RE: Resolution 26-171 – Zoning and Planning Meeting September 24, 2026

Approving a conceptual plan for an interim planned development-transit project for the 1588 Ala Moana Development Project – IN SUPPORT

Aloha Chair Kia'āina and Members of the Zoning & Planning Committee:

My name is Afatia Thompson, and I am President and Owner of Tihati Productions, Ltd. I respectfully submit this testimony in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

I was born and raised here in Honolulu and have spent my career carrying forward a family business deeply rooted in Hawai'i. For me, the importance of creating opportunities for local families to remain in Honolulu is not an abstract issue. It is something I have experienced personally for generations.

Tihati Productions is a second-generation, family-owned company founded in 1969 by my parents, Jack "Tihati" Thompson and Cha Thompson. What began with a small cast of six performers has grown into a company operating 12 residential lū'au productions and employing more than 500 team members across Hawai'i.

Today, I am proud to carry forward the company my parents built and the values they instilled in our family. Throughout Tihati's history, we have also had the privilege of employing multiple generations of the same families. Parents have worked alongside their children, and successive generations have built careers with our company.

Those experiences have taught me how important it is to create an economy where local families can build a life in Hawai'i, establish careers, raise their children, and pass knowledge and opportunity from one generation to the next.

Housing affordability is increasingly central to making that possible.

For a company employing more than 500 people, the availability and affordability of housing directly affects our ability to recruit, retain, and support a local workforce. When working families can no longer afford to remain in Hawai'i, our communities risk losing generations of knowledge, mentorship, professional experience, and family connections that cannot easily be replaced.

That is why I see absolute value in the proposed 1588 Ala Moana development. The project would add 205 residences, including 69 affordable rental homes for households earning up to 80% of the area median income, on a site currently underutilized as a parking lot and located near major employment centers and public transportation.

There is meaningful value in creating additional housing opportunities in areas where people can live closer to employment, transportation, and the services they depend upon.

For these reasons, I respectfully support Resolution 26-171 and the proposed 1588 Ala Moana development and ask the Council to allow the project to move forward.

Mahalo for the opportunity to provide my testimony.



Mr. Afatia Thompson
President and Owner
Tihati Productions, Ltd.

TIHATI
PRODUCTIONS LTD.

The Honorable Esther Kia'aina, Chair
Honolulu City Council
Committee on Zoning and Planning
530 S. King Street
Honolulu, HI 96813

RE: Resolution 26-171 – Zoning and Planning Meeting September 24, 2026

Approving a conceptual plan for an interim planned development-transit project for the 1588 Ala Moana Development Project – IN SUPPORT

My name is Misty Tufono, and I am Executive Vice President and Owner of Tihati Productions, Ltd. I respectfully submit this testimony in support of Resolution 26-171 and the proposed 1588 Ala Moana development.

For more than five decades, my family and Tihati Productions have had the privilege of sharing the music, dances, stories, and traditions of Hawai'i and the Pacific with kama'āina and visitors from around the world.

My parents, Jack "Tihati" Thompson and Cha Thompson, founded Tihati Productions in 1969 with a cast of six performers. Today, we operate 12 residential lū'au productions and employ more than 500 people, including musicians, dancers, cultural practitioners, production professionals, technicians, and administrators.

Growing up within the company I now help lead, I have seen firsthand the essential role cultural practitioners play in Hawai'i's visitor industry. Our musicians, dancers, and cultural practitioners are more than entertainers. They are storytellers, teachers, mentors, and stewards of cultural knowledge and traditions.

For generations, our hospitality and entertainment industries have provided cultural practitioners with a professional platform to develop their talents, earn a livelihood through their craft, and share the cultures of Hawai'i and the Pacific with people from around the world. Their work provides an important sense of place and cultural connection that is fundamental to our visitor experience.

As Hawai'i continues to invest in its visitor industry, we must also recognize the importance of creating opportunities for the people who give that industry its cultural identity to remain here. If our musicians, dancers, cultural practitioners, and hospitality workers cannot afford to live in Hawai'i, we risk losing not only members of our workforce, but also generations of knowledge, mentorship, and cultural continuity.

That is why I see meaningful potential in the proposed 1588 Ala Moana development, which brings together new housing with continued hospitality and commercial investment.

As someone who has spent my life at the intersection of culture, community, and hospitality, I believe economic development should create opportunities for the local people and cultural practitioners who share Hawai'i with the world to build careers, raise families, and continue their work here at home.

For these reasons, I respectfully support Resolution 26-171 and the proposed 1588 Ala Moana development.

Mahalo for the opportunity to provide my testimony.

Misty Thompson Tufono
Executive Vice President and Owner
Tihati Productions, Ltd

September 22, 2026

Dear Members of the Zoning and Planning Committee,

My name is Tricia Kamikawa, and I am a long-time Hawaiʻi resident. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

My adult children are currently attending college out of state and are looking forward to returning home after graduation. Like many young adults, they may face significant challenges finding safe, stable, and reasonably priced housing when they return to the communities they call home. Expanding affordable housing opportunities can help young people transition into the workforce, continue their education, support local families, and remain connected to Hawaiʻi.

This project would transform an existing shopping center parking site into housing and new activity in a location close to jobs, shopping, services, and transit. It would add 205 residences in the urban core, including 69 affordable rental homes for households earning at or below 80% of the area median income. Locating housing near employment opportunities and transportation options is an important step toward creating more accessible housing choices.

No single project can solve Hawaiʻi's housing challenges, but adding homes—especially affordable homes—is a meaningful step forward. Projects like this help create opportunities for residents of all generations, including our returning college graduates who hope to build their futures here at home.

For these reasons, I respectfully ask the Committee to support Resolution 26-171 and the 1588 Ala Moana project.

Thank you for your consideration.

Sincerely,
Tricia Kamikawa

Aloha,

My name is Jordan Mendonza, and I serve as a facilities manager in the Ala Moana–Kaka‘ako area. Developments such as 1588 Ala Moana can provide substantial benefits to Ala Moana, O‘ahu, and Hawai‘i’s long-term future. Projects of this scale foster economic growth and encourage continued innovation. During construction, the development is expected to support thousands of jobs and generate hundreds of millions of dollars in economic activity. In my experience, investment in high-end properties can also help create opportunities to fund future affordable housing initiatives.

The project’s combination of residential and hospitality uses will further strengthen Hawai‘i’s economy. Its hotel component is well positioned to serve visitors, providing convenient access to the world’s largest open-air shopping center while placing guests only minutes from Waikiki. The inclusion of affordable rental units is particularly valuable given the location’s accessibility and desirability.

Upon completion, the property is also expected to create hundreds of permanent jobs. These positions will enable employees to provide essential services to the surrounding community while supporting Hawai‘i’s sustained economic growth.

Chair and Members of the Zoning and Planning Committee:

Thank you for the opportunity to provide testimony in support of Resolution 26-171 and the requested extension for 1588 Ala Moana.

Having worked in the construction industry for more than 30 years and lived in Honolulu for over 20 years, I have seen firsthand how important construction is to the economy of Hawai‘i. The industry helps stabilize and diversify our economy across the islands. Because Hawai‘i has limited natural resources, relying on tourism alone will not be sufficient to sustain our economy over the long term. It is therefore important to allow responsible private-sector construction activity to continue.

A project such as 1588 Ala Moana creates valuable opportunities for local families, our workforce, and the broader community. It provides jobs across the construction industry and supports contractors, subcontractors, suppliers, and many other local businesses and professionals.

Projects that invest in Hawai‘i and create opportunities for local workers are important to our community. The construction phase can provide meaningful employment for Hawai‘i families, while the completed project can support permanent jobs and generate additional economic activity in the Ala Moana area.

For these reasons, I respectfully urge the Committee to support Resolution 26-171 and grant the requested extension for 1588 Ala Moana.

Dear Chair and Members of the Zoning & Planning Committee:

My name is Michael Dell. I am a long-term resident of the Ala Moana district. I want to thank the Committee for allowing me to comment on a matter that I believe is critical to the neighborhood, Resolution 26-171 – the 1588 Ala Moana Project. I strongly support the project and encourage the Committee to pass this Resolution. By way of background, I am a retired tax partner from a Big 4 Accounting firm who spent 24 years working in the tax policy and economics area. I am also a former accounting instructor at UH Manoa.

Over several years, I have witnessed significant development and change to the neighborhood – much of it positive. However, as you know, with certain members of the retail industry struggling (e.g., the closure of Neiman Marcus and other stores), it is imperative that economic investment continue in this area to create local jobs immediately and in the future. These jobs and the dollars new residents will bring are contributions that will lead to the continued revitalization of the area and provide opportunities for sustained growth. This growth will lead to additional tax revenues (income taxes, property taxes and GET) to the City of Honolulu and State of Hawaii.

In summary, 1588 Ala Moana is a world class project that will:

1. Generate immediate job opportunities in the construction industry;
2. Long-term employment opportunities for operating the hotel, residences and retail;
3. Provide affordable homes for rent; and
4. Increase tax revenues for the City of Honolulu and State of Hawaii.

The project is a clear home run from every perspective. I humbly ask the Committee to approve this resolution. Thank you for your consideration of this matter. If I can answer any further questions, you can reach me at dellfm@hawaii.edu or 202-415-0811.

Michael Dell

Dear Chair and Members of the Zoning & Planning Committee,

I am writing in support of Resolution 26-171 and 1588 Ala Moana which supplements the burgeoning housing inventory in Honolulu's urban core. The project makes beneficial use out of an underutilized part of the prime Ala Moana area adding both residential homes and affordable rental units. Adding this project to the developments in Kakaako and the Keeaumoku/Kapiolani corridors continues the City's prudent path to creating more affordable housing for local residents in this area. For these reasons, I respectfully ask the Committee to support 1588 Ala Moana.

Sincerely,
KN

601 SW Second Avenue, Suite 1140 Tel: +1.503.467.4710
P o r t l a n d O R 7 2 0 U S A

mail: solutions@rwdi.com

Aloha Chair and Members of the Committee,

My name is Jasha Kistler. I'm a Senior Project Manager with RWDI USA LLC, a climate and performance engineering firm. I'm writing in support of the 1588 Ala Moana project.

A tall building in a dense, windy, coastal neighborhood like Ala Moana has to be designed with the environment around it in mind, not just the site itself. That means studying how wind moves through the surrounding streets and open spaces, how the building performs in Hawaii's climate, and how it affects the comfort of everyone walking by at street level. That kind of technical study is what allows a project like 1588 Ala Moana to fit well into the neighborhood it's joining, rather than working against it.

It's also work that keeps specialized engineers busy and employed - shaping how Honolulu grows, bringing rigorous, data-driven design to projects across the islands.

Beyond that technical work, 1588 Ala Moana brings real value to the community: approximately 801 permanent jobs, roughly $159.4 million in annual economic output, more than $27 million a year in recurring state and city revenue, and much-needed housing, including 136 market homes and 69 affordable rental homes.

I urge the Committee to support this project.

Mahalo for your time and consideration.

Sincerely,

Jasha Kistler, PE, MBA

Senior Project Manager, RWDI USA LLC

CANADA'S BEST MANAGED COMPANIES Platinum member

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UNITE HERE!
Cade Watanabe, Financial Secretary-Treasurer Gemma G. Weinstein, President Eric W. Gill, Senior Vice-President

September 23, 2026

Honolulu City Council Committee on Zoning
Councilmember Esther Kia'aina, Chair
Councilmember Tommy Waters, Vice Chair

Testimony in Opposition to Resolution 26-171 - 1588 Ala Moana Project

Chair Kia'āina, Vice Chair Waters, and Councilmembers:

UNITE HERE Local 5 represents working people in the hospitality, health care, and food service industries across Hawai'i. We are in opposition to the 1588 Ala Moana project in its current form. We feel the developer has not done enough to engage with the community about this project. This project does not do enough to benefit the community when we factor in its impacts on infrastructure, the bonus height and density the developer is seeking, the view plane obstructions it will create, and the requested exemptions from rules on tower width, tower separation, street level transparency, front setback, and height setback.

Developers want to be able to build a 400-foot hotel and condotel and a 200-foot condominium. The market rate condos will overlook Ala Moana Beach Park and the ocean beyond, with views that will never be obstructed unless someone is allowed to develop a project on public park land. At the adjacent Park Lana Ala Moana project, by the same developers, one of the penthouses sold for $27.5 million in 2023.[1]

The developer should be providing community benefits that are far more significant than anything that Reso 26-171 or the CD1 version require. In particular, we urge you to demand more affordable housing units – without simply subdividing the units already being proposed - and better rental prices than the maximum that landlords would be allowed to charge. Affordable units at the level the developer proposes could rent for $2,310 for a one-bedroom unit, or over $2,700 for a two-bedroom unit under today's prices; these maximum limits will change every year from now until the project is built, and every year after that. Resolution 26-171 would allow the developer the option to target the units to families at 120% of Area Median Income, which would allow them to charge $3,465 for a one-bedroom unit or $4,158 for a two-bedroom unit by 2026 standards.

A recent *Civil Beat* analysis[2] revealed that way "affordable" is officially calculated is not connected to true affordability. Per that article (emphasis added):

> Known as area median income, or AMI, the benchmark at the center of state and local affordable housing policy on its face would seem to measure income. It doesn't.
>
> Steven Bond-Smith studies economic development as an assistant professor with the University of Hawai'i Economic Research Organization. The U.S. Department of Housing and Urban Development starts with some income data then uses a complicated formula that also factors in Honolulu's high residential rents to determine AMI, Bond-Smith said in an email.
>
> The result, he said, is that "the $107,800 [median income calculation for one person] is constructed from market rent rather than measured income."
>
> In other words, area median income is simply a technical term that doesn't mean what it seems to."
>
> - *From "Why Isn't Hawai'i's 'Affordable Housing' More Affordable?" - Civil Beat, 7/22/2026.*

Moreover, the costs of food, clothing, child care, elder care, health care, energy, transportation, and other necessities challenge working people's budgets and leave that much less for housing. We anticipate some or all of those costs will increase significantly in the coming years. The standard of affordability we have been using needs to change to fit with working families' actual situations.

To help address this, the developer could agree to limit rents for the affordable units to a lower amount than the maximum they are allowed to charge – for instance, they could set it at 65% of the City & County of Honolulu's published maximum rents for families at 80% of median income.

Current developer might not be final developer

Plans change, and so do developers. After a project is sold, new developers may not commit to the verbal agreements or stated intentions of the previous developers. After BlackSand acquired the King's Village in Waikīkī, it applied for permits in 2015 and 2016 proposing tearing down the retail property to build a 213-unit condotel. Two years later, BlackSand sold the project - with entitlements – to Hilton Grand Vacations, which carried out the development, with modifications. Ten years after receiving permits, the property is finally nearing opening – not as a 213-unit condotel, but as a 191-unit timeshare.[3] Developers scaled back the project to eliminate a 7th floor spa and 8th floor restaurant.[4] We should take care not to base permit approvals off the identity or intentions of the developer because changes of ownership happen.

Condotels

The developer notes that 84 units in this project will be condotels.[5] This is over 28% of the total number of hotel units which might end up being used as residences rather than hotel rooms by their owners. This should be taken into account when considering the project's potential impacts and how best to offset those impacts with community benefits. The developer could file restrictive covenants or take other measures to ensure condotel unit buyers use their units as hotel rooms, but Reso 26-171 does not propose this.

Hotel rooms are preferable to condotels – having a single owner and a single operator allows for a cohesive operation with unified room quality standards, guest experience, marketing efforts, and employment rather than a mishmash of owners and contractors with different setups, standards, fragmented employment, uncertainties about what amenities guests and owners can access, conflicting interests related to operations, etc.

Viewplanes and Mauka-Makai orientation

The project would obstruct important public views from Magic Island toward the Ko'olau range. The impact of this is harder to quantify, but still important. There are only a certain number of views considered protected in Honolulu, and this is one of them.

The developer notes on page 82 of the application that the width along the mauka-makai axis is preferred to be 100' maximum. They note that the actual width of the 200' high residential section is 574 feet, and the 400' high hotel section is 240 feet. However, in Appendix 1, pg. 25, the hotel building measurement of 240 feet doesn't represent the building frontage, and it also doesn't represent the 'Ewa-Diamond Head width (the compass on the chart notes that it is measured at an angle). This should be examined further.

Please oppose this resolution.

Thank you.

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[1] "Honolulu penthouse hits market for record-high $30M list price", Pacific Business News, 6/2/26. https://www.bizjournals.com/pacific/news/2026/06/02/park-lane-ala-moana-30-million-listing.html

[2] "Why Isn't Hawai'i's 'Affordable Housing' More Affordable?' Stewart Yerton, Civil Beat, 7/22/2026. https://www.civilbeat.org/2026/07/why-isnt-hawaiis-affordable-housing-more-affordable/

[3] Honolulu City Council Resolution 19-67, CD1

[4] Honolulu City Council Resolution 19-67, CD1

[5] Exhibit C-1 to Resolution 26-171, on page 11.

Written Testimony in support of 1588 Ala Moana

Jacqueline Jaques Smythe

September 23, 2026

I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project. Through my work in the community, I have had the opportunity to see firsthand the care and commitment Kobayashi Group brings to its projects, including **Kuilei Place and Kapolei Villages**. I have been consistently impressed by the quality of their work and their thoughtful approach to creating projects that contribute to the communities they serve. I believe 1588 Ala Moana represents another important investment in Honolulu, bringing much-needed housing—including 69 affordable rental homes—along with new jobs and economic activity. Based on Kobayashi Group's demonstrated track record in Hawaii, I am pleased to support this project and Resolution 26-171.

September 23, 2026

Aloha Chair and Members of the Committee,

My name is Liann Unebasami. I have spent many years living and working in this community. Through both my professional experience and my connection to the neighborhood, I understand the importance of thoughtful investment, responsible growth, and projects that contribute to the long-term strength of our local economy. I am writing in support of the 1588 Ala Moana project.

In banking, we often see how housing availability, economic activity, and community development are closely connected. Well-planned projects can help meet housing needs while generating investment, creating jobs, and supporting local businesses. As someone who is familiar with this area, I believe 1588 Ala Moana presents an opportunity to add much-needed housing while continuing the ongoing evolution of the neighborhood in a thoughtful and responsible way.

Projects of this scale create benefits that extend far beyond the construction site. They support hundreds of workers and local businesses, generate economic activity, and contribute to the tax revenue that helps fund public services and infrastructure. These are the types of investments that help strengthen communities and create opportunities for residents, businesses, and future generations.

As someone who works in the financial industry and is invested in the future of this neighborhood, I believe projects should be evaluated based on the long-term value they create for the community. For these reasons, I respectfully urge the Committee to support this project.

Mahalo for your time and consideration.



Liann Unebasami

September 22, 2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Jolene, and I work for Albert C. Kobayashi, Inc., a Hawaii General Contractor. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

One of my favorite things about working in construction is the people. On a large construction project, you interact with and meet hundreds of people who all contribute in different ways to the project. I have witnessed firsthand how working in construction has provided so many people with great opportunities to develop, grow and earn competitive wages that allow them to provide for their families and thrive in modern Hawaii. From the tradesman, engineering, project management, architects and supervisors, it takes a village to build a successful project. It has been rewarding to see colleagues and friends that I've met through construction introducing and bringing their children into the industry. The next generation will rely on a steady stream of mixed projects to continue thrive in Hawaii, just as the generation before them.
[Please add one or two personal sentences here about your experience in Hawaii's construction industry — for example, what projects like this mean for your employees, keeping local crews working, supporting subcontractors and suppliers, or creating opportunities for the next generation of workers.]
Projects like 1588 Ala Moana help provide continuity of work for local construction companies and support long-term careers here at home.
Optional project fact: The March 2026 Economic Impact Report projects 6,072 jobs over the approximately five-year construction period, averaging 1,214 annually.
I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.
Mahalo for your consideration,
[Name / Title / Company]

September 23, 2026

Testimony in Support of Resolution 26-171 (1588 Ala Moana)

Aloha Chair and Members of the Committee,

My name is Michael Lam. I live in the Ala Moana neighborhood with my wife and our two young children, and I care deeply about Hawai‘i and its future. I support 1588 Ala Moana and Resolution 26-171 because the project will create a more vibrant, welcoming, and connected place for people from all walks of life—including children, families, parents, and kūpuna—to enjoy for generations.

I commend the Committee for encouraging this type of smart, forward-looking development. The project's mix of hotel, market-rate housing, affordable rentals, and commercial space is both innovative and inclusive. By bringing residents, visitors, businesses, and public spaces together, it will create a more active and neighborhood and strengthen community connection. This prominent corner of Ala Moana Boulevard and Atkinson Drive is an ideal place to showcase this kind of forward thinking: intelligent growth supported by the scale and long-term investment the area deserves.

At its core, the choice is clear: this project would replace a parking garage with a world-class mixed-use development. Instead of dedicating this important site primarily to storing cars, it would create new homes, including affordable rentals, and add much-needed hotel rooms that support Hawai‘i's primary industry, tourism. This is a far better and more productive use of this prominent location.

The project would also deliver meaningful economic benefits. Once fully operational, 1588 Ala Moana is projected to support approximately 801 permanent jobs, generate roughly $159.4 million in annual economic activity, and provide more than $27 million each year in recurring state and city revenue. In today's difficult economic environment, and for the foreseeable future, our community needs the jobs, investment, and public revenue this project can provide. Together with new housing and a stronger neighborhood, these benefits represent the kind of lasting investment our community deserves.

My father recently passed away, and this was one of his favorite neighborhoods. We talked about him staying healthy so he could one day walk through the completed project with his grandchildren. I know he would have loved strolling the grounds and taking in the activity. I am saddened that he will not be here to experience it, but I am excited that this will become a special place for our community, and generations to come.

Thank you for the opportunity to testify,

Michael Lam

HAWAII REGIONAL COUNCIL OF CARPENTERS

September 24, 2026

TO: The Honorable Esther Kiaʻāina, Chair
The Honorable Tommy Waters, Vice Chair
Members of the Committee on Zoning & Planning

RE: TESTIMONY IN SUPPORT OF RESOLUTION 26-171, RELATING TO THE 1588 ALA MOANA MIXED-USE DEVELOPMENT.

Aloha Chair Kiaʻāina, Vice Chair Waters, and Members of the Committee,

The Hawaiʻi Regional Council of Carpenters (HRCC), representing 6,000 union carpenters and tradespeople across the islands, submits this testimony in **strong support** of Resolution 26-171. 1588 Ala Moana is an important project that advances the City's goals for transit-oriented development (TOD) in the Ala Moana area, and is designed for use by residents as well as visitors. On what is now the Diamond Head side of the Ala Moana Center parking lot, This project will provide affordable rental housing, market-rate homes, hotel accommodations, and retail and commercial space.

1588 Ala Moana is exactly the kind of project that the Ala Moana TOD Neighborhood Plan envisioned. The plan took nearly a decade to prepare and reflects public participation before the Department of Planning and Permitting, the Planning Commission, and the City Council, with the aim of creating a thriving and sustainable mixed-use community. Consistent with the plan's height, density, and use provisions, the project stays within the building heights, densities, and land uses permitted under the plan and places homes, jobs, shopping, and services in the urban core near the bus lines serving Ala Moana Center, which reduces car dependence and makes better use of already developed land.

Growth in the urban core depends on infrastructure that can support it. The developer will pay to modernize older utility and sewer infrastructure and to improve nearby public spaces, so that these costs do not fall on the City.

The project's housing addresses one of Oʻahu's most urgent needs, as high housing costs continue to push local families out of Hawaiʻi. Of the project's homes, 69 will be affordable rentals with ocean views, reserved for households at or below 80 percent of the area median income (AMI) and sited near transit in one of the state's major job centers. **That share, 34 percent of all residential units, is the highest of any TOD project to date.** No other project on Oʻahu has combined affordable rentals with a hotel, market-rate residences, and commercial space in a single development.

That mixed-use design is what makes affordable homes possible. Affordable rentals are costly to build in Honolulu, and pairing them with a hotel, market-rate homes, and commercial space helps cover that cost, which is how this project can offer a **third of its homes as affordable rentals.**

The project also offers housing across a range of prices, including market-rate homes for sale that will add to the City's real property tax base and generate new economic activity. **The project is estimated to contribute $6.5 million directly to the City, the largest amount committed by any TOD project, with funds** for street trees and Complete Streets improvements that will make the surrounding area safer and more walkable. Together,

these homes add housing for the local workforce and for middle-class families who earn too much for most affordable housing programs but are still priced out of the market.

The project's economic benefits extend to employment in both construction and hospitality. Projections estimate 6,072 jobs during roughly five years of construction and approximately 800 ongoing jobs each year once the project is fully operating, including jobs in hotels, restaurants, and shops. For carpenters and the other building trades, that means years of steady work on a single project, the kind of work that supports a family and a career here at home.

Those hospitality jobs will be anchored by a planned five-star hotel, the first to be built new on Oʻahu, which is expected to draw visitors in the top spending tier and maximize the benefits of tourism for our local community. Additional hotel inventory that yields higher per-capita visitor spending would strengthen Oʻahu's position relative to Maui, Hawaiʻi Island, and resort markets elsewhere.

Beyond the hotel, the project’s food, beverage, and retail spaces will offer space to local businesses and additional work for residents. Wages earned building and running 1588 Ala Moana will be spent in our communities, supporting local businesses and the families who depend on them.

1588 Ala Moana is not just another project. For our local families, 1588 Ala Moana means homes they can afford and careers they can build at home, on a site the City designated for this type of growth. For these multitude of reasons, HRCC respectfully urges the Committee to pass Resolution 26-171.

Mahalo for the opportunity to testify.

Respectfully submitted,

Sam Kim
Government Relations
Hawaiʻi Regional Council of Carpenters

Gerard C. Gibson
President
Hawai`i Hotel Alliance

September 23, 2026

Chair Esther Kia'āina
Members of the Zoning and Planning Committee
530 S. King St.
Honolulu, HI 96813

Aloha Council Chair Kia'āina and Members of the Zoning and Planning Committee,

My name is Jerry Gibson. I am the President of Hawai'i Hotel Alliance, and I am here to strongly support the 1588 Ala Moana project, RES 26-171-1588 Ala Moana.

This is one of the most incredible projects to come along in a very long time, and it serves the public in many ways.

First, it creates a significant new tax base for both the county and the state, including GET and TAT taxes that will flow into state coffers year after year.

The 1588 Ala Moana project will become a world-class hotel with an array of outstanding amenities. This is exactly the formula the HTA and HVCB have been speaking of for the last few years, a high-end project with the right density and the magnetic effect to help pull international travel back into Hawaii.

Second, it includes a housing component with a better ratio than any of the previous high rises that have been built here. That means genuinely excellent housing for our residents, in a location that is not only across from the ocean, but also within a thriving retail environment where daily needs are within walking distance.

Third, and just as importantly, this is not new space. The project reuses space that already exists on the platform of Ala Moana Shopping Center, with parking already in place. It displaces nothing and asks nothing new of the surrounding land.

Finally, this project will support long-term local careers in the hospitality industry, the kind of stable, lasting employment our community depends on.

For all of these reasons, Hawai'i Hotel Alliance strongly and respectfully urges your support of this resolution. Mahalo for the opportunity to testify in writing.

Sincerely,

Gerard C. Gibson
President, Hawaii Hotel Alliance

RES26-171 1588 Ala Moana Blvd

September 23, 2026

Time and money was invested into this project that will not only provide jobs for the construction industry also for:

1. The new homes created as a result of this project will help with the housing shortage.
2. This mixed use project makes good use of the underutilized area of the shopping center and enhance the mall.
3. This project provides jobs for those in the hotel industry, especially for those living in more affordable areas (Makiki, Ward Aiea Pearl City, Waianae).
4. Providing a quality hotel outside grid locked Waikiki helps the economy away from Waikiki.

Sincerely,

Michael Alfonso

Hawaii Operating Engineers Industry
Stabilization Fund
2181 Lauwiliwili Street
Kapolei, HI 96707
Phone: (808) 845-6221
Website: www.hoeisf.com

Honolulu City Council, Zoning & Planning Committee
The Honorable Esther Kia'aina, Chair
The Honorable Tommy Waters, Vice Chair
Members of the Zoning & Planning Committeer

TESTIMONY IN STRONG SUPPORT
RESOLUTION 26-171, RELATING TO THE 1588 ALA MOANA DEVELOPMENT PROJECT

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

My name is Justin Tanouye, and I am the Executive Director for the Hawaii Operating Engineers Industry Stabilization Fund (HOEISF). HOEISF is a non-profit labor management organization representing the interest of over 3,000 Operating Engineers Local Union No. 3 members and hundreds of Hawaii's leading signatory contractors to ensure that the industry is thriving and sustainable.

HOEISF is in **strong support of the 1588 Ala Moana Development Project**. This mixed-use transient-oriented development (TOD) project will help generate more construction jobs, housing, and amazing economic opportunities for our people. This is a project that also advances the City's vision for TOD in the Ala Moana area by minimizing automobile dependency and creating a thriving and sustainable community with housing, jobs, and hospitality in the urban core of Honolulu.

If approved, the project will create over 6,000 jobs in the construction period, which includes our hard-working local men and women of the operating engineers. The project will also sustain roughly 800 local jobs annually at full operation and generate millions in annual economic activity. For these reasons, **HOEISF strongly supports Resolution 26-171.**

Mahalo for the opportunity to provide our testimony and we respectfully request the Committee to support Resolution 26-171 that supports and provides great opportunity to our hard-working local families in the community.

86-927 Pahano Loop, Waianae, HI 96792

(808)780-3436

Tedo@ack-inc.com

September 22, 2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Tedorian Gallano and I work for Albert C. Kobayashi, Inc., a Hawai'i General Contractor that employs multiple trades. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Over the past 35 years that I have been in construction, I have learned that companies may struggle to stay afloat when the work goes away or jobs do not line up as we would like them to. Projects like 1588 Ala Moana helps provide that next opportunity for me, my company and my fellow workers to thrive in a tough construction industry where many people leave because opportunities ran out. That is why I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your consideration,

Tedorian Gallano

Project Safety Administrator

Albert C. Kobayashi, Inc.

HAWAIʻI STATE LEGISLATURE
Ka ʻAhaʻōlelo Mokuʻāina ʻŌ Hawaiʻi

STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAIʻI 96813

September 23, 2026

The Honorable Esther Kia'aina, Chair
and Members of the Committee on Zoning & Planning
Honolulu City Council
530 S. King Street, Honolulu, HI 96813

Subject: **Resolution 26-171 Proposed CD1-** CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE 1588 ALA MOANA MIXED-USE DEVELOPMENT.

Hearing: Thursday, September 24, 2026, 9:00 AM

Dear Chair Kia'aina and Committee Members:

As representatives of the senate and house districts affected by the applicant's conceptual plan for a new 38-story (418-ft tall) condo-hotel with 210 hotel rooms with 84 residential units; and a 17-story (200-ft tall) residential tower, which includes a total of 205 dwelling units (136 market-rate dwelling units and 69 affordable rental dwelling units), we join our residents' concerns about the height, width and density of the building and its massive design that obstructs the historical requirement that protects the mauka-makai viewplane from the ocean at Ala Moana Beach Park to the Tantalus mountains. We agree with City Department of Planning and Permitting that the project be approved with design changes and/or increases in the level of community benefits, including more affordable housing.

We appreciate the applicant's efforts in CD1 to mitigate traffic loads, inclusion of bicycle and pedestrian safety, and adding 38 units at affordable rentals at 80% AMI, but the intrusion of the large buildings and the exemption from the usual mauka-makai orientation require much more.

Should the developer be unable to reduce the height, width, density or orientation of the building, additional conditions should be added commensurate with the extraordinarily generous bonuses the city is giving the developer, namely:

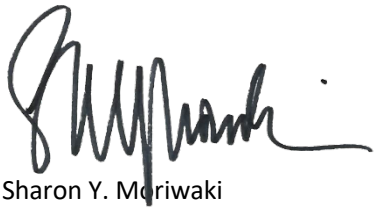
- building height – 100 feet over the 100-foot requirement for the residential units and 300 feet over the 100-foot restriction for the hotel. This yields 136 market residential units and 210 hotel rooms;
- building density – With the already dense neighborhood, adding 520% increase in density from the current zone of 2.5 FAR to 6.2 FAR and possibly increasing the density to 7.0 FAR; and
- aesthetics – the massive hotel-condo width obstructing the view plane is another city bonus.

While affordable housing is in high demand by residents, this development fails to address it. It builds a hotel with daily and weekly guests—as many as 210 or more—and 136 market rate units yielding profits

that could be used to provide more rental units that residents can afford. If the developer refuses to redesign its hotel-condo and residential development and wants to receive the bonuses of additional height, width, density and building orientation, then it should provide --at the very least-- 25% of total units at 80% AMI or less, totaling at least 108 units. Only then can the developer and the city honestly say they are meeting the housing affordability crisis in Honolulu so that local residents can secure stable, affordable housing.

For all these reasons, we urge you to support our residents and approve this conceptual plan for the interim planned development-transit project only if it addresses these major concerns and agrees to redesign or to add the condition to include a total of 108 units at 80% AMI for a term of at least 30 years. By such a decision, the city will make a meaningful difference in the lives of many residents. We encourage you to take bold steps to make it a reality.

Thank you for your time and consideration.



Sharon Y. Moriwaki
Senate District 12



Adrian Tam
House District 24

Dear Chair and Committee Members,

I live and work in the Ala Moana area and am writing in strong support of Resolution 26-171 and the 1588 Ala Moana Boulevard project.

I was previously the General Manager of Capitol Place in Downtown Honolulu, and through that experience I saw firsthand how important it is to provide opportunities for our local community to live closer to where they work. Most of the residents at Capitol Place worked nearby and often shared that the convenience of being close to work was a major reason they chose to live there. Downtown also has many local businesses that create a vibrant community and give residents convenient places to shop and dine.

The 1588 Ala Moana Boulevard project will provide additional housing and job opportunities in an area where residents can conveniently access shopping, dining, and attractions. I believe creating more housing and jobs is essential to keeping our future generations here on Oʻahu. Too many local families are being forced to consider moving off island because of the high cost and limited availability of housing, as well as the need for more employment opportunities.

I grew up on the west side of Oʻahu and previously worked in Waikīkī. Driving to work every day took hours out of my day and meant spending a significant amount of time on the road. I now live and work near Ala Moana, and I would not want to go back to that daily commute. Living closer to where I work allows me to spend more time with my family, which is incredibly valuable to me.

Projects like 1588 Ala Moana, which include 69 affordable rental homes, can help create more opportunities for people to live closer to where they work, reduce the time people spend commuting, and strengthen our local community. I believe these are important steps toward making it possible for our children and future generations to build their lives here on Oʻahu.

Please support Resolution 26-171 and allow the 1588 Ala Moana Boulevard project to continue moving forward.

Thank you for the opportunity to provide my testimony.

Casey Obatake

September 24, 2026

Aloha Chair and Members of the Zoning and Planning Committee,

My name is Gerald Nakashima, and I am the General Manager of Park Lane Ala Moana. I appreciate the opportunity to express my continued support for the 1588 Ala Moana project.

Through my work in residential management, I see how investment in a property also becomes an investment in the people who keep it running. Behind every well-maintained community are employees whose skills and dedication support its daily operations and long-term success.

The project's economic impact report estimates approximately 800 jobs supported annually at full operations. These opportunities can help local residents enter the workforce, develop specialized skills, and advance into positions of greater responsibility.

At Park Lane, we have seen employees from different industries and backgrounds grow through training, encouragement, and clear expectations. A workplace grounded in mutual respect and accountability gives people the confidence to contribute and build lasting careers. This is the potential I see in projects like 1588 Ala Moana.

Beyond employment, the proposal includes 69 affordable rental homes and improved pedestrian connections. Bringing housing closer to jobs, services, and transportation can provide practical benefits for those who live and work in this neighborhood.

I recognize that affordability, traffic, and job quality warrant careful consideration. I believe the review process should address these concerns while helping responsible projects deliver meaningful community benefits.

For me, this proposal represents an opportunity to support local careers, additional housing, and continued investment in Honolulu. I respectfully ask the Council to support the 1588 Ala Moana project as it moves forward through the review process.

Mahalo for the opportunity to testify.

Sincerely,



Gerald Nakashima
General Manager

Park Lane Ala Moana
1388 Ala Moana Blvd.
Honolulu, HI 96814

BROWNLIE & LEE

23 September 2026

Aloha Chair and Members of the Committee,

My name is Benedict Lee. I'm a landscape architect and principal of Brownlie & Lee, a Honolulu firm that has worked on planting, irrigation, and site design for condominium and mixed-use projects across O‘ahu for nearly four decades. I'm writing in support of the 1588 Ala Moana project.

Good landscape design does more than decorating a building. It shapes how a project meets the street, how it handles shade, water, and open space, and how comfortable it feels to walk through. I've seen how much thought goes into getting that right on large-scale projects in this neighborhood, and I believe 1588 has the same opportunity: to add density in a way that still feels welcoming and green.

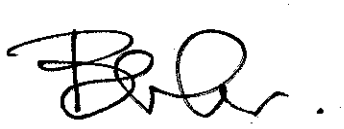
Beyond the design itself, projects like this sustain the landscape architects, arborists, irrigation designers, and other specialists who do this kind of work here in Hawai‘i. That's meaningful, ongoing professional work for our field.

1588 also brings real benefits to the neighborhood as a whole: approximately 801 permanent jobs, roughly $159.4 million in annual economic output, more than $27 million a year in recurring state and city revenue, and much-needed housing, including 136 market homes and 69 affordable rental homes.

I urge the Committee to support this project.

Mahalo for your time and consideration.

Sincerely,



Benedict Lee
Principal, Brownlie & Lee

Landscape Architecture
Site Planning
Irrigation Consultants

City Financial Tower • 201 Merchant Street • Suite 1930 • Honolulu, Hawaii 96813 • Tel: (808) 528-4363 • Fax: (808) 531-8191

RE: Resolution 26-171, CD1 – 1588 Ala Moana Mixed-Use Development

Chair Kia'āina, Vice Chair Cordero, and Members of the Committee:

Pacific Resource Partnership ("PRP") appreciates the opportunity to submit testimony in support of Resolution 26-171, CD1, approving the conceptual plan for the 1588 Ala Moana mixed-use development.

PRP is a Hawai'i-based market recovery trust fund committed to building a better future for Hawai'i by supporting responsible economic development, quality job opportunities, environmental stewardship, and investments that improve the quality of life for Hawai'i's residents. The 1588 Ala Moana project advances these priorities by adding housing, supporting economic activity, and investing in transportation and community improvements in one of Honolulu's established urban centers.

The project would redevelop an existing Ala Moana Center parking structure into a mixed-use development consisting of 205 residential units, 294 hotel units, and approximately 20,000 square feet of commercial space. Of the residential units, 69 would be affordable rentals and 136 would be market-rate homes for sale, meaning approximately one-third of the project's residential units would be affordable rentals. The affordable units would serve households earning up to 80 percent of area median income, with 38 units provided as a community benefit in addition to those required under the City's affordable housing requirements.

PRP believes the location is particularly appropriate for this type of investment. The project is located within the Ala Moana Neighborhood Transit-Oriented Development Plan area and less than one-half mile from the future Kalia Skyline Station. Rather than extending development into undeveloped areas, the project would make more efficient use of an existing urban site surrounded by employment, shopping, services, housing, and transportation options.

The project also advances the vision established through the Ala Moana Neighborhood TOD Plan by combining diverse housing options with improved pedestrian and multimodal connectivity and new commercial and economic activity. The plan was developed through a multiyear public planning process, and the project reflects its emphasis on accommodating growth in a compact, mixed-use, transit-oriented community. The project would also improve pedestrian connectivity between Ala Moana Boulevard and Ala Moana Center, further integrating the development with the surrounding neighborhood.

PRP
PACIFIC RESOURCE PARTNERSHIP

Importantly, the project provides substantial public benefits alongside the additional development flexibility being requested. Under the proposed CD1, the project would provide a $5 million contribution for Complete Streets improvements within the Ala Moana TOD Plan area and $1.5 million for street trees and urban forestry. Additional commitments include improvements to bus facilities, bikeshare access, and pedestrian connectivity. These investments can improve mobility and the pedestrian environment not only for the project's residents and guests, but also for workers and the broader community.

DPP reviewed the proposal and recommended approval with conditions intended to ensure that the project's community benefits are commensurate with the requested height and density bonuses. DPP identified additional affordable housing, multimodal transportation improvements, and street trees as appropriate community benefits. The proposed CD1 incorporates substantial commitments in each of these areas and helps ensure that additional development capacity is accompanied by meaningful public benefits.

The combination of housing, hospitality, and commercial uses will also support continued economic activity and employment in the Ala Moana area. The City's TOD framework recognizes economic enhancement, diverse housing, and diverse employment opportunities as important objectives of transit-oriented development. By adding affordable and market-rate housing alongside commercial and hospitality uses in an established employment center, 1588 Ala Moana represents the type of mixed-use development envisioned for the area.

PRP supports responsible development that creates quality jobs, expands housing opportunities, strengthens the local economy, and provides tangible benefits to the surrounding community. 1588 Ala Moana represents an opportunity to advance these goals while making better use of already-developed land in Honolulu's urban core.

For these reasons, PRP respectfully urges the Committee to support Resolution 26-171, CD1 and allow the 1588 Ala Moana project to move forward.

Thank you for the opportunity to provide testimony.

Pacific Resource Partnership

PRP
PACIFIC RESOURCE PARTNERSHIP

THE POWER OF PARTNERSHIP
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HONOLULU / HI 96813
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WWW.FACEBOOK.COM/PACIFICRESOURCEPARTNERSHIP

BEACHSIDE ROOFING

THE LEADERS. // BC-22075

September 23, 2026

Chair and Members
Zoning and Planning Committee
Honolulu City Council
City & County of Honolulu

Subject: Support for Resolution 26-171 — 1588 Ala Moana

Dear Chair and Members of the Zoning & Planning Committee:

My name is Scott Ai, and I serve as Vice President at Beachside Roofing, LLC, a local commercial roofing and waterproofing contractor. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

For 43 years, our company has been part of Hawai'i's construction community. Today, we employ more than 165 people. Our work depends on the skills and commitment of our employees, and projects of this size can help local companies like ours maintain steady work for skilled tradespeople and help our employees continue supporting their families.

From our perspective as a specialty contractor, a project of this scale can require substantial planning, skilled field work, and coordination over an extended period, creating meaningful opportunities for local trades and suppliers.

The 1588 Ala Moana project represents a meaningful investment in a central part of Honolulu. It would bring new housing, including affordable rental homes, together with hotel and commercial space in an area already served by jobs, shopping, and transportation. We believe this type of development can strengthen the Ala Moana area while creating opportunities for local businesses and workers.

We understand that large projects require careful review and responsible planning. We appreciate that the project will continue through the City's review process as it moves forward.

For these reasons, Beachside Roofing, LLC respectfully asks the Committee to support Resolution 26-171 and allow the 1588 Ala Moana project to proceed.

Mahalo for your consideration.

Sincerely,

Scott Ai
Vice President, Beachside Roofing, LLC
(808) 282-9518
sai@beachsideroofinghawaii.com

HAWAIIANA

Hawaiiana Management Company, Ltd.
Pacific Park Plaza, Suite 700
711 Kapiolani Boulevard
Honolulu, Hawaii 96813
Tel: (808) 593-9100

September 23, 2026

The Honorable Esther Kia'aina, Chair
and Members of the Committee on Zoning & Planning
530 S. King St., #202
Honolulu, HI 96813

RE: TESTIMONY IN SUPPORT OF RESOLUTION 26-171, CD1 1588 Ala Moana Mixed-Use Development (2026-PDP-1)

Chair and Members of the Committee on Zoning & Planning:

I am writing in support of **Resolution 26-171, CD1**, approving the conceptual plan for the 1588 Ala Moana mixed-use development project at 1450 Ala Moana Boulevard. The project will transform an underutilized surface parking lot into a vibrant transit-oriented development at the gateway between Ala Moana and Waikīkī.

The project advances several important community priorities. It will provide **205 new residences**, including **69 affordable rental homes for households, earning at or below 80% of Area Median Income**, helping address Honolulu's ongoing housing shortage. The development will also include hotel accommodations, neighborhood-serving retail and dining uses, and improved connections between Ala Moana Center, surrounding neighborhoods, and transit facilities.

The CD1 version appropriately ties development flexibility to meaningful community benefits, including affordable housing, pedestrian improvements, bicycle facilities, transit enhancements, and transportation mitigation measures. These investments support the City's vision for a more walkable, connected, and livable urban core.

In addition, the project is expected to generate significant economic activity, supporting more than 6,000 jobs during construction and approximately 800 jobs annually upon completion, while creating substantial economic benefits for Honolulu and local businesses.

As Honolulu continues to face housing affordability challenges, projects such as 1588 Ala Moana demonstrate how thoughtful transit-oriented development can deliver housing, affordable units, jobs, and infrastructure improvements in an appropriate urban location.

For these reasons, I respectfully urge the Committee and City Council to approve **Resolution 26-171, CD1**.

Respectfully submitted,

Jon McKenna, President
Hawaiiana Management Company, Ltd.

Window World, Inc.
1804 Hart Street
Honolulu, Hawaii 96819
Website: www.windowworldhi.com

800-851-7771 Toll Free
808-834-1114 Phone
808-834-4442 Fax
Email: info@windowworldhi.com

Manufacturers and Wholesale Only • Custom Window Coverings

Aloha,

I am writing to express my strong support for the 1588 Ala Moana Project.

As a small business owner in Hawaii for over 40 years, employing more than 60 people in the manufacturing sector, I understand firsthand the critical need for more affordable housing in our community. Over the years, I have hired many professionals for high-level roles, including accounting, sales, and production management. While the appeal of living and working in Hawaii is significant, and despite our candidates conducting extensive research on the cost of living before relocating, we consistently face the same challenge. The primary reason we lose talented employees is the prohibitive cost of renting or buying a home.

The current cost of housing makes it incredibly difficult for us to recruit and retain experienced professionals from the mainland. This project addresses a dire need in our state, and I fully support the development of 1588 Ala Moana.

Mahalo,
President, Window World, Inc.
1804 Hart Street
Honolulu, HI 96819
808-834-1114

My name is Maddix Taniguchi. I am a college student and I support Resolution 26-171 as it will create an opportunity for more jobs and affordable housing.

Thank you for your time,

Maddix

HAWAII APPLESEED
CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Comments on Resolution 26-171
Honolulu City & County Council Zoning & Planning Committee
Thursday, September, 24 2026 at 9:00AM

Aloha Chair Kia‘āina, Vice Chair Waters, and Council Members;

Mahalo for the opportunity to **COMMENT on Reso 26-171** in front of the Council Zoning & Planning Committee.

Hawai‘i Appleseed's mission is to advance economic and social justice for all people in Hawai‘i, with a particular focus on low-income families and communities most harmed by the housing crisis. Honolulu's severe housing shortage drives up rents, forces families into overcrowded conditions, and pushes working people off the island. Our investigation into the Interim Planned Development–Transit (IPD-T) process has left us increasingly concerned about how the Department of Planning and Permitting's (DPP) discretionary decision-making is shaping housing outcomes in the rail corridor.

IPD-T Has Failed to Deliver

Since the first IPD-T application, Mana‘olana Place, was submitted in 2016, 12 projects have gone through the process. Only three; The Azure, The Sky Ala Moana, and The Park on Ke‘eaumoku, have been built. Two were not approved. The remaining seven were approved but never built, and at least one of those approvals has expired. In total, **9 of 12 projects—75 percent—have produced no housing.**[1] The seven approved-but-unbuilt projects alone represent **1,567 homes, including 369 affordable units, and $95.7 million in proposed community benefits that Honolulu has not received.**[2]

Negotiation Without Standards

The IPD-T ordinance sets no schedule for what a project must provide in exchange for added height or density. Instead, DPP negotiates each project individually, and each approval becomes the floor for the next:

- **Affordable set-asides** climbed from zero (2016) to an unwritten expectation of 20–25 percent. DPP asked KCR Development to double its affordable units from 84 to 169, and asked 1667 Kapi‘olani to go from about 21 to 25 percent.
- **Affordability terms** rose from 10 years (rejected in 2018) to 30 years, and then 45 years.

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[1] Hawai‘i Appleseed, IPD-T Process & Outcomes Investigative Report (updated 2024), Table 1 and Individual Project Analysis (attached below). IPD-T projects are authorized under Revised Ordinances of Honolulu (ROH) § 21-9.100-5.
[2] Totals reflect the proposed residential and affordable units, and the applicant-stated value of proposed community benefits, for the seven projects approved but not built: Mana‘olana Place, Hawai‘i City Plaza, Hawai‘i Ocean Plaza, 1500 Kapi‘olani, Ala Moana Plaza, Kapi‘olani Tower, and Chinatown Hotel Development.

- **What counts as a benefit** keeps narrowing. For The Sky, DPP credited about $3.3 million of a $12.2 million package. For 1500 Kapi‘olani, it tied permit extensions to adding 32 more affordable units.[3]

DPP's own approvals reserve the right to "impose additional requirements if needed."[4] A developer cannot know what a project will owe until negotiations end, and even then the Council can change the terms. With construction costs and interest rates already high, that uncertainty keeps many projects from ever penciling out.

No Housing Is the Worst Outcome

Demanding more affordability from each project only helps if the project gets built. An approved tower with 25 percent affordable units that never breaks ground provides zero affordable homes—a worse result than a 15 percent project that does get built. The ratchet doesn't raise real new affordable units, it makes them infeasible.

The loss reaches beyond the stalled project's own units. UHERO recently tracked who moved into The Central, a 512-unit condominium next to Ala Moana Center in the same corridor as most IPD-T projects, and traced the homes they left behind.[5] UHERO estimates The Central opened up more than 500 homes across O‘ahu within its first three years. The homes people left were about 40 percent cheaper per square foot than units in The Central, and larger: 25 percent had three or more bedrooms, compared to 10 percent of units in The Central. A single new unit set off a chain of moves that housed six local families and opened up five homes. New homes in the rail corridor open up older, cheaper, family-sized homes for working households across the island. Every IPD-T project that fails stops that chain before it starts.

Lost Jobs and Economic Activity

The damage goes beyond housing. The seven approved-but-unbuilt projects also included 984 hotel and condo-hotel rooms and about 72,000 square feet of commercial space:[6] opportunities in hospitality, retail, and food service, the jobs that support working families along the rail line. They would also have created years of construction work. The developer of 1667 Kapi‘olani projected about $300 million in construction spending, $225 million in wider economic activity, and $3.1 million a year in new property

[3] Hawai‘i Appleseed, IPD-T Process & Outcomes Investigative Report (updated 2024)
[4] Hawai‘i Appleseed, IPD-T Process & Outcomes Investigative Report (updated 2024)
[5] Justin Tyndall, “The Housing Market Impacts of a New Honolulu Condo,” University of Hawai‘i Economic Research Organization (UHERO), March 23, 2026, https://uhero.hawaii.edu/the-housing-market-impacts-of-a-new-honolulu-condo/.
[6] Hawai‘i Appleseed, IPD-T Process & Outcomes Investigative Report (updated 2024)

tax revenue.[7] Every failed project gives up construction work, permanent jobs, and the tax base that pays for city services.

DPP Is Setting Housing Policy Without the Mandate or Accountability

DPP is a planning and permitting agency, not a housing agency. Yet through IPD-T it has become the de facto author of housing policy in Honolulu's most important growth corridor. It decides, case by case, how many affordable units are required, for how long, at what income levels, and what counts as a public benefit. None of that is written in the ordinance or any adopted rule, and none of it is measured against whether homes actually get built. DPP's reviews focus on how much each project can be made to provide, not on whether the project can still be financed once those demands are added.

Moving Forward with 1588 Ala Moana

Reso 26-171 would approve 1588 Ala Moana, a 400-foot mixed-use project proposing 291 hotel units, 145 market-rate for-sale homes, and 69 affordable rental units.[8] We ask the Committee to keep the history above in mind as it considers this project. Nine of the twelve IPD-T projects before it have produced no housing. Conditions that look strong on paper deliver nothing if they keep a project from being built. As the Committee weighs this resolution, we urge it to consider whether each condition it adds keeps these homes, including 69 affordable rentals, on track to be built.

Standardize the Exchange and Allow By-Right Approval

Looking beyond this project, we urge the Council to amend Chapter 29 and the related IPD-T provisions of the Land Use Ordinance to replace case-by-case negotiation with a standardized schedule of community benefits: a set share of affordable housing, a set affordability term, and other defined benefits in exchange for a set amount of additional height and density. Projects that meet those standards should be approved by right, without a negotiated package or a new round of demands. Clear rules would give developers the certainty they need to finance projects, give the public benefits it can count on, and let the program be judged by the homes it builds rather than the promises it extracts.

For further consideration and information on the IPD-T projects we have attached our “IPD-T Process & Outcomes Investigative Report” below.

Mahalo for the opportunity to comment.

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[7] Hawai‘i Appleseed, IPD-T Process & Outcomes Investigative Report (updated 2024)
[8] City and County of Honolulu, Department of Planning and Permitting, TOD Development Projects: 1588 Ala Moana (IPD-T application dated April 8, 2026), https://www.honolulu.gov/tod/projects/dev-projects/; see also Resolution 26-171 and DPP Director’s Report D-0504(26).

HAWAII APPLESEED
CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Comments on Resolution 26-171
Honolulu City & County Council Zoning & Planning Committee
Thursday, September, 24 2026 at 9:00AM

IPD-T PROCESS & OUTCOMES INVESTIGATIVE REPORT – UPDATED 2024

IPD-T Exists under §21-9.100-5 ROH “Interim Planned Development-Transit (IPD-T) Projects” with the purpose to:

> “(a)Provide opportunities for creative, catalytic redevelopment projects and public housing projects within the rail corridor that would not be possible under a strict adherence to the development standards of this chapter before the adoption of the TOD neighborhood plans or amendments to this chapter relating to the future TOD special districts, or both.
>
> Qualifying projects must demonstrably exhibit those kinds of attributes that are capable of promoting highly effective transit-enhanced neighborhoods, including diverse employment opportunities, an appropriate mix of housing types, support for multimodal circulation, and well-designed publicly accessible and usable spaces. Flexibility may be provided for project uses, density, height and height setbacks, yards, open space, landscaping, streetscape improvements, parking and loading, and signage when timely, demonstrable contributions are incorporated into the project benefitting the community, supporting transit ridership, and implementing the vision of §21-9.100-5”:

Figure 1: ROH § 21-9.100-4 TOD

§ 21-9.100-4 TOD development regulations minimum requirements.

The TOD development regulations for the TOD special district must include but need not be limited to the following:

(a) Allowances for a mix of land uses, both vertically and horizontally, including affordable housing;

(b) Density and building height limits that may be tied to the provision of community amenities, such as public open space, affordable housing, and community meeting space;

(c) Elimination or reduction of the number of required off-street parking spaces, including expanded allowances for joint use of parking spaces;

(d) Design provisions that encourage use of rapid transit, buses, bicycling, walking, and other non-automobile forms of transport that are safe and convenient;

(e) Guidelines on building orientation and parking location, including bicycle parking;

(f) Identification of important neighborhood historic, scenic, and cultural landmarks, and controls to protect and enhance these resources;

(g) Design controls that require human-scale architectural elements at the ground and lower levels of buildings;

(h) Landscaping requirements that enhance the pedestrian experience, support station identity, and complement adjacent structures; and

(i) Incentives and accompanying procedures to encourage appropriate and necessary transit-oriented development, which may include minimum standards, financial incentives, and considerations relating to the ability to contribute positively to the economic enhancement of the affected area and the city, particularly with regard to providing a broad mix of uses, diverse housing, and diverse employment opportunities.

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Key Lessons/Takeaways

Honolulu's Interim Planned Development–Transit (IPD-T) program was created to allow creative redevelopment near rail stations by granting flexibility on height, density (FAR), and design standards. A review of past approvals and denials shows that success depends less on creativity and more on negotiated trade-offs between developers, DPP, and ultimately the City Council.

The structure of IPD-T approvals is not a fixed formula where a developer can provide a set percentage of affordable housing in exchange for a guaranteed increase in height or FAR. Instead, projects are reviewed on a case-by-case basis, with DPP negotiating benefits upward in response to each proposal. Over time, however, a clear ratchet effect has emerged: earlier projects were approved with modest affordability levels and short terms, but more recent projects have been required to deliver 20–25 percent affordable housing, long-term covenants of 30–45 years, enforceable public access, and substantial mobility improvements such as bikeshare docks, car-share stalls, and Complete Streets funding. In other words, while every project is assessed individually, precedent steadily raises the baseline, and what passed in 2016 would not be accepted today. On top of this technical negotiation, the City Council retains ultimate approval authority, meaning community and political dynamics still decide whether a project survives.

1. Affordable Housing is the Core Currency

- The most consistent and valued contribution across projects is affordable housing.
- DPP frequently raised requirements above initial proposals.
- 20–25% set-asides and 30–45 year affordability terms have become the practical standard.
- 30-45 year affordability periods are becoming standard. Shorter commitments were rejected.
- Cash contributions to the Affordable Housing Fund are often required for projects without strong housing components.

2. Public Access Must Be Guaranteed

- Plazas, walkways, and open spaces only counted when legally secured through easements or covenants.
- Semi-private areas or cosmetic upgrades were not credited as true community benefits.

3. Mobility & Complete Streets are Valued

- Strong emphasis on bikeshare docks, car-share stalls, and transit-supportive design.
    - 20-40 bikeshare docks
    - 10+ car-share rentals
    - Parking reductions and unbundling

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  - Contributions to Complete Streets or bike land funds
- Projects were often required to reduce and unbundle parking.
- Contributions to Complete Streets and bike lane improvements were common conditions.

4. Standard Requirements ≠ Community Benefits
- Sidewalks, landscaping, EV chargers, stormwater, and traffic mitigations were dismissed as baseline obligations.
- DPP expected projects to provide above-and-beyond benefits for the community.
- Do not overinflate standard requirements as community benefits.

5. Hotels vs. Housing Projects
- Housing-oriented projects advanced once affordability commitments were strengthened.
- Hotel-heavy projects faced greater scrutiny, often required to make large Affordable Housing Fund contributions to offset limited housing delivery.
- Cultural donations and beautification were not considered meaningful benefits.

6. Council as the Ultimate Gatekeeper
- Even with DPP approval (conditionally), the City Council has the final say.
- There is one instance where neighboring IPD-T project testimony in opposition may have caused council to ultimately reject the application.

7. How FAR/Height Flexibility Works
- Baseline zoning (BMX-3/4) generally allows 150–250 ft height and 2.5–3.5 FAR.
- IPD-T approvals almost always expanded this to ~400 ft height and 7.0–10.0 FAR.
- There's no strict formula — instead, it's a negotiated uplift:
- The more FAR/height requested, the stronger and more enforceable the community benefits required.
- Affordable housing levels were the main lever DPP used to balance these increases.

De Facto Playbook (It's not written in the ordinance, but DPP now seems to operate with an unofficial standard package):
- ~25% affordable housing
- 30–45 years term
- Legal covenants for public access
- 20–40 bikeshare docks
- 10+ car-share stalls
- Reduced/unbundled parking
- Cash contributions (Complete Streets, AHF)

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Table 1: List of Submitted IDP-T Project[9]s

Project	**Affordable Units Set-Aside (%)**	**Application Year**	**Approved**	**Status**
*Manaolana Place**	0	2016	Yes	Received Approval
Hawaii City Plaza	20	2016	Yes	Received Approval
Hawaii Ocean Plaza	8	2017	Yes	Approval Expired
*1500 Kapiolani**	14	2017	Yes	Received Approval
The Azure (Prospac Tower)	19	2017	Yes	Constructed
*The Sky Ala Moana**	10	2018	Yes	Constructed
KCR Development	9	2019	No	Not Approved
The Park on Keeaumoku	15	2019	Yes	Constructed
Ala Moana Plaza	21	2020	Yes	Received Approval
Kapiolani Tower	24	2022	Yes	Received Approval
*Chinatown Hotel Development**	0	2023	Yes	Received Approval
1667 Kapiolani	28	2024	No	Not Approved

IPD-T projects can be allowed within a 0.5 mile radius around skyline stations, they must still adhere to Chapter 29 (AHR) AND provide "community benefits".

[9] https://www.honolulu.gov/tod/tod-development-projects/

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For projects *with a hotel* component (must include one or both):

- Affordable housing
- City multimodal transportation system improvements

For projects *without* a hotel component (minimum qualifications):

- Open space
- Affordable housing (in addition to Chapter 29 AHR requirements)
- Streetscape improvements (must comply with adopted complete streets guide/plan for the area)

IPD-T Community Benefits Table

Project	Proposed Units (Housing / Hotel)	Proposed Community Benefits	DPP Recommendations / Changes
Manaolana Place	125 hotel, 109 residential, 0 affordable	$7M: sidewalks/parklets, bikeshare, $4.5M plaza, intersection upgrades, $1M city contribution	Height adjustment (18 ft elevator only), setback allowances, sidewalk widening, pedestrian circulation plan, landscaping, bike parking. Required 20 affordable rentals or $3M in-lieu.
Hawaii Ocean Plaza	175 hotel, 183 residential (33 affordable)	20% affordable (42 units), ~44k sq ft open space, 24/7 public driveway, widened sidewalks, rooftop gardens, community room, transit subsidies	15% (33) condos as rentals @80% AMI (30 yrs), public access easement for driveway, 28+ bike stalls, maintain bus stop, bikeshare partnership.
Hawaii City Plaza	130 residential (33 affordable), 0 hotel	20% affordable (33 units), 21.5k sq ft open space, pedestrian/bike route, bikeshare, benches, widened sidewalks, community room	Affordable units must be on-site, for-sale. Restrictive covenant for public pathway, bikeshare relocation, podium wall design. Sidewalks/landscaping not considered benefits.
1500 Kapiolani	444 condo-hotel, 6 residential, 78 affordable (off-site)	$15.2M: 78 affordable senior rentals, plazas, intersection	On-site delivery required. Later increased affordable

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		improvements, bikeshare/bus stop upgrades	units to 110. Micro-plazas & air rights not considered benefits.
The Azure (Prospac Tower)	333 residential (78 affordable), 0 hotel	$20.7M: 78 on-site affordable rentals, plazas, outdoor dining arcade, bikeshare, EV charging, car-share	Reduced parking, increased bike parking, plaza redesign, $500k pedestrian improvements. Only Makaloa plaza counted; outdoor dining & EV chargers not considered benefits.
The Sky Ala Moana	300 condo-hotel, 388 residential, 90 affordable (incl. 31 workforce units at 140% AMI)	$12.2M: 31 workforce units (140% AMI, 10 yrs), 4,800 sq ft plaza/path, public driveway, 10 car-share, bikeshare	Only ~$3.3M counted. AHR for 30 yrs plus 42 bonus units at 120% AMI for 30 yrs (84 total), public driveway easement, 20-dock bikeshare, bus stop, $103k to Complete Streets, unbundled parking. Workforce units and land costs not considered benefits.
KCR Development	315 hotel, 529 condo-hotel, 0 residential, 84 affordable	$12.9M: 84 affordable rentals, $7.4M open space, car-share	Required affordable increase 84 → 169, redesign ground floor & open space, reduce parking, add bike parking, $94k to Complete Streets. Car-share only valid if public.
The Park on Keeaumoku	818 residential (146 affordable, incl. 31 bonus)	$14M: 146 affordable, $8.45M public park, outdoor dining, EV chargers, car-share, streetscape	Increase bonus affordable 31 → 49, extend affordability to 30 yrs, ensure park is public, reduce/unbundle parking, add bike/transit commitments. EV chargers not considered benefits.

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Ala Moana Plaza	459 residential (124 affordable), 0 hotel	$45M: 21% affordable, bikeshare, car-share, ROW & infrastructure upgrades	45-yr affordability, 10+ car-share, $140k bike lanes, bikeshare docks (20), reduce parking.
Kapiolani Tower	311 residential (101 affordable off-site), 0 hotel	$23M: 101 off-site affordable rentals (65 @80% AMI, 30 yrs), pedestrian/bike/vehicular corridor, 6 car-share, bike parking	65 units @80% AMI (30 yrs), remainder 15 yrs. Car-share 6 → 10, 40 bikeshare docks (3 sites), reduce/revise parking.
Chinatown Hotel Development	240 hotel, 0 residential/affordable	$5.5M: Keaolike St upgrades, historic preservation, car-share, bikeshare, bus stop, transit subsidies, donations, AHF contribution	Found insufficient. Increased contributions: Keaolike $704k, AHF $2.8M, bus stop $62k. Required dining alley easement, connectivity, wayfinding. Donations/adopt-a-block not considered benefits.
1667 Kapiolani	499 residential (132 affordable)	$45M: 132 affordable (95 @80% AMI, 30 yrs; remainder @100% AMI, 30 yrs), bikeshare, workforce housing design, $3.1M annual RPT base	Increase affordable to 25% total, bikeshare (20 bikes), 10 car-share, $47k Complete Streets. Reduced tower/podium dimensions.

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INDIVIDUAL PROJECT ANALYSIS

Manaolana Place[10] (corner of Kapiolani, Kona, and Atkinson) –Submitted April 2016

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
125	0	109	0	12,300	4,900	400	10.0

REQUESTED CHANGES (Original Zoning BMX-3B:

- Height increase: 350 □ 400 ft (plus 18 ft for elevator)
- FAR: 2.5 □ 10.0
- Mixed use development
- Flexible development standards



JUSTIFICATION FOR IPD-T[11]:

Mana‘olana Place justifies its request for IPD-T zoning by arguing it will transform a key underutilized site into a vibrant, high-density, mixed-use anchor that aligns precisely with city TOD policies and delivers substantial public benefits, thereby helping achieve the vision for a revitalized, livable, and well-connected Ala Moana neighborhood.

- Revitalization Priority Site
  - Redevelopment at site considered “crucial for activating a major node”
- Fulfilling the TOD Vision & Principles
  - Vertical mix of residential condo/hotel/retail space
  - Publicly accessible open space
  - Improved pedestrian, bicycle, transit connectivity
- Maximum Land Use near Transit
- Community Benefits Package
- Urban and Architectural Design

COMMUNITY BENEFITS PACKAGE ($7M Total):

- $250,000 for wide sidewalks/parklets and bikeshare racks (from the projects site area—no actions for traffic control on Kapiolani)

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[10] https://www.honolulu.gov/tod/wp-content/uploads/sites/73/2025/02/9_Manaolana_place_IPDT_Appendices.pdf
[11] https://www.honolulu.gov/tod/wp-content/uploads/sites/73/2025/02/9_Manaolana_place_IPDT_Application.pdf

- $4,500,000 for public landscaped plaza
- $1,250,000 for intersection and pedestrian improvement
- $1,000,000 to the city (presumably for affordable housing?[12])

DPP RESPONSE:

- Approved Permit

Developer Requested to Adjust[13]:

- Adjust building height
  - 18ft above 400ft allowance only for elevator equipment/stair access to it
- Setbacks
  - Allows minor encroachments into required setbacks (mainly in the podium levels)
  - 12 ft setback on Kapiolani
- Entrance and Façade Requirements
- Sidewalk widening (12 ft on Atkinson)
- Pedestrian Circulation Plan
  - Must submit plans describing pedestrian connection including Kona St and internal wayfinding for pedestrians
- Landscape and Streetscape
  - Detailed landscaping plan
  - Short-term and long-term biking parking plans must be finalized

Community Benefits Feedback:

- Developer must also provide either 20 affordable rental units within 1 mile of the transit station or contribute up to $3,000,000 in lieu of fees ($150,000/unit).
- Ongoing and Future Responsibilities: *DPP reserves the right to impose additional requirements if needed.*

Hawaii Ocean Plaza[14] (1362, 1370, 1374 Kapiolani) –Submitted Application January 2017

[12] "For Affordable Housing and Other Community Improvements, which will be administer by DPP and/or the City Council, as appropriate"
[13] https://www.honolulu.gov/tod/wp-content/uploads/sites/73/2025/02/Manaolana_Place_SDD_DR.pdf
[14] https://www.honolulu.gov/tod/wp-content/uploads/sites/73/2025/02/7_Hawaii_Ocean_Plaza_IPDT_Application.pdf

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Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
175	0	183	33	18,300	0	400	10.0

REQUESTED CHANGES (Original Zoning BMX-3):

- Height: 250 □ 400 ft
- FAR: 2.5 □ 10.00
- Mixed use
- Flexible zoning



Proposed: 216 Condo units (20% affordable, 175 Hotel units)

JUSTIFICATION FOR IPD-T:

Hawaii Ocean Plaza requests approval to build a much taller, denser, and more urban mixed-use tower than allowed by the existing LUO, in exchange for major affordable housing, transit-oriented, open space, and public realm contributions. The project fulfills the intent of the TOD district and City policies by offering substantial community benefits and upgraded site design, but will not meet every quantitative standard (e.g., lot coverage, loading bays) to allow for larger public, open, and community-accessible features

- Catalytic, Transit-Enhanced Redevelopment
    - Activate a walkable, mixed-use, high-density, live-work community within 350ft of rail station
- TOD Policy and Plan Alignment
- Urban Desing/Environmental Justification
    - Incorporates Bill-75 set-backs (more restrictive than TOD) to “minimize the canyon effect” on Kapiolani
    - Natural ventilation w/ lanai inclusion
    - Provides “block” form and open pedestrian/bike access through the property
    - Energy efficient (rooftop solar & energy efficient materials)
- TOD Principals
    - Residential diversity
        - 20% for-sale affordable (100-120% AMI)
    - Mix of commercials

  - Usable open space
    - Multiple open and green spaces: podium and rooftop gardens, public open space, wide sidewalks, lanais for every unit, ample outdoor dining
    - Public pedestrian/bike/vehicular driveway through the property open 24/7
  - Complete streets
  - Intermodal connectivity
  - Incubator office & education
    - Provides 350 sq ft community room
- Demand Management and Sustainable Mobility
  - Unbundled parking
  - Bike accommodations
  - Subsidized transit passes
  - Rideshare coordination
  - Hotel guest transit information

COMMUNITY BENEFITS PACKAGE:

- Affordable Housing 20% (42/207 units) provided on site
- Public and Usable Open Space (44,2288 sq ft open space)
  - 2,870 sq ft on street level (credited to LUO open space bonus)
  - 30,652 sq ft private balconies/lanai
  - 1,714 sq ft outdoor dining
  - 11,922 sq ft roof garden
- Public Pedestrian/Bike/Vehicle Driveway
  - 24/7 accessible linking Kapiolani and Makaloa st
- Sidewalk widening & street landscaping
  - Kapiolani 4 ft □ 12 ft
  - Makalo 4 ft □ 9 ft (plus shade trees)
- Community room
- Indoor Amenity Spaces
  - 2,822 sq ft (>x3 required)
- Park Dedication
  - 15,937 of recreation space toward park dedication
  - 6,833 covered via in-lieu fee
- Eyes on Street (Jane Jacob’s)
  - Ground floor activation enhancing natural surveillance and street safety
- Contribution to complete streets and TOD goals

DPP RESPONSE[15]:

- Approved[16]

Developer Requested to Adjust:

- Site and Building Design
  - 12ft setback on Kapiolani and 5ft on Makaloa
  - Relocate outdoor seating/dining areas and adjust landscaping for seamless integration between public and private sidewalks
  - Use city sidewalk paving materials and coordinate with adjacent projects for continuity
  - Architectural treatment: redesign blank side walls
  - Lighting/Trash: provide non-glare outdoor lighting and trash receptacles

Community Benefits Feedback:

  - Affordable housing 15% (33) of total condos as on-site rentals at 80% AMI for 30 years
  - Grant a public access easement for the central driveway
  - Provide at least 28 short-term bike stalls
  - Ensure the community room is provided
- Streetscape and Landscape
  - Change tree type
  - Pedestrian grade alignment
- Transportation
  - Formal agreement with bikeshare Hawaii for station
  - Maintain existing bus top shelter at no cost to the city

Hawaii City Plaza[17] (710 Sheridan St) –Submitted Application April 2016

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
0	0	130	33	10,000	0	250	5.0

[15] https://www.honolulu.gov/tod/wp-content/uploads/sites/73/2025/02/Hawaii_Ocean_Plaza_SDD_Approval.pdf
[16] CR 108 for Committee on Zoning and Housing: DPP Communications: applicant proposed 44 for-sale affordable housing, DPP reports project should provide 58 affordable units—this statement in committee causes Councilmember Elefante to ultimately vote "no" on the total resolution.
[17] https://www.honolulu.gov/tod/wp-content/uploads/sites/73/2025/02/8_Hawaii_City_Plaza_IPDT_Application.pdf

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REQUESTED CHANGES (Original Zoning BMX-3/A-2):



- Height: 150 □ 250 ft
- FAR: 2.5-3.5(BMX-3), 0.93 (A-2) □ 5.00
- Flexible open space
- Mixed use

Proposed: 164 Condo units (20% affordable)

JUSTIFICATION FOR IPD-T:

Hawaii City Plaza argues that extra density and height are essential to create a mixed-use, transit-focused project fully aligned with city plans. The community benefits—affordable housing, superior open space, improved public access, and infrastructure and public realm upgrades—are commensurate with the requests for flexibility and are intended to fulfill the public interest central to the IPD-T permitting process

- Alignment with Ala Moana TOD plan
  - Strictly follows TOD Plan for the area
- Maximize Site’s Potential
  - Increased density
  - Increased height
  - Setbacks, and building area modifications
- Open Space
- Public Access and Connectivity
- Support Active Transportation
- Street Activation and Public Improvements
  - Ground-level restaurants
  - Public Wi-Fi
- Urban Design and Sustainability

COMMUNITY BENEFITS PACKAGE:

- Affordable Housing 20% affordable rental for 30 years (80% AMI)
- Open Space (21,515 sq ft total)
  - Park dedication: 17,893 sq ft roof garden and recreation
  - Publicly accessible areas
- Public pedestrian and bicycle route through the center of the building

- Bike facilities and enhancements
    - Bikes share, public stalls, residential stalls
    - Public benches
- Transportation and complete streets
    - Widened sidewalks
    - Sharrows
- Community room

DPP RESPONSE[18]:

- Approved

Developer Requested to Adjust:

- Reduce parking
    - 329 □ 251
- Affordable housing
    - Units must be on-site
    - Units must be for sale
- Improvements to podium walls
- Restrictive covenant to guarantee continuous public access for public pathway
- Revise bike facility design and placement

Community Benefits Feedback:

- Private Driveway Open to Public: DPP recognized that making the private driveway (connecting Sheridan and Cedar Streets) accessible to pedestrians, bicyclists, and motorists, including utility vehicles, is a genuine benefit. They noted it provides a shorter and more direct route to the future rail station for neighborhood residents, eliminates the need for vehicles (like garbage trucks) to back out of the Cedar Street cul-de-sac, and increases public connectivity. DPP required a mechanism, such as a restrictive covenant, to ensure public access is maintained for the life of the project.

- Affordable Housing: The provision of 33 affordable on-site housing units (20% of total) for sale to households at 100% and 120% of the area median income (AMI) is considered a true community benefit. DPP stressed that direct provision of these units is the only acceptable option—in-lieu fee payment was not considered sufficient.

- Bikeshare and Bicycle Infrastructure: A new bikeshare station for 10 bikes and painted sharrows (bike lane markings) along Sheridan Street were identified as community benefits because they

[18] https://www4.honolulu.gov/docushare/dsweb/Get/Document-188637/D-714.PDF

promote multi-modal access and make non-car commuting more feasible. However, DPP wanted the bikeshare station relocated to a more visible and public location along Sheridan Street.

- Community Room: The 390-sf community room, offered for free community use on a first-come, first-served basis, is also recognized as a benefit, providing rare indoor gathering space for local residents and groups.

Not considered community benefits

- Wide sidewalks, new street trees, landscaping along Sheridan and Cedar Streets, benches, and outdoor dining: These are standard for a project of this size, required to accommodate anticipated pedestrian traffic and environmental upgrades. They would be required regardless of any community benefits package.
- Driveway alignment with existing curb cuts: This is considered basic good design and necessary for traffic safety, not a public benefit. Any traffic improvement required solely to mitigate the project’s own direct impact is not considered a public benefit.
- Other mitigations (such as sound architectural design, park dedication, stormwater management, and security measures): These are largely zoning or code requirements and not considered above-and-beyond benefits.

1500 Kapiolani (1460, 1470, 1488, 1500 Kapiolani & 611 Keeaumoku St) –Application Submitted April 2017[19]

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
0	444	6	78	8,700	0	400	9.2

REQUESTED CHANGES (Original Zoning BMX-3):



[19] Link to 1500 Kapiolani IPD-T Application returns a 404 error. Special
instead—does not take into account previous community benefits packag

- Height: 250 □ 400 ft
- FAR: 3.5□ 10.00
- Flexible open space
- Mixed use

JUSTIFICATION FOR IPD-T:

1500 Kapiolani justifies IPD-T allowance because the project is closely tied to the goals and vision of the Ala Moana TOD Plan.

- Proximity to Transit
- TOD principles
    - Mixed-use
    - Vertical integration
    - Pedestrian/

COMMUNITY BENEFITS PACKAGE ($15.2M):

- 78 affordable senior rentals (off site) ($14M)
- Publicly accessible plazas ($750,000)
- Intersection improvements ($200,000)
- Streetscape, bike station and bus stop improvements ($250,000)

DPP Response[20]:

- Approved

Developer Requested to Adjust:

- On-site delivery required
    - Initial proposal was 1 affordable and “air rights” for 67 units that could be developed in the future
- Reduce parking

Community Benefits Feedback:

- Micro-plazas and air rights not considered community benefit
- Include on-site delivery of units

Extension requests; 20, 23, 24:

- 78 □ 110 affordable units (increase for approval of permitting extension)

[20] https://www4.honolulu.gov/docushare/dsweb/Get/Document-196870/D-0602(17).pdf

- Converted a level of vehicle parking to increasing affordable housing delivery
- Had to reduce floor area allocated to market-rate and condo-hotel units and other areas to retain same FAR and height

- Affordable housing must be delivered first[21]

The Azure: (627, 629, 631, 641, 651 Keeaumoku & 1518 Makaloa) –Application Submitted April 2017

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
0	0	333	78	26,000	9,500	400	10.0

REQUESTED CHANGES (Original Zoning BMX-3):

- Height: 250 □ 400 ft
- FAR: 3.5□ 10.00
- Flexible open space
- Mixed use



JUSTIFICATION FOR IPD-T:

The Azure (Prospac Tower) IPD-T application is justified directly to community benefits provided, referencing planning policies calling for more intensity and mixed use around the rail station, and fulfilling this via affordable housing, public access spaces, transit supportive design, and overall improvement to pedestrians.

- Advance TOD vision
  - “model” project for IPD-T justification
- Maximize capacity near transit
- Urban design

COMMUNITY BENEFITS PACKAGE ($20.7M):

- 78 affordable rentals (on-site) ($20M)
- Publicly accessible plazas
- Outdoor dining arcade ($500,000)
- Bikeshare station ($50,000)

[21] https://hnldoc.ehawaii.gov/hnldoc/document-download?id=20563

- EV charging stations (est. $4,500/station)
- Car sharing (est. $150,000)

DPP Response:

- Approved

Developer Requested to Adjust:

- Reduce parking
- Increase bike parking
- Adjustments to plaza design
- Provide $500,000 for pedestrian connectivity improvements

Community Benefits Feedback:

- Recognizes only Makaloa street as genuine "plaza" space—keeaumoku areas are "extensions" of sidewalk
- Bike- care-share programs only accepted on private property
- Bike-share must be funded by property
- Not considered community benefit
    - Outdoor dining arcade
    - EV charging stations

The Sky Ala Moana[22]: (1388, 1400 & 1418 Kapiolani Blvd) –Application Submitted May 2018

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
0	300	388	90	15,000	4,800	400	10.0

[22] The Sky Ala Moana IPD-T Application (May 2018): https://www4.honolulu.gov/docushare/dsweb/Get/Document-358542/The_Sky_Ala_Moana_IPD-T_Application.pdf ; final unit counts from the City TOD Development Projects Archive: https://www.honolulu.gov/tod/projects/dev-projects/archive/

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Honolulu City & County Council Zoning & Planning Committee
Thursday, September, 24 2026 at 9:00AM

REQUESTED CHANGES (Original Zoning BMX-3):

- Height: 250 → 400 ft
- FAR: 3.5 → 10.00
    - 9.51 FAR for the project itself; 0.49 FAR was previously transferred to the adjacent Pacific Guardian Tower through a joint development agreement
- Modified height setbacks, yards, landscaping, and parking
- Mixed use (full-service hotel use)
- Proposed: two towers on a seven-story podium (Ewa Tower 400 ft with 388 condos; Diamond Head Tower ~375 ft with 300 condo-hotel units plus the affordable and workforce units)



JUSTIFICATION FOR IPD-T:

The Sky Ala Moana justifies its IPD-T request by arguing that redeveloping a low-density site about 375 ft from the future Ala Moana station will support transit ridership and pedestrian access consistent with the Ala Moana TOD Plan.

- Transit ridership
    - About 240 hotel workers, many expected to commute by bus/rail from Ewa and Kalihi
- Higher density on an underutilized, low-density site
- Pedestrian-scaled urban environment
    - Privately funded sidewalk improvements on Kapiolani and Makaloa per Complete Streets guidelines
    - Ground-floor commercial to maintain street vitality
- Public connection between Kapiolani Blvd and Makaloa St

COMMUNITY BENEFITS PACKAGE ($12.2M–$24.8M):

- 90 affordable for-sale condos
    - 59 units to satisfy the base AHR (Ord. 18-10) at 100% and 120% AMI, for 10 or 30 years
    - 31 “workforce” studios at up to 140% AMI for 10 years (the claimed community benefit)
    - Applicant valued the package at $24.8M only if all affordable housing is counted

- Public open space plaza and multi-use path (4,800 sq ft, with bike path and bike racks)
- Public access driveway/motor court (6,700 sq ft) connecting Kapiolani and Makaloa
- Car share (10 public stalls)
- Bikeshare station

DPP Response:

- Approved[23]

Developer Requested to Adjust:

- Parking podium setback and screening on Kapiolani (green wall, trees, or habitable space)
- Unbundle all residential and condo-hotel parking
- 169 short-term and 259 long-term bike parking spaces (half of short-term on the ground floor, publicly accessible)
- Design and build a bus stop and shelter
- $103,000 toward a Kapiolani Blvd bike lane or other Complete Streets improvements
- Free employee bus/rail passes and free or discounted passes for guests and residents
- Record a public access easement for the through-project driveway
- On-site bikeshare station with at least 20 docks (agreement with Bikeshare Hawaii)

Community Benefits Feedback:

- Applicant's package valued at ~$12.2M; DPP counted only ~$3.3M as a community benefit, against a ~$26.2M value of the bonus floor area to the developer (per the applicant's own analysis)
- Affordable housing
    - AHR units are mandatory and not a community benefit
    - 31 workforce units at 140% AMI not considered a benefit (IPD-T affordable housing must be ≤120% AMI; priced only ~$64k below comparable luxury studios)
    - 10-year affordability rejected; all previously approved IPD-T projects provided 30+ years

[23] DPP Director's Report and draft resolution, Departmental Communication D-706 (Oct. 29, 2018): https://www4.honolulu.gov/docushare/dsweb/Get/Document-211407/DOCS%20(240).pdf

- AHR (~42 units) must use the longest affordability period (30 years), plus 42 bonus units at ≤120% AMI for 30 years, "doubling" the AHR (84 total)
- Plaza must be publicly accessible 5 a.m.–10 p.m. daily and programmed
- Car share and bikeshare only count if publicly accessible and on-site
- Not considered community benefits
  - Workforce units at 140% AMI
  - Land acquisition and maintenance costs of the plaza, driveway, and bikeshare areas

City Council Action (Resolution 18-248, CD1, FD1)[24]:

- Adopted 9–0 on November 14, 2018
- DPP's draft resolution listed 21 bonus units; Council set it at 42 bonus units (≤120% AMI, 30 years), which may drop to 20 and then 10 years if units go unsold after two 45-day marketing periods
- Council loosened several DPP conditions (DPP voiced concern over the parking and setback changes)
  - Parking unbundling reduced from all to at least 20% of required stalls
  - Removed the Kapiolani podium setback requirement
  - Bus stop and $103,000 Complete Streets payment deferred until the temporary CO for the second tower
  - Building permit deadline extended from 2 to 5 years after the SDP Major
- Final project: 300 condo-hotel, 390 market-rate, and 84 affordable units

KCR Development[25]: (Kapiolani & Kona st) –Application Submitted 2019

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
315	529	0	84	9,955	0	400	10.0

REQUESTED CHANGES (Original Zoning BMX-3):

- Height: 250 □ 400 ft
- FAR: 3.5□ 10.00



[24] Resolution 18-248, CD1, FD1 status page:
http://www4.honolulu.gov/docushare/dsweb/Get/Document-211422/RES18
conditions and testimony counts from Committee Report CR-377 (Zoning
testimony at the Nov. 14 Council meeting):
http://www4.honolulu.gov/docushare/dsweb/Get/Document-205141/Extrac
[25] Next to proposed Manaolana (hotel and residential)—Manaolana Partner

- Flexible open space
- Mixed use

JUSTIFICATION FOR IPD-T:

Alignment with and support of goals, objectives, and polices of the Ala Moana TOD plan:

- Increased density
- Alignment with TOD plan
- Pedestrian and public enhancements
- Exceeds TOD affordable housing requirements (84 affordable rentals at 80% AMI for 30 years)
- Compliance with regulatory criteria
- Transit/bike/pedestrian access

COMMUNITY BENEFITS PACKAGE ($12.98M):

- Affordable housing
- Plaza
- Public access open space ($7.4M)
- Car share ($580,000)

DPP Response:

- Approved[26]

Developer Requested to Adjust:

- Tower separation
- Affordable housing increase 84 □ 169
- Reduce parking
- Redesign ground floor to provide public access
- Increase bike parking
- Pedestrian circulation
- $94,000 towards complete streets improvements

Community Benefits Feedback:

- 84 affordable units are not sufficient for the density increased
    - References Mayors Affordable Housing Strategy calling for a minimum of 20% affordable housing for Ala Moana (
    - Increase to 169 units and mix unit types

[26] Council held up project over increase of 169 affordable units. Manaolana Partner

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- Car share acceptable only if it can genuinely be accessed by public
- Publicly accessible open space
    - Areas proposed are not considered a true community benefit
    - Redesign and consolidate open space together
- Outdoor dining
    - Contingency on a private restaurant success is not considered community benefit
- Street activation
    - Elements are required expectations under TOD planning and not a considered benefit

The Park on Keeaumoku: (Keeaumoku & Liona St.) –Application submitted May 2019

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
0	0	818	146	88,000	26,00	400	7.0

REQUESTED CHANGES (Original Zoning BMX-3):

- Height: 250 □ 400 ft
- FAR: 3.5□ 7.00
- Flexible open space
- Mixed use



JUSTIFICATION FOR IPD-T:

- Increased density
- TOD support
- Ala Moana center station proximity

COMMUNITY BENEFITS PACKAGE ($14M):

- Affordable housing (bonus 31 units) ($2.4M)
- Public park ($8.45M)
- Outdoor dining ($1M)
- EV ($72,000)
- Car-share ($90,000)
- Street scape/ROW ($1.25M)

DPP Response:

- Approved

Developer Requested to Adjust:

- Increase affordable housing units (bonus)
- Active programming for the park
- Reduce parking
    - Increase car-share spaces
- $168,000 contribution to complete streets
- Proposed community center on site must be open to public

Community Benefits Feedback:

- Increase affordable housing bonus from 31 □ 49 (5% based on 964 total units proposed on top of AHR
    - Increase affordability period on bonus units from 5 to 30 years
- Ensure park is public
- Reduce parking
- Unbundle parking spaces
- Bike and transit commitments (complete streets commitment)
- Don’t consider EV chargers community benefit

Ala Moana Plaza: 451 Piikoi & Ala Moana Blvd.—Application submitted June 2020

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR

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0	0	459	124	1,570	0	400	7.0

REQUESTED CHANGES (Original Zoning BMX-3):



- Height: 250 □ 400 ft
- FAR: 3.5□ 7.00
- Flexible open space
- Mixed use

JUSTIFICATION FOR IPD-T:

- Responds to need for new rental housing both market and affordable
- Facilitates high-density development along rail line
- Replaces an aging, low-rise (auto-oriented section near the mall)
- Designed to meet and exceed Ala Moana TOD plan and PUC Development plan guidelines

COMMUNITY BENEFITS PACKAGE ($45M):

- Affordable housing (21%)
- Bike share ($332,000)
- Car share ($232,000)
- Right of way improvements
- Infrastructure/open space

DPP Response:

- Approved

Developer Requested to Adjust:

- Make contributions toward HFD facilities
- Fund and install publicly accessible bike share stations with 20 docking spaces
- Reduce parking (220 residential stalls)

Community Benefits Feedback:

- Increase period of affordability to 45 years
- Minimum of 10 car-share spaces
- Monetary contribution for Bike Lanes ($140,000)

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Kapiolani Tower: 1538 Kapiolani Blvd.—Application submitted February 2022

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
0	0	311	101[27]	8,711	0	400	10.0

REQUESTED CHANGES (Original Zoning BMX-3):



- Height: 250 □ 400 ft
- FAR: 3.5□ 10.00
- Mixed use

JUSTIFICATION FOR IPD-T:

- Meeting city policy objectives
- Enhancement of area
    - Activate street front
    - Infrastructure

COMMUNITY BENEFITS PACKAGE ($23M):

- 101 Off-site rentals (765 Amana st & 1564 Kalakaua Ave) ($17M)
    - 65 must be rented to 80% AMI and below for 30 years
- Pedestrian, bicycle, and vehicular thoroughfare ($5M)
- 6 car-sharing stalls ($348,000)
- Streetscape and public improvements
    - Sidewalk widening
    - Long and short term bike parking

DPP Response:

- Approved

Developer Requested to Adjust:

- Increase car share spaces
- Reduce parking
- Increase bike share (across 3 cites)

Community Benefits Feedback:

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[27] Off-site

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- Affordable housing
  - 65 for 80% for 30 years, the rest for 15 years
- Increase car share
  - 6 □ 10
- At least 40 bikeshare docking stalls required across 3 cites
- Reduce and revise the parking structure design

Chinatown Hotel Development: 128 Nimitz—Application submitted October 2023

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
240	0	0	0	12,500	0	200	6.81

REQUESTED CHANGES (Original Zoning BMX-4):

- Height: 80 □ 400 ft
- FAR: 4□ 7.00
- Flexible open space
- Mixed use



JUSTIFICATION FOR IPD-T:

- Location in TOD

- Significant community benefit

COMMUNITY BENEFITS PACKAGE ($5.5M):

- Keaulike st improvements ($500,000)
- Historic structure preservation/renovation
    - New public spaces
- Ten car-sharing spaces ($600,000)
- Fifteen bike share stations ($100,000)
- Adopt-a-block- cleaning agreement ($150,000)
- King st. bus stop enhancement ($10,000)
- Alt transit modes ($198,000/annually)
    - Subsidy for transit passes, shuttles, etc. for transit demand management of guest/customers/employees
- Narcissus Festival Contribution 10 years ($20,000/year)
- Night in Chinatown Contribution 10 year annual donation to Chinatown808 ($20,000/year)
- Affordable Housing Fund contribution ($500,000)
- Maunakea and king st. connectivity ($1,250,000)

DPP Response:

- Approved

Developer Requested to Adjust:

- Community benefit found insufficient
- Site and building adjustments
    - Public dining alley easement
- Parking and loading changes

Community Benefits Feedback:

- Kakaulike St $500,000 □ $704,600
- AHF $500,000 □ $2,809,400
- King st. bus stop enhancement $10,000 □ $62,000
- Not qualified as community benefits
    - Free event/meeting spaces
    - Adopt-a-block
    - Transportation demand management
    - Annual donation to Narcissus Festival and Night at Chinatown
- Include wayfinding and signage

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1667 Kapiolani[28]**:** Kapiolani and Kona st.—submitted application June 2024

Hotel Units	Condo-Hotel Units	Residential Units	Affordable Units	Commercial Space (sq ft)	Public Plaza Space (sq ft)	Height	FAR
0	0	499	132	8,586	0	400	10.0

REQUESTED CHANGES (Original Zoning BMX-3):

- Height: 350 □ 400 ft
- FAR: 2.5□ 10.00
- Flexible open space
- Mixed use



JUSTIFICATION FOR IPD-T:

- TOD in ala moana
- Catalyzing Kapiolani transformation
- Significant community benefits
- Sustainable urban design and community redevelopment
- Consistent with policy and planning documents

COMMUNITY BENEFITS PACKAGE ($45M):

- Affordable housing (95 to be affordable for 30 years at 80% AMI, the remainder restricted for 30 years at 100% AMI) ($13M)
- Designed toward workforce housing even when market
- Bike share ($375,000)
- Construction costs estimated $300M + $225M in the economy
- RPT base expansion ($3.1M/annual)

DPP Response:

- Approved with Conditions[29]

Developer Requested to Adjust:

- Reduce maximum podium height

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[28] KRC Development second shot at proposing for this location
[29] Council Zoning Committee ultimately recommends that KCR proposes a new project for the lot and denies the project

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- Reduce maximum tower width
- Does not meet 50ft tower separation
- Community benefits too low
- Increase pedestrian improvements

Community Benefits Feedback:

- Increase affordable housing (additional 10% of all units = total 25%)
- Bikeshare station for at least 20 bikes
- 10 publicly accessible care share
- $47,250 for bikeway or complete streets improvements

—----------END REPORT—----------

COLDWELL BANKER
REALTY

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BUSINESS (808) 596-0456
www.coldwellbankerhomes.com
RB-16781

September 22, 2026

Dear Chair and Members of the Zoning and Planning Committee,

My name is Patti Nakagawa and I am the Director, Global Luxury with Coldwell Banker Realty. I am writing in support of Resolution 26-171 and 1588 Ala Moana.

As a commercial resident in the Ala Moana neighborhood, continued improvement and development of this community is essential to our economy. Our infrastructure is in need of repair and our local economy is in need of revitalization.

The project would replace an underutilized surface parking lot with housing, retail, dining and new activity in an established neighborhood.

I respectfully ask the Committee to support 1588 Ala Moana.

Mahalo,

Patti Nakagawa

Patti Nakagawa
Director – Global Luxury
Coldwell Banker Realty
1585 Kapiolani Blvd., Suite 1010
Honolulu, Hawaii 96814

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Bank of Hawaii

September 23, 2026

Dear Chair and Members of the Zoning & Planning Committee,

My name is Kawika Fiddler, and I serve as Executive Director of the Commercial Real Estate Lending Division at Bank of Hawaii.

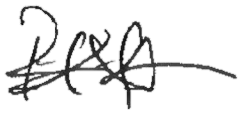
I am writing in support of Resolution 26-171 and 1588 Ala Moana.

Over the course of my career financing commercial real estate across the islands, I've had the opportunity to see which projects genuinely help to move our communities forward — and 1588 Ala Moana is one of them.

The project would convert an underused surface parking lot into 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space in one of Honolulu's most established commercial districts. Beyond the direct benefits to housing and jobs, projects of this scale send an important signal about continued investment and confidence in O‘ahu's urban core.

I respectfully ask the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo,



Kawika Fiddler
Executive Director, Commercial Real Estate Lending Division
Bank of Hawaii

BEACHSIDE ROOFING

THE LEADERS. // BC-22075

September 23, 2026

Chair and Members
Zoning and Planning Committee
Honolulu City Council
City & County of Honolulu

Re: Support for Resolution 26-171 — 1588 Ala Moana

Dear Chair and Members of the Zoning & Planning Committee:

My name is Scot Jimenez, and I am the President of Beachside Roofing, LLC. I am writing in support of Resolution 26-171 and the proposed 1588 Ala Moana project.

Our company has been serving Hawai'i's construction industry for 43 years and now employs more than 165 people. Our employees are more than a workforce, they are individuals with families, responsibilities, and roots in this community. When well-planned projects move forward, they create the opportunity for local companies to keep experienced people working, build careers in the trades, and support the households that depend on those jobs.

We hope to have the opportunity to contribute our work to the 1588 Ala Moana project. At the same time, I believe the project offers benefits beyond construction. It would add homes, including affordable rental housing, as well as hotel and commercial activity in one of Honolulu's most active urban areas. It is the kind of private investment that can support both a stronger neighborhood and a stronger local economy.

I recognize that a project on this scale must be reviewed carefully and carried out responsibly. I believe Resolution 26-171 provides the appropriate next step for the project to move forward through the City's process.

I respectfully ask the Committee to support Resolution 26-171.

Mahalo for your time and consideration.

Sincerely,

Scot Jimenez
President, Beachside Roofing, LLC
(808) 306-9525
sjimenez@beachsideroofinghawaii.com

Testimony for the Honolulu City Council
Committee on Zoning and Planning
The Honorable Esther Kia'āina, Chair, and Tommy Waters, Vice Chair

23 September 2026

Resolution 26-171 (2026)

Aloha Chair Kia'āina, Vice Chair Waters, and Committee Members,

Thank you for considering my COMMENTS for Resolution 26-171. The biggest single constraint on Honolulu's economy, public safety, and quality of life, is its allocation and ordering of the spatial environment. Within that context, 1588 Ala Moana Blvd is a critical redevelopment project that should be approached holistically.

- The Conceptual Plan design as presented continues Honolulu's failed policy of **upper-level setbacks (ULS)**. ULS resemble a candlestick in a cupcake. ULS permanently impede Honolulu's walkability, maul the streetscape, but waste critical upper airspace on nothing. Thus, ULS constitutes environmental failure: for the same islandwide effects on stormwater, land use, and ambient heat, etc, is lower benefit.

  That airspace (setback) could instead provide more critical housing.

- The **lower floors** continue Honolulu's confusion between a sidewalk meeting a building frontage and 'walkability.' The lower space designated partly as 69 affordable housing units has no permeability for the pedestrian into the building.

- The **project fronts Ala Moana Beach Park.** Park users wishing to access the Ala Moana neighborhood now face an obstacle. There could be another destination.

  The first floor should be all small to midsize commercial, to provide: a) goods and services to residents who do not need to enter Ala Moana Center b) tax revenues through General Exercise Tax which will in turn be partly-diverted to the City, and c) improve safety through establishing eyes and ears on the streetscape. Residents walk where there is reason to go.

- Most of the current testimony on this measure, which is mostly in support, reflects the **need for more jobs providing livable wages, for tradespeople and union workers**. I am a longtime supporter of economic development, diversification, and city-approved or directed projects that provide good wages for the working class.

Let's put our people back to work, but on improved projects which truly, deeply, and holistically enhance Honolulu. The current Conceptual Plan needs more ambition. I would support supplemental legislation (zoning variances, etc) to advance worthy urban planning.

Mahalo nui loa,
Dylan P. Armstrong, Urban Planner and Advocate