

RES26-171
Testimony

MISC. COMM. 411

COUNCIL

COUNCIL Meeting

Meeting Date: Oct 7, 2026 @ 10:00 AM

Support: 122

Oppose: 3

I wish to comment: 2

Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers-Employers Cooperation Education Trust	Position: Support	Submitted: Oct 2, 2026 @ 10:30 AM

Name: Brent Koki	Email: brentkoki@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Oct 3, 2026 @ 11:20 AM

Testimony:

I am writing in support of the proposed 1588 Ala Moana project (RES26-171). I work in the luxury residential condominium industry, and I understand the concerns that come with the amount of new luxury development taking place in the Ala Moana and Kaka'ako areas. At times, it can certainly feel like the area is becoming oversaturated. However, I also believe it is important to look at the overall impact these projects can have on our local community.

I have a great deal of respect for the Kobayashi Group and the way they have approached development in Hawai'i. In particular, I believe their efforts to provide affordable housing and create permanent job opportunities for local residents are extremely important. With the cost of living in Hawai'i being as high as it is, having quality, stable jobs that allow people to stay here and support their families is something our community truly needs.

I believe the Kobayashi Group has done a good job of finding a balance between economic growth and giving back to the local community. Projects like 1588 Ala Moana can help strengthen the Ala Moana area while also creating jobs and supporting housing opportunities for Hawai'i residents. For these reasons, I am in support of RES26-171 and hope you will consider the positive impact this project can have on our community

Mahalo,
Brent Koki

Name: Tina Tolentino	Email: ttolentino2003@gmail.com	Zip: 96744
Representing: Self	Position: Oppose	Submitted: Oct 4, 2026 @ 02:08 PM

Testimony:

I am in opposition to this building. I was born in Hawaii and I've seen many friends and family move away because it's too expensive. How does this building help local people in the long run. Of course, with the construction, it would employ the workers, but what happens after?

The infrastructure is not able to to handle all of the buildings that are already up! When you walk across Ala Moana Shopping Center to go across the street, a person smells SEWER! How is that inviting to anyone? I went to Ala Moana Center, the stores do not have A/C, ever since Hurricane Lala. The electric grid is not sustainable? Target only was able to get their A/C fixed this past week....what of the other shops? Ala Moana Shopping Center is not a good landlord and

putting this MONSTROSITY over the parking lot would not be good for the local people of Hawaii, for the land and for the infrastructure.

Our council members should think of the people they represent and who voted them into office and not be swayed by the corporations that does not care for the working class people of Hawaii!

Name: Jonathan Huynh	Email: jhweather123@yahoo.com	Zip: 96792
Representing: Self	Position: Oppose	Submitted: Oct 4, 2026 @ 05:07 PM

Testimony:

Aloha,

Thank you for the opportunity to provide testimony on Resolution 26-171, CD1. I respectfully oppose this resolution as written and urge the Council to amend it before approval.

I support adding housing, hotel, and retail to this site. Replacing a parking structure with homes and active ground-floor uses across from Ala Moana Regional Park and near a future rail station is exactly what should happen here. My comments are aimed at making sure the project lives up to what it claims to be.

The CD1 improves the resolution in several ways I want to acknowledge. Restoring the unbundled parking requirement is the right call. Strengthening the bus stop and Biki fallback provisions so the developer can't walk away if a location isn't identified closes real loopholes. Requiring post-occupancy validation of traffic projections adds accountability. Requiring updated floor plans with affordable unit calculations per DPP's Affordable Housing Rules is a meaningful addition.

However, the CD1 does not fully close the gaps between this project's TOD claims and what it actually delivers. Several concerns I raised in prior testimony remain unaddressed. I also want to flag one new issue introduced by the CD1.

1. Parking

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. Unbundling changes pricing behavior. A cap changes the physical commitment.

The LUO waives minimum parking requirements for this site. None of the 1,229 stalls are legally required. The TOD Plan recommends a residential maximum of 1.25 spaces per unit. The project proposes roughly 2.1. TOD projects near rail stations across the country typically build far less parking than this.

The 598 mall replacement stalls represent less than 6% of the mall's total parking supply. When parking is reduced, people take transit, walk, bike, or park elsewhere. Rebuilding all 598 stalls commits this corner to car traffic for generations.

I ask the Council to cap residential and hotel parking at 0.5 stalls per unit. Phase down the mall replacement stalls with a sunset date rather than rebuilding all 598. Require convertible parking floor design so those floors can become something more useful later. And require automatic conversion of excess capacity after the Skyline station opens.

2. HDOT and the \$5 Million

The CD1 removed the option for the applicant to implement intersection improvements directly, leaving only the \$5 million contribution. I understand why. The original condition was likely unworkable given HDOT jurisdiction over state highways. But the \$5 million now goes to a general Complete Streets fund within the TOD area with no restriction to this intersection and no requirement that HDOT commit to anything.

DTS identifies Atkinson Drive as a high injury corridor. The CD1 accepts a blank wall along Atkinson Drive with landscaping in front. Landscaping by itself does not create a pedestrian environment. It must be paired with safe street design.

Without HDOT committing to specific improvements, the \$5 million would go to a general Complete Streets fund with no guarantee it reaches this intersection. The developer would build a nice sidewalk, and the pedestrian experience would end at the property line.

I ask the Council to require HDOT to commit in writing to specific intersection improvements: protected crossings, leading pedestrian intervals, curb extensions, and traffic calming, with a timeline before SD Major Permit approval. If HDOT does not commit, restrict the \$5 million to pedestrian safety improvements at or near the Ala Moana Boulevard and Atkinson Drive intersection, not released to a general fund.

3. Wind and Viewsheds

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." Those are staff words, not mine.

The park serves four million people annually. The mitigation is \$1.5 million for street trees elsewhere. That works out to 37 cents per park visitor. The City has no established methodology for valuing a protected viewshed, but \$1.5 million suggests the applicant and DPP treated this as a landscaping budget item rather than a significant viewshed loss. Street trees are a fine benefit on their own terms, but they do not restore a mauka view corridor.

On wind: the CD1 keeps the wind tunnel test at the foundation permit stage. The applicant's own preliminary study already flags uncomfortable pedestrian conditions along Atkinson Drive. If the wind tunnel test reveals problems requiring design changes at that stage, your leverage is gone because the project is already conceptually approved.

I ask the Council to require the wind tunnel test before SD Major Permit approval, not at the foundation permit stage. I

also ask the Council to require a cumulative viewshed study showing this project alongside all approved neighboring towers, and a specific viewshed mitigation plan as part of the SD Major Permit that identifies how the loss of the protected mauka view from Ala Moana Beach Park will be addressed, not just offset with trees elsewhere.

4. Affordability

The CD1 retains the option to price the 38 community-benefit units at up to 120% AMI for 60 years. For a family of four, that's roughly \$185,000. I want to pause on that number. Rentals at that income level are essentially market-rate for many unit types in this location. Calling those units "affordable" is an extreme stretch.

I ask the Council to require at least half of the community-benefit units to be priced at 60% AMI or below. Otherwise, the households bearing the worst of this housing crisis get nothing.

5. Gray Water System

The original resolution required a gray water reuse system that would offset approximately 10.8 million gallons of potable water annually. The CD1 removed this requirement entirely. At a time when climate resilience and water conservation are stated City priorities, removing a concrete, measurable conservation commitment from a major development approval sends the wrong signal. I ask the Council to restore this condition.

6. Bicycle Facilities

The CD1 closes the "deemed satisfied" loophole for the Biki station. If DTS doesn't identify a location, the developer must provide a station on-site. That's a real improvement. But one station is still minimal for a project of this scale adjacent to a future rail station and a regional beach park. I ask the Council to require at least several Biki stations distributed across both frontages, along with covered cargo bike parking, multiple bike racks, and repair stations. These cost almost nothing relative to the project budget.

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 urge the Council to act on the following before approval:

- Cap residential and hotel parking at 0.5 stalls per unit with conversion dates.
- Require HDOT to commit in writing to specific intersection improvements with a timeline before SD Major Permit approval. If HDOT does not commit, restrict the \$5 million to pedestrian safety improvements at or near the Ala Moana Boulevard and Atkinson Drive intersection.
- Require the wind tunnel test before SD Major Permit approval, not at the foundation permit stage.
- Require at least half of community-benefit affordable units at 60% AMI or below.
- Require a cumulative viewshed study and a specific viewshed mitigation plan as part of the SD Major Permit submittal.
- Restore the gray water reuse system requirement.
- Require at least several Biki stations and several bike racks/facilities distributed across both frontages.

Mahalo for your time and for the critical work you do,
Jonathan Huynh
Advocate for housing and safe streets

Name: Joe Miller	Email: joe@smh-hi.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 03:42 AM

Testimony:

Council Chair and Council Member,

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: Dale Ruff	Email: daleruff10021@yahoo.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 04:22 AM

Testimony:

Oct 5, 2026

Aloha Council Chair and Council Members,

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: LEON Leehang	Email: lleehang@alakaimechanical.com	Zip: 96819-1939
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 04:41 AM

Testimony:

Council Chari and Council Members,

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:

Jason Cutinella

Email:

jason@nmgnetwork.com

Zip:

96817

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 04:49 AM

Testimony:

Dear Council Chair and Council Members,

My name is Jason Cutinella. 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 Cutinella

Name:

Ed Schultz

Email:

eschultz@parallel21partners.com

Zip:

96816

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 04:54 AM

Testimony:

Dear Council Chair and Council Members,

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 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 Council 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: Cindy Sotelo	Email: csotelo56@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 05:51 AM

Testimony:

Aloha Council Chair and Council Members:

My name is Cindy Sotelo 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: Steve Holt	Email: sdmanoa@yahoo.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 06:00 AM

Testimony:

Dear Council Chair and Council Members,

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: Wesley Enokawa	Email: wes@enokawa.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 06:19 AM

Testimony:

Dear Council Chair and Council Members,

My name is Wesley Enokawa, and I am a lifelong resident of O’ahu 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: Mark Babin	Email: mbabin@mmirealty.com	Zip: 96816
Representing:	Position:	Submitted:

MMI Realty Services, Inc.	Support	Oct 5, 2026 @ 06:42 AM
Testimony: Dear Council Chair and Council Members, 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:
Ha'aheo Zablan	hzablan@kaimana.com	96821
Representing:	Position:	Submitted:
Kaimana Beach Hotel	Support	Oct 5, 2026 @ 07:00 AM
Testimony: TESTIMONY IN SUPPORT OF RESOLUTION 26-171 1588 Ala Moana Mixed-Use Development Aloha Council Chair and Council Members My name is Ha'aheo Zablan, 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. [OBJ] 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. [OBJ]		

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. [OBJ]

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.

[OBJ]

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
General Manager
Kaimana Beach Hotel

Name:	Email:	Zip:
Michael Schneider	michael@endelman.com	98101
Representing:	Position:	Submitted:
Endelman & Associates PLLC	Support	Oct 5, 2026 @ 07:13 AM

Name:	Email:	Zip:
Kiley Nakamura	kanakmura@asbhawaii.com	96817
Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 07:14 AM

Testimony:

Dear Chair and Members of the Council,

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 Council 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:

David Kojima

Email:

dkojima1@gmail.com

Zip:

96825

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 07:17 AM

Testimony:

Council Chair and Council Members,

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:

Clifford Chu

Email:

cchu002@gmail.com

Zip:

96789

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 07:18 AM

Testimony:

Council Chair and Council Members,

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:

Julianne Fieman	juliechuhawaii@gmail.com	96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 07:27 AM
Testimony: Dear Council Chair and Council Members, My name is Julie Chu Fieman. My family and I are preparing to move into the Ala Moana neighborhood, and 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, and one of my goals is to open our first permanent location in the Ala Moana area. A project like 1588 Ala Moana would help create the kind of vibrant, walkable neighborhood where a small local business like mine could grow and thrive. As someone who plans to both live and build my business in this community, I would love to see this project move forward. 1588 Ala Moana would transform an underused surface parking lot into 205 new residences, including 69 affordable rental homes, along with hotel, retail, and dining space. This type of thoughtful growth brings more residents, visitors, foot traffic, and economic activity to the neighborhood, creating new opportunities for local businesses. For these reasons, I respectfully ask the Council Chair and Council Members to support Resolution 26-171 and approve a project that will provide more housing while creating opportunities for small businesses like mine to establish roots and grow in Ala Moana. Mahalo, Julie Chu Fieman Owner, Oysters Hawaii		
Name: Ryde Azama	Email: ryde@ack-inc.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 07:37 AM
Testimony: Aloha Council Chair and Council Members, My name is Ryde Azama, and I am born and raised in Hawai'i. I 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.

I believe Ala Moana is an appropriate location for thoughtful, transit-oriented development. Rather than spreading new development into less-developed areas of O’ahu, investing in an established urban neighborhood can help Honolulu accommodate growth while making better use of existing infrastructure and transportation connections.

As a Honolulu resident, I want to see our community continue to grow in a way that provides housing, supports local jobs, strengthens businesses, and creates long-term investment in our city.

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:	Email:	Zip:
Javier Pommerenk	javier.pommerenk@Otis.com	96813
Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 07:41 AM

Testimony:

Dear Council Chair and Council Members,

My name is Javier Pommerenk. I have worked for Otis Elevator here in Honolulu 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 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,
Javier Pommerenk
Otis Elevator Company

Name: Kenneth BERGER	Email: kberger@dukekahanamoku.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 07:56 AM

Testimony:

Dear Council Chair and Council Members,

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.

Name: Jayson Okazaki	Email: jaysonokazaki@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 07:57 AM

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: Melvin Leon Guerrero	Email: mel.leonguerrero@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 07:59 AM

Testimony:

Aloha Chair and Councilmembers,

My name is Melvin Leon Guerrero. I live on O'ahu and have worked in real estate for more than 20 years. I'm writing in strong support of Resolution 26-171 and the 1588 Ala Moana project.

Over two decades, I've seen a lot of projects come and go. The ones that make Hawai'i better bring several things together: housing, jobs, revitalization, and a real vision for the future. This project does all of that, and that's rare.

Right now the site is a surface parking lot. This plan turns it into homes for buyers, affordable rentals for local residents, and shops and restaurants that bring the area to life. It sits close to jobs, shopping, and transit, which is exactly where growth should go.

It also means jobs for our community. The construction crews will build it, and the hotel, restaurant, and retail workers will keep it running for years after. People can't afford to stay here without good work, and projects like this help make that possible.

Tourism supports so many of our families and small businesses. A hotel in the Ala Moana corridor fits the zoning, welcomes visitors, and helps keep our visitor industry strong.

What stands out most to me is how well balanced this project is. It goes beyond what's required, and you can tell it was planned by people who have Hawai'i in their hearts. Projects like this deserve to be recognized and supported, because they show what responsible development here can look like.

I respectfully ask the Council to support Resolution 26-171 and let this project move forward. Our community needs it.

Mahalo for your time, your service, and your consideration.

Melvin Leon Guerrero
O'ahu Resident and Real Estate Professional

Name: Kisan Jo	Email: kisanjo@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:08 AM

Testimony:

Dear Chair and Council Members,

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 Chair and Council Members 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:
Casey Obatake	casey@alia888.com	96814

Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 08:12 AM

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

Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 08:23 AM

Testimony:

Council Chair and Council Members,

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:
Craig Endo	craig.endo@tghawaii.com	96813

Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 08:24 AM

Testimony:

Aloha Council Chair and Council Members,

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

member of Hawai'i's business community, I support thoughtful developments that help address housing needs, create jobs, and promote continued investment in the Ala Moana area. Projects such as 1588 Ala Moana can contribute to the long-term economic vitality of Honolulu while providing additional housing opportunities for residents. For these reasons, I support Resolution 26-171 and respectfully ask for your favorable consideration. Mahalo for your time and service to our community.

Craig Endo
Honolulu, Hawai'i

Name: Gerald Nakashima	Email: gerald@parklanealamoana.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:34 AM
Name: James Lewis	Email: jdklewis@yahoo.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:42 AM

Testimony:

Council Chair and Council Members,

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: Cathy Camp	Email: Cathy.Camp@cpb.bank	Zip: 96813
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:50 AM

Name: Ashley Wang	Email: ashleywang8@yahoo.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:59 AM

Testimony:

Council Chair and Council Members,

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: Nathaniel Kinney	Email: nkinney@prp-hawaii.com	Zip: 96814
Representing: Pacific Resource Partnership	Position: Support	Submitted: Oct 5, 2026 @ 09:00 AM

Name: Andrea Zannoni	Email: andre.zannoni@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 09:08 AM

Testimony:

Council Chair and Council Members, 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 you 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: Madeline Clifford	Email: madeline@henderson.house	Zip: 96740
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 09:24 AM

Testimony:

Council Chair and Council Members:

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.

Name: Jennifer Matsumura	Email: jmatsumura@wkmlarch.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 09:32 AM

Testimony:

Council Chair and Council Members,

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: Gregory Kiyan	Email: greg@aircentralhawaii.com	Zip: 96819
Representing: Air Central LLC	Position: Support	Submitted: Oct 5, 2026 @ 09:33 AM

Testimony:

Dear Council Chair and Council Members,

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:

Tony Mizuno

Email:

tmizuno@asbhawaii.com

Zip:

96816

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 09:34 AM

Testimony:

Council Chair and Council Members,

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

EVP, Commercial Markets, American Savings Bank

Name:

Florence Chong

Email:

fchong@me.com

Zip:

96821

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 09:41 AM

Testimony:

Dear Council Chair and Council Members,

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 construction and 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 development team on other 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.

For these reasons, I respectfully support the 1588 Ala Moana project.

Thank you for the opportunity to submit testimony.

Florence Chong

Name:	Email:	Zip:
Joseph Barrios	jbarrios@alakaimechanical.com	96819
Representing:	Position:	Submitted:
Alakai Mechanical	Support	Oct 5, 2026 @ 09:46 AM

Testimony:

Dear Council Chair and Council Members,

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: Shirley Lee	Email: shirleylee@mac.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 09:56 AM
Testimony: Council Chair and Council Members, 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: Bryan Simpson	Email: bryansimpsonrealty808@gmail.com	Zip: 96814

Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 10:03 AM
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Testimony:

Council Chair and Council Members,

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: Ana Tuiasosopo	Email: atuiasosopo@oe3.org	Zip: 96707
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Representing: Operating Engineers Local 3	Position: Support	Submitted: Oct 5, 2026 @ 10:26 AM
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Name:	Email:	Zip:
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Neale Asato	asatofamilyshop@gmail.com	96813
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 10:38 AM
Testimony: Dear Council Chair and Council Members, 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: Jasha Kistler	Email: jasha.kistler@rwdi.com	Zip: 97204
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 10:40 AM
Name: Ryan Ando	Email: rando@alakaimechanical.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 10:43 AM
Testimony: Council Chair and Council Members, 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: Melvin Nakaoka	Email: mel@bwa-hi.com	Zip: 96821-2401
Representing: Benjamin Woo Architects	Position: Support	Submitted: Oct 5, 2026 @ 10:44 AM

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 community as our office has been in the 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 spaces. 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 and approve this project that reflects thoughtful, well-executed urban design.

Thank you for the opportunity to provide testimony.

Mahalo,
Melvin Nakaoka, RA
Vice President, Benjamin Woo Architects

Name:	Email:	Zip:
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Fernando Frontera	ffrontera@baseengr.com	96813
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 10:53 AM
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 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 live. 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: Michelle Franco	Email: meeshellda808@gmail.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 11:08 AM
Testimony: Aloha, Council Chair and Council Members, 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: Nicolas Moses	Email: nicomoses23@gmail.com	Zip: 96816

Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 11:28 AM
Testimony: Dear Council Chair and Council Members, My name is Nicolas Moses. I'm a recent graduate of 'Iolani 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 job-site 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 most enjoyable 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 is determined to return home to Hawai'i one day to raise a family, 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: Lyneah Sanchez	Email: lyneah@ack-inc.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 11:44 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 change 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: Brady Jencks	Email: bjencks@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 12:01 PM

Testimony:

Aloha Council Chair and Council Members,

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: Ben Fieman	Email: ben@fieman.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 12:11 PM

Testimony:

“Council Chair and Council Members,”

I’ve copied Eliot Dobris of iQ360, who is helping coordinate the testimony process and can assist with any questions about submitting. 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 again for your consideration and support of the project. I truly appreciate it.

Mahalo,
Ben Fieman

Name:	Email:	Zip:
Yumeko Tochika	alisatochika@hawaii.rr.com	96817
Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 12:15 PM

Testimony:

Aloha Council Chair & Council Members,

I wish to submit my testimony in support of the 1588 Ala Moana project.

I support this project for several reasons:

1. This project will create more jobs for many people, not only in the construction industry but in almost every sector. A construction project will increase employment and generate more income for the State of Hawaii & its people. The positive impact of a large-scale project will also continue into the future. Once the project is completed, it would produce new work and businesses opportunities.
2. 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, it opens up the opportunity for others to purchase or rent the homes they vacate. Then their previous home has the potential to be available to another family and so on.

3. I feel that the Ala Moana Shopping Center and surrounding neighborhood can use some revitalization. While the shopping center has changed and evolved over the years, the current condition of that location feels outdated. Any new improvements will surely help to attract both visitors and locals alike.

Name:

Darryl Soon

Email:

darryl@envsnintl.com

Zip:

96822

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 12:20 PM

Testimony:

Aloha Council Chair and Council Members,

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:

Zakary Noyle

Email:

zak@eleven17creative.com

Zip:

96816

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 12:46 PM

Testimony:

I have grown up in this area frequenting Ala moana beach park with my parents and family. Over the years it has become a more "rough" neighborhood and less visually appealing and less inviting. This is our entry to Waikiki and the one remaining portion that will bridge Waikiki to Kakaako. Everything else is in place to create a safe and wonderful street along Ala Moana Blvd.

Name: Silvia Chang	Email: shc331@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 12:55 PM

Testimony:

Council Chair and Council Members

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'm here to voice my support of Resolution 26-171 and 1588 Ala Moana.

The project would turn an underutilized surface parking lot into housing and new activity close to jobs, shopping, services and transit. I believe thoughtful projects like 1588 Ala Moana will bring positive energy, renewal, and economic growth to our neighborhood. Investing in this revitalization creates local jobs, supports Hawaii's skilled workforce, and provides exciting new opportunities for rising businesses and young entrepreneurs. It is great to see the continued investment in growing this neighborhood so that we can continue to attract new business and young families.

Thank you for the opportunity to provide testimony.

Name: Kyong Chang	Email: chang.kyong@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 12:57 PM

Testimony:

Dear Council Chair and Council Members,

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:

Daniel Lee

Email:

dniellee@gmail.com

Zip:

96814

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 12:59 PM

Testimony:

Council Chair and Council Members,

This proposed development effectively converts an underutilized surface parking facility into residential space and commercial activity, strategically located in close proximity to employment centers, retail establishments, public services, and transit infrastructure. Projects such as 1588 Ala Moana foster revitalization, economic expansion, and community growth. By promoting local employment, supporting Hawai'i's skilled workforce, and offering vital opportunities for emerging businesses, this development strengthens the local economy and ensures long-term viability for local enterprises and families.

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

Mahalo for the opportunity to testify,

Daniel Lee

Name:

George Gutierrez Jr.

Email:

gtggutierrez@gmail.com

Zip:

96821

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 01:26 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. Through the life of the project it will also provide affordable opportunities for local families in the Ala Moana area where many are employed. Please consider my support for 1588 Ala Moana.

Name: Amado Sanchez	Email: amados@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc.	Position: Support	Submitted: Oct 5, 2026 @ 01:27 PM
Name: Davis Kobayashi	Email: dkobayashi@advantage-ins.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 01:30 PM
Testimony: Council Chair Water, Vice Chair Kia'aina & Members of the Honolulu city council, 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: Michael Dell	Email: dellfm@hawaii.edu	Zip: 96814
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 01:34 PM
Name: Nestor Lazo	Email: nestorl@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc.	Position: Support	Submitted: Oct 5, 2026 @ 01:40 PM
Name: Justin Tanouye	Email: justin@hoeisf.com	Zip: 96707
Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: Oct 5, 2026 @ 01:45 PM
Name: TIMOTHY YEE	Email: TIM.YEE@FERGUSON.COM	Zip: 96825
Representing: Ferguson Enterprises, Keanui Group and Personal	Position: Support	Submitted: Oct 5, 2026 @ 01:50 PM
Testimony: Aloha,		

My name is Timothy Yee and I represent several groups or organizations. I am the General Manager for Fortune 150 company Ferguson Enterprises, I am also a small business owner in Honolulu, I am a farmer with farms on Oahu and Hawaii island, I am cultural practitioner who works to support the Hawaii Burial Council and the title I am most proud of is Father of 4 adult children who reside in Hawaii.

I am here to provide my overwhelming support of the planned project at 1588 Ala Moana.

With my different lenses, I really see 1588 Ala Moana as a Flagship project and beneficial to all of my perspectives. First, this council should be proud to see the number of affordable units and the community improvement benefits, this is direct result of the work you all have been putting in. The numbers also testify to the integrity of Kobayashi Group and shows their constant willingness to develop in the interest of all stake holders. Developing an already developed, under utilized space, attached to our flagship mall with affluent residents, upscale vendors, affluent travelers, while providing jobs and affordable residences is exactly how we should be developing. This project checks all my boxes and I am a huge supporter. Thank you for your time.

Mahalo nui.

Name:	Email:	Zip:
Thomas Park	tp@barleatherapron.com	96813
Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 01:52 PM

Testimony:

Dear Council Chair and Council Members,

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 own several local businesses that would directly benefit from this project, including MĀZE, 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:

Melvyn Pidong

Email:

melvynp@groupbuilders.net

Zip:

96818

Representing:

Group Builders, Inc.

Position:

Support

Submitted:

Oct 5, 2026 @ 02:06 PM

Name:

arnell villanueva

Email:

arnell_villanueva@yahoo.com

Zip:

96789

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 02:36 PM

Name:

Darren Hamasaki

Email:

Darren.Hamasaki@OTIS.com

Zip:

96813

Representing:

OTIS Elevator

Position:

Support

Submitted:

Oct 5, 2026 @ 02:46 PM

Testimony:

Council Chair and Council Members, I am in support of this.

Thank you

Darren Hamasaki

Name:

Chris Tokumaru

Email:

chris@iti-hawaii.com

Zip:

96822

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 02:52 PM

Testimony:

Aloha Council Chair and Council Members,

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.

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: Kai Tokumaru	Email: kaibtokumaru@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 02:58 PM

Testimony:

Hi Council Chair and Council Members,

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: Afatia Thompson	Email: afatia5@tihati.com	Zip: 96816
Representing: Tihati Productions, Ltd.	Position: Support	Submitted: Oct 5, 2026 @ 03:14 PM

Name: Kainoa Philpotts	Email: kainoa@philpotts.net	Zip: 96822
Representing: Philpotts Interiors	Position: Support	Submitted: Oct 5, 2026 @ 03:15 PM

Testimony:

Council Chair and Council Members,

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: Misty Tufono	Email: misty54@tihati.com	Zip: 96701
Representing: Tihati Productions, Ltd.	Position: Support	Submitted: Oct 5, 2026 @ 03:17 PM
Name: Arianna Philpotts Blasco	Email: ariannap@philpotts.net	Zip: 96822

Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 03:19 PM
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Testimony:

Dear Council Chair and Council Members,

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 kulia — 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: Traci Gutierrez	Email: tracimikie@gmail.com	Zip: 96821
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Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 03:41 PM
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Testimony:

Aloha Council Chair and Council Members,

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:

Erin Shon

Email:

erinmshon@gmail.com

Zip:

96822

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 03:41 PM

Testimony:

Dear Council Chair and Council Members,

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 you to approve Resolution 26-171.

Mahalo for your consideration.

Sincerely,

Erin Shon

Name:

Warren Shon

Email:

wshon@sgws.com

Zip:

96822

Representing:

Self

Position:

Support

Submitted:

Oct 5, 2026 @ 03:43 PM

Testimony:

Dear Council Chair and Council Members,

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.

Mahalo for your consideration.

Sincerely,

Warren Shon

Name:

Email:

Zip:

Meagan Suzuki	meagan.suzuki@gmail.com	96822
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 03:45 PM
Testimony: Dear Council Chair and Council Members, I support Resolution 26-171 and the 1588 Ala Moana project. I appreciate that the project will add new housing, including affordable rental homes, as part of a mixed-use development in the Ala Moana area. Providing more housing options while continuing to invest in our community is important for Hawai'i residents and future generations. Sincerely, Meagan Suzuki		
Name: Joanne Suzuki	Email: joannesuzuki808@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 03:46 PM
Testimony: Dear Council Chair and Council Members, 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: Mark Suzuki	Email: marksuz808@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 03:48 PM
Testimony: Dear Council Chair and Council Members, 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 you to approve Resolution 26-171.

Mahalo for your consideration.

Mark Suzuki

Name: Chad Sakumoto	Email: chad@humblecapital.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 03:57 PM

Testimony:

Council Chair and Council Members,

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: Charles Jewitt	Email: lionkingcj@gmail.com	Zip: 96821
Representing: Self	Position: I wish to comment	Submitted: Oct 5, 2026 @ 04:41 PM

Testimony:

Dear Council Chair and Council Members,

My name is Charles Jewitt and I own multiple businesses in Honolulu including Agave&Vine in Ala Moana Center and The Republik, located on the 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 option 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 Council to support Resolution 26-171 and allow 1588 to move forward and help create the great community that Ala Moana deserves to be.

Sincerely,
Charles Jewitt

Name: Chad Morikawa	Email: chadmori808@gmail.com	Zip: 96797-6234
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 04:42 PM

Testimony:

Chair and Council members,

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: Maddy O	Email: madisen@manageability.pro	Zip: 96744
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Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 04:47 PM
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: Trevor Benn	Email: benntrevor@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 04:49 PM
Testimony: Dear Council Chair and Council Members, My name is Trevor Benn. I am 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. 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. Additionally, it would likely be a substantial increase to the property tax base for that parcel helping our City provide services to our community. Mahalo, Trevor Benn President/Principal Broker, Forward Realty		
Name: Lisa Yamada-Son	Email: lisayamada1@gmail.com	Zip: 96813
Representing:	Position:	Submitted:

Self	Support	Oct 5, 2026 @ 05:48 PM
Testimony: Aloha Council Chair and Council Members, My name is Lisa Yamada-Son and I support 1588 Ala Moana and Resolution 26-171. 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 a range of housing price points, increasing both affordable and market-rate inventory for 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. Finally, 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 1588 Ala Moana and Resolution 26-171. Thank you for the opportunity to provide testimony		
Name:	Email:	Zip:
Jesse Ubando	jcu32@hotmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 06:17 PM
Testimony: Council Chair and Council Members, 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 and have personally seen the positive impact that projects like this can have on both the surrounding community and the people who work within it. Park Lane has provided long-term employment and meaningful career opportunities for many of our team members. Approximately half of our staff have been with us since 2018, and over the years, I have seen employees grow into leadership positions both within Park Lane and throughout the hospitality and residential management industry. I am confident that a project like 1588 Ala Moana		

will be just as impactful to the future staff employed there.

I can also speak personally to the importance of having opportunities to live closer to where you work. Earlier in my career, I spent nearly three hours each day commuting. Being able to work closer to home made a significant difference in my quality of life, giving me more time with my family and allowing me to have a healthier work-life balance.

The 1588 Ala Moana project would bring 201 new homes to the area, including 69 affordable rental homes, while also creating jobs during construction and supporting continued employment and economic activity in the Ala Moana community.

Honolulu needs both housing and employment opportunities, and I believe projects that bring these together can positively contribute to our community and the people who live and work here.

For these reasons, I respectfully submit my testimony in support of Resolution 26-171 and the requested extension of time for the 1588 Ala Moana project.

Mahalo for the opportunity to provide testimony.

Jesse Ubando

Name: Norman Cheng	Email: ncheng@starnlaw.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 06:19 PM

Testimony:

Council Chair and Council Members:

I am writing in support of Resolution 26-171 and the 1588 Ala Moana project. As both a local business owner and Honolulu resident, I believe projects like this are important to a strong and vibrant local economy. A well-designed mixed-use residential and hotel project in Ala Moana will bring new residents and visitors who support our restaurants, retailers, service providers, and professional businesses, while also creating jobs and opportunities for local companies during construction and after the project opens. It also makes productive use of an underutilized site in one of Honolulu's established urban neighborhoods. I respectfully urge the Council to support this project.

Name: Hans Koch	Email: kochventures@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 06:24 PM

Name: Jason Yamada	Email: jason@a-1-a.com	Zip: 96819
Representing: A-1 A-lectrician, Inc	Position: Support	Submitted: Oct 5, 2026 @ 06:33 PM

Name: Rob Weber	Email: rob@henderson.house	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 07:37 PM

Testimony:

Dear Council Chair and Council Members,

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.

Warmest Mahalo,

Rob Weber

Name: Eric Henderson	Email: eric@henderson.house	Zip: 96740
Representing: Henderson Design Group	Position: Support	Submitted: Oct 5, 2026 @ 07:59 PM

Testimony:

Dear Council Chair and Council Members:

My name is Eric Henderson, Founder and Creative Director of Henderson Design Group, a Hawai'i-based interior design and furnishings company. I am submitting testimony in support of Resolution 26-171 and the proposed 1588 Ala Moana mixed-use development.

As a local business owner, I have spent many years working on large-scale development projects throughout Hawai'i. I have seen firsthand how projects of this size create opportunities that extend well beyond the development itself. They support local design firms like ours, our employees, and the many vendors, tradespeople, installers, craftspeople, and other businesses that work alongside us.

These projects provide meaningful work and help sustain a broad network of local businesses and professionals. That is the perspective from which I offer my support for 1588 Ala Moana.

Mahalo for your consideration,

Eric Henderson
Founder & Creative Director
Henderson Design Group

Name:	Email:	Zip:
Joy Nishikawa	joy@purejoydayspa.com	96814
Representing:	Position:	Submitted:
Self	Support	Oct 5, 2026 @ 08:16 PM

Testimony:

Dear Council Chair and Council Members,

I am writing to support the development of 1588 AlaMoana. I was born and raised here in Hawaii and I'm a small business owner. I have a Spa in Kaka'ako and have been in business for the last 23 years. A project like this would be extremely beneficial for so many residents that need the opportunity to own property, live closer to work, or create a better living experience as they start their career and family. I wish a project like this was available when my husband and I were starting off. I know of several employees that would benefit from a development like this and see that there's a great need for this in our community.

My late husband was huge supporter of including affordable housing in the Sate of Hawaii to sustain a balance and a key component in providing quality of life. I know he too would be in support of this project.

Having the combination of housing, retail, and hotel will be such an asset providing jobs and opportunities for Hawaii

residents.

Thank you for considering this project and all the ways it will be an asset to our community.

Sincerely,
Joy Nishikawa

Name: Wade Ueoka	Email: wueoka@mwrestaurant.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:22 PM

Testimony:

Aloha Chair Kia’aina, 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: Jacob Wiencek	Email: jacob.m.wiencek@pm.me	Zip: 96815
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:25 PM

Testimony:

Aloha Councilmembers,

I support Resolution 26-171, CD1, approving the conceptual plan for the 1588 Ala Moana mixed-use project. Replacing an aging parking structure with housing, a hotel, and street-level commercial space is the kind of redevelopment the Ala Moana Neighborhood TOD Plan was written to encourage. The project delivers 69 affordable rental units along with \$6.5 million for Complete Streets and street tree improvements, wider sidewalks, a new bus stop, and a bikeshare station. The resolution's conditions on traffic management, post-occupancy review, and permit deadlines give the City the means to hold the project to its commitments.

I strongly urge the Council to SUPPORT this resolution!

Name: Michelle Karr-Uroka	Email: mlarrueoka@merestaurant.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:25 PM

Testimony:

Aloha Council Chair and Council Members,

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.

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:
Keith Emerson	keith@islandfl.com	96817
Representing:	Position:	Submitted:

Island Flooring	Support	Oct 5, 2026 @ 08:34 PM
Name: Gary Omori	Email: gary@a1-a.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 08:50 PM
Testimony: "Council Chair and Council Members Thank you very much for giving me the opportunity to support RES26-171, 1588 Ala Moana Blvd. This project will bring needed jobs for the local community and an opportunity to live and work close to Ala Moana beach and Waikiki. Prior to construction it will bring many opportunities for design architects, MEP engineers and pre-construction companies. The project will provide millions of dollars to local construction companies and workers. After completion it will provide needed jobs to our hospitality workers and building maintenance and management staff. I believe 1588 Ala Moana will help revitalize the shopping center and surrounding businesses. I am a member of IBEW Local 1186 for 38 years and work for A-1A Lectrician Inc. Thank you, for allowing me the opportunity to support RES26-171 Sincerely, Gary Omori		
Name: Kent Untermann	Email: Kent@picturesplus.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 09:12 PM
Testimony: Aloha Council Chair and Council Members, I am writing in strong support of Res 26-171 and 1588 Kapiolani Blvd. This project hits home on so many lifestyle, family and business principles that are so important to our future here in Hawaii. I'll share from personal experience on all of the values this project brings to our community. 1. Housing-We employ 170 people and we measure our "success" on average hourly wages. That stands at \$33.68 as of Q2 2026 and it will be higher when we report Q3. After 40 years in business it pains me to see high quality working families leave Hawaii because of poor jobs and high cost of housing. I'm dedicating the remainder of my career to see more of our employees stay in Hawaii. Having 69 affordable units even if it is 120% of the median or more than 30% of the units are in this class for the quality of this project will allow 69 of our employees (as an example) to STAY in HI! We need every affordable unit we can protect. Please champion this project. 2. Living In the Area-We had the pleasure of living in East Honolulu in a dream home and raised our two kids. We had to		

sell this home to save our business almost 10 years ago and ironically have been renting 100 yards from this proposed development in a Kobayashi project ONE Ala Moana. I never thought I'd like condo living and my wife and I love it. It is because it is high quality and while it is 80% smaller than our dream home and we've been renting the "utility" and quality allows for us all to share a smaller footprint. We get to personally see so many things for nearly a decade that are listed below to support "why" this makes so much sense.

2A-The parking lot where this is proposed is "useless". There are no cars and it sits vacant. What an ideal use for all the reasons I'll list when we get to the business benefits.

2B-My wife and I walk every Saturday to Ala Moana Park, Ward and Kewalo and we've lived through watching Park Lane 1 and it is "so much nicer" to look at than the shopping center! Anyone saying traffic, noise, wind and other honestly from experience I do not agree. Ala Moana Blvd often has no cars in all six lanes. Looking at the nice homes and landscaping at Park lane and imagining even the tall hotel next to Ala Moana Hotel will be such a better use and based on personal experience having walked this exact area literally 100's of times it has NO impact on our beautiful Ala Moana Park. The park is expansive! It is heavily used and is such a GREAT amenity and has capacity for so many more people to use it. My wife and I often walk there in the evening too and enjoy watching BBQ, families, tents, kids, surfers and the energy is so great. Why not add more capacity right across the street?

3. Jobs-The total investment I believe is \$1.1B. Most of the building is by union workers who can afford to feed their families and stay in HI if we continue to support these high paying jobs. The demand for services for a five star hotel and high end units as well as affordable units are terrific for our economy as well as quality retail. The jobs before and after build are far above the mean wages in Hawaii and it will help reduce brain drain.

4. Tourism-Like it or not we are an island. Having high quality people who respect our islands, enjoy our hospitality and spend a lot of money while here is terrific for our economy to help solve wages and our high cost of living. Our tourism leaders are trying to attract a higher profile visitor. That vision is NOT supported by the low quality inventory of our hotels. We desperately need new, beautiful high quality hotel room inventory to support this objective. Ten of these projects is not enough and we don't have the land or area to support them, making supporting this project more critical.

5. Quality of the Developer-having been in the home improvement business my whole life, with Pictures Plus, California Closets and Cabinets we get to see first hand who builds quality. As the only locally built cabinets in Home Depot we "see it all". The Kobayashi Group has earned their reputation and as a citizen of Honolulu I'm so grateful for having a choice to rent or buy from their portfolio. We've built our own home and failed at trying to develop. It is really hard. Building in Hawaii is very expensive and why we have a housing crisis. Their impeccable reputation is evidenced in all of their projects and I've lived in one and love it. We are fortunate enough to have recovered financially and will be a buyer in their project at Alia. My wife and I plan on having that be our last home. That is the level of trust we have in their ability to deliver to their buyers and customers.

6. My apologies if this got personal or too opinionated. As a Father, Business leader, Husband, Grandfather and deeply passionate about the future of Hawaii for the local families who are struggling to survive we need people with vision and compassion. Anyone can second guess or talk about all of the negatives. What are WE doing to make it better? This project is about progress. Let's make it happen!

Mahalo for your time

Name: Benjamin Sadoski	Email: bsadoski@5.unitehere.org	Zip: 96818
Representing: UNITE HERE Local 5	Position: Oppose	Submitted: Oct 5, 2026 @ 11:01 PM
Name: Robert Woodring	Email: woodring@hawaii.rr.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Oct 5, 2026 @ 11:04 PM

Testimony:

Aloha Council Chair and Council Members

My name is Robert Woodring a kama'āina 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: Harry Ono	Email: harry@a-1-a.com	Zip: 96816
Representing:	Position:	Submitted:

Self	Support	Oct 6, 2026 @ 05:36 AM
Testimony: I support this Project as it will bring much needed Construction jobs for the Island. This will also generate future job positions once the Project is built. I fully support this Project. Thank You, Harry Ono		
Name:	Email:	Zip:
Tammy Ono	htonofamily@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Oct 6, 2026 @ 05:41 AM
Testimony: I Tammy Ono, fully support this project. This project will provide employment for my Husband and help support Our Family. Please push this forward as this Project will also provide job for future Working Tax Payers. Thank You, Tammy Ono		
Name:	Email:	Zip:
Bronson Pai	bronson.pai@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Oct 6, 2026 @ 07:44 AM
Testimony: Dear Chair and Members of the Zoning and Planning Committee, I was born and raised on O'ahu and I am writing in strong support of Resolution 26-171 and the proposed 1588 Ala Moana project. Hawai'i is continues to endure a housing crisis. Every year, more of our friends, family members, and local residents are forced to leave because they can no longer afford to live here. We all feel the consequences of a housing shortage that makes it increasingly difficult for working people, young families, and future generations to build their lives on O'ahu. I want to see a future where local residents have real opportunities to stay, work, and thrive in the community they love. 1588 Ala Moana represents the kind of thoughtful growth our island needs. By transforming an underutilized parking area into housing in the heart of an established urban center, this project will place residents close to jobs, shopping, services, recreation, and transit. It supports a more walkable, vibrant, and sustainable Honolulu while making better use of land that is already developed. The project would also provide much-needed new housing opportunities, including affordable residences that can help local families remain part of our community. This is not simply a development project; it is an investment in the future of O'ahu and a step toward addressing one of the most important challenges facing our island today.		

I respectfully urge the Committee to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Our community needs housing, and future generations deserve the opportunity to call Hawai'i home.

Mahalo for your consideration.

Sincerely,
Bronson Pai

Name: Bruna Lomba	Email: engbrunalomba@outlook.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 08:11 AM

Testimony:

Council Chair and Council Members,

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
Honolulu, Hawai'i

Name: Sam Kim	Email: skim@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Oct 6, 2026 @ 08:44 AM

Name: blair suzuki	Email: blairsuzuki@gmail.com	Zip: 96815
Representing:	Position:	Submitted:

Self	Support	Oct 6, 2026 @ 09:15 AM
Testimony: Dear Council Chair and Council Members, 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 our community, the project will create construction and permanent jobs, support local businesses and visitor spending, and generate additional property tax revenue for the City. 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 Council to support Resolution 26-171 and allow 1588 Ala Moana to move forward. Mahalo for the opportunity to testify, Blair Suzuki		
Name:	Email:	Zip:
Francine MP Dang	fmponce36@gmail.com	96782
Representing:	Position:	Submitted:
Self	Support	Oct 6, 2026 @ 09:33 AM
Testimony: Aloha Council Chair and Council Members, When I moved back to Hawai'i about nine years ago, after spending 22 years away on the mainland, some of the first things I noticed were the high cost of living, the need for more housing for local families, and the need for good-paying jobs that allow people to provide for their families. Today, many households in Hawai'i have multiple generations living under one roof. While multigenerational families are an important part of our culture and community, I believe we also need to create more opportunities for local families to have homes of their own. I believe the project at 1588 Ala Moana can help address both of these needs by creating much-needed new housing while		

also providing employment opportunities for the people of Hawai'i.

The benefits of this project extend beyond the construction phase. It can provide jobs during construction and, once the project is completed and open, create ongoing, permanent careers for local residents. I emphasize the word careers, because stable, long-term employment can provide people with the opportunity to support themselves and their families and build a future here in Hawai'i.

As someone who chose to return home after many years away, I understand how important it is to have opportunities that allow local people to remain in Hawai'i and for those who have left to have a reason and an opportunity to come home.

I respectfully ask the Council to consider the housing and long-term employment opportunities that the 1588 Ala Moana project can provide for our community.

Mahalo for your time, your service, and your consideration.

With aloha,
Francine MP Dang

Name: Ashley Ohia	Email: akikobomb@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 09:37 AM

Testimony:

I am in support of this project. We are in need of more housing and this project would provide work to Hawaii's construction industry and support local businesses. Thank you for your consideration.

Name: Dylan Armstrong	Email: dylan.p.armstrong@gmail.com	Zip: 96822
Representing: Self	Position: I wish to comment	Submitted: Oct 6, 2026 @ 09:51 AM

Name: Savanna Gonzales	Email: savanna@henderson.house	Zip: 96813
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 09:51 AM

Testimony:

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 - Henderson Design Group

Name: Kelly Sueda	Email: KellySueda@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 09:54 AM
Name: Cyrus Robinson	Email: crobinson@complumbing.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 11:04 AM
Name: Linh Dang	Email: ltdang808@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 11:51 AM

Testimony:

Aloha Chair and Members of the Honolulu City Council:

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: Cyrus Robinson	Email: crobinson@complumbing.com	Zip: 96813
Representing: Commercial Plumbing Inc.	Position: Support	Submitted: Oct 6, 2026 @ 12:56 PM
Name: Evan Killips	Email: ekillips@citymill.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 01:16 PM

Testimony:

Dear Chair Waters, Vice Chair Kia'aina and Members of the City Council,

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: Zak Barry	Email: zak@closetssystemssupply.com	Zip: 96815
Representing:	Position:	Submitted:

Closet Systems Supply	Support	Oct 6, 2026 @ 01:42 PM
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Testimony:

Council Chair and Council Members,

My name is Zak Barry, and I'm the CEO of Closet Systems 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 Systems Supply

Name:	Email:	Zip:
Dayle Kajiya	dkajiya@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Oct 6, 2026 @ 02:33 PM

Testimony:

Council Chair and Council Members,

I have resided in Honolulu my entire life and have been in the construction industry for 40 plus years, primarily working for electrical subcontractors.

I am in support of the 1588 Ala Moana project as it will result in the creation of a large number of jobs, not only during construction but also during pre-construction for the architectural and engineering field and upon completion in hospitality, retail, and dining services. The creation of additional housing is also a benefit.

I also see this project benefitting the surrounding businesses with increased patronage both from local residents and hotel guest.

In closing, I am in support of this project as I anticipate it will be a positive boost to the local economy during construction and for years to come upon completion.

Thank You
Dayle Kajiya

Name: Britney Gambe	Email: britneyg@philpotts.net	Zip: 96813
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 02:36 PM
Testimony: Dear Council Chair and Council Members, 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. I 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 money 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: Kimi Miya	Email: kimimiya99@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Oct 6, 2026 @ 02:39 PM

Testimony:

I support the 1588 Ala Moana project.

Projects like this are good for urban Honolulu and make sense for the neighborhood. This also makes sense for when the rail eventually comes through, and the Council should support more transit-oriented development like this.

Thank you for the opportunity to testify.

Name:

Ken Kaneshiro

Email:

ken@a-1-a.com

Zip:

96819

Representing:

Self

Position:

Support

Submitted:

Oct 6, 2026 @ 03:50 PM

Testimony:

Dear Council Chair and Council Members,

I am writing in support of Resolution 26-171 and the extension for 1588 Ala Moana. 1588 Ala Moana will add 201 new homes, including 69 affordable rental homes and 132 market-rate residences. The project is expected to support more than 6,000 jobs during construction and approximately 800 ongoing jobs once fully operational. The project will create new hotel units and jobs to help sustain Hawaii's tourism industry and will revitalize the corner of Ala Moana when tourists are exiting Waikiki. Thank you for your consideration.

Sincerely,

Ken Kaneshiro

Name:

Tiffany Matsuda

Email:

tiffany@a-1-a.com

Zip:

96822

Representing:

Self

Position:

Support

Submitted:

Oct 6, 2026 @ 04:00 PM

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:

Liam Ito

Email:

liami@notkinhi.com

Zip:

96814

Representing:

Notkin Hawaii, Inc.

Position:

Support

Submitted:

Oct 6, 2026 @ 04:10 PM

Testimony:

Dear Council Chair and Council Members,

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: Michael Young	Email: myy@ack-inc.com	Zip: 96797
Representing: Albert C. Kobayashi, Inc.	Position: Support	Submitted: Oct 6, 2026 @ 07:12 PM
Name: Melanio Lorenzo	Email: mell@groupbuilders.net	Zip: 96819
Representing: Group Builders, Inc.	Position: Support	Submitted: Oct 7, 2026 @ 09:16 AM



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

October 2, 2026

HONOLULU CITY COUNCIL

City Council Chambers

Honolulu, HI 96813

DATE: Wednesday, October 7, 2026

TIME: 10:00 a.m.

TESTIMONY ON RESOLUTION 26-171, CD1; IPD-T PROJECT / 1588 ALA MOANA DEVELOPMENT (2026-PDP-1)

Aloha Council Chair Tommy Waters, Vice Chair Andria Tupola and members of the Honolulu City Council:

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, CD1 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, CD1.

Mahalo for the opportunity to provide testimony.

Hawaii Laborers-Employers Cooperation & Education Trust

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

Aloha Council Chair and Council 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 O‘ahu. 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 O‘ahu and previously worked in Waikiki. 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 O‘ahu.

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

October 07, 2026

Aloha Council Chair and Council Members,

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,

A handwritten signature in black ink, appearing to read 'Gerald Nakashima', with a stylized flourish at the end.

Gerald Nakashima
General Manager

Park Lane Ala Moana
1388 Ala Moana Blvd.
Honolulu, HI 96814

October 5, 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 and Council Members of the Honolulu City Council:

Aloha, 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,

A handwritten signature in blue ink, appearing to read 'Cathy Camp', with a stylized, flowing script.

Cathy Camp

Executive Vice President, Customer & Community Impact
Central Pacific Bank

RE: Resolution 26-171, CD1 – 1588 Ala Moana Mixed-Use Development

Chair Waters, Vice Chair Tupola, and Members of the Council:

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 previously submitted written testimony on this measure before the Committee on Zoning & Planning and reaffirms its support as the measure comes before the full Council.

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. Thirty-eight of the affordable units would be 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. Located within the Ala Moana Neighborhood Transit-Oriented Development Plan area, the project would replace an existing parking structure with housing, hospitality, and commercial uses in an area already surrounded by employment, shopping, services, and transportation options. The project also advances the TOD Plan’s emphasis on compact, mixed-use development and improved pedestrian and multimodal connectivity, including a pedestrian connection between Ala Moana Boulevard and Ala Moana Center.

Importantly, the project provides substantial public benefits alongside the additional development flexibility being requested. Under the 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 for residents, workers, visitors, 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. The CD1 incorporates substantial commitments to affordable housing, multimodal transportation improvements, and street trees as part of those community benefits.

By adding affordable and market-rate housing alongside commercial and hospitality uses in an established employment center, the project will support continued economic activity and employment in the Ala Moana 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 Council 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





October 5, 2026

Honorable, Tommy Waters, Honolulu City Council, Chair
Honorable, Andria Tupoloa, Honolulu City Council, Vice Chair
Honorable Members of the Honolulu City Council

**RE: RESOLUTION 26-171 CD1– IPD-T PROJECT / 1588 ALA MOANA DEVELOPMENT
(2026-PDP-1)**

Chair Waters, Vice Chair Tupola, and Members of the Honolulu City Council,

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 CD1.**

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.

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 council to adopt Resolution 26-171 CD1.

Mahalo for the opportunity to testify.

Sincerely,

Ana Tuiasosopo
Hawaii District Representative, Trustee
Hawaii Operating Engineers Local 3

601 SW Second Avenue, Suite 1140
P o r t l a n d

Tel: +1.503.467.4710
O R 7 2 0 U S A



mail:

solutions@rwdi.com



Aloha Council Chair and Council Members,

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,

A handwritten signature in blue ink, appearing to read 'Jasha Kistler', written in a cursive style.

Jasha Kistler, PE, MBA

Senior Project Manager, RWDI USA LLC





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

October 07, 2026

Re: Resolution 26-171

To: HONORABLE COUNCIL CHAIR AND COUNCIL MEMBERS

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 such as 1588 Ala Moana can provide sustained work that helps employees earn a living, meet household expenses, and build their futures here in Hawai'i. For working families, continuity of employment provides stability and confidence to plan ahead.

This project also represents an important opportunity to develop the next generation of skilled craftspeople and construction professionals. Construction skills are built through hands-on experience, guidance from seasoned workers, and the opportunity to take on increasing responsibility. A project of this scale can give apprentices, young tradespeople, project engineers, and other emerging professionals valuable experience while allowing experienced workers to pass on their knowledge, and craftsmanship.

The economic benefits extend beyond the jobsite. Local subcontractors, material suppliers, equipment providers, and service businesses depend on construction activity to sustain their operations and employees. Work generated by this project can support a broad network of local businesses, with wages and business spending circulating through our communities.

For Group Builders, these opportunities carry added meaning because we are **100% employee-owned through our Employee Stock Ownership Plan (ESOP)**. Our employee-owners have a direct stake in the long-term success of the company. When projects are performed safely, responsibly, and successfully, they help strengthen the business in which our employee-owners are building retirement value.

For these reasons, I respectfully urge the Council to adopt Resolution 26-171 and support the 1588 Ala Moana development project.

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

Sincerely,

Amado J. Sanchez
CEO/RME

Testimony in Strong Support of Resolution 26-171 (1588 Ala Moana Project)

Honolulu City Council Meeting – October 7, 2026

Dear Council Chair and Members of the City Council:

My name is Michael Dell, and I am a long-term resident of the Ala Moana district. Thank you for the opportunity to comment on Resolution 26-171 regarding the 1588 Ala Moana project—a matter I believe is critical to the future of our neighborhood. I strongly support this project and urge the Honolulu City Council to approve the resolution.

By way of background, I am a retired tax partner from a Big Four accounting firm, where I spent 24 years specializing in tax policy and economics. I have also served as an accounting instructor at the University of Hawai'i at Manoa.

Over the years, I have witnessed significant growth and evolution in our community - much of it incredibly positive. However, as traditional retail continues to face headwinds—evidenced by the loss of major anchor tenants like Neiman Marcus—it is imperative that we encourage continued economic investment in our urban areas.

The 1588 Ala Moana development is a world-class project that delivers clear, tangible benefits for our community:

1. **Immediate Job Creation:** Generates direct, high-paying jobs in the construction sector.
2. **Sustained Employment:** Creates long-term operational roles across the hotel, residential, and retail spaces.
3. **Housing Solutions:** Adds much-needed affordable rental housing options to the area.
4. **Expanded Tax Base:** Generates vital, ongoing revenue streams—including General Excise Tax (GET), real property taxes, and state income taxes—to support essential public services for the City and County of Honolulu and the State of Hawai'i.

The influx of new residents and sustained private investment will continue revitalization in this area, strengthen local businesses and provide enduring economic resilience.

From an economic and community perspective, Resolution 26-171 is a clear win for Honolulu. I humbly request your full support and approval.

Thank you for your leadership and consideration.

Sincerely,

Michael Dell

Ala Moana Resident

Email: dellfm@hawaii.edu

Phone: (202) 415-0811



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

Oct. 07, 2026

Re: Resolution 26-171

To: Council Chair and Council Members

My name is Nestor Lazo, Chief Operating Officer of Group Builders, Inc., a local, 100% employee-owned construction company. I respectfully support Resolution 26-171 and the 1588 Ala Moana development project. Having worked in our company for 38 years, I have seen how sustained construction work helps local employees provide for their families and build their futures in Hawai'i.

This project would provide valuable continuity of work for our local workforce while supporting subcontractors, suppliers, and service providers. Behind every construction job is a family relying on that income for housing, groceries, education, and other everyday needs. The benefits of this work extend throughout our community as local businesses and their employees participate in the project.

The project would also create opportunities for the next generation of skilled craftspeople and construction professionals. Working alongside experienced tradespeople allows apprentices and younger employees to develop practical skills, learn safe work practices, and prepare for greater responsibility. These opportunities help preserve the knowledge and craftsmanship that our construction industry needs for the future.

I respectfully urge the Council to adopt Resolution 26-171. Mahalo for your consideration.

Sincerely,

Nestor Lazo

Chief Operating Officer



Hawaii Operating Engineers Industry
Stabilization Fund
2181 Lauwiliwili Street
Kapolei, HI 96707
Phone: (808) 845-6221
Website: www.hoeisf.com

Honolulu City Council
The Honorable Tommy Waters, Chair
The Honorable Andria Tupola, Vice Chair
Members of the Honolulu City Council

TESTIMONY IN STRONG SUPPORT

RESOLUTION 26-171, RELATING TO THE 1588 ALA MOANA DEVELOPMENT PROJECT

Aloha Chair Waters, Vice Chair Tupola and Members of the City Council:

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 Council to support Resolution 26-171 that supports and provides great opportunity to our hard-working local families in the community.



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Honolulu, Hawaii 96819
Phone (808) 832-0888
Fax (808) 832-0890
(808) 832-0895

October 5, 2026

Council Chair and Council Members,

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 job sites, 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 and God bless you all!

Sincerely,

Melvyn B. Pidong
Warehouse Manager

To: Chair and Members of the Honolulu City Council

From: Arnell Villanueva

Date: October 5, 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

Email: Arnell_villanueva@yahoo.com

Cell: 808.292.9420

Arnell Villanueva Submitting this Testimony in my personal capacity



The Honorable Thomas "Tommy" Waters, Chair
Honolulu City Council
530 S. King Street
Honolulu, HI 96813

RE: RES26-171 – Council Meeting October 7, 2026

Approving a conceptual plan for an interim planned development-transit project for the 1588 Ala Moana Development Project – **IN SUPPORT**

Aloha Chair Waters and Members of the Honolulu City Council:

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.



The Honorable Thomas "Tommy" Waters, Chair
Honolulu City Council
530 S. King Street
Honolulu, HI 96813

RE: RES26-171 – Council Meeting October 7, 2026

Approving a conceptual plan for an interim planned development-transit project for the 1588 Ala Moana Development Project – IN SUPPORT

Aloha Chair Waters and Members of the Honolulu City Council:

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.

Hans Koch

SUBJECT: Support for Resolution 26-171 and 1588 Ala Moana

Dear Council Chair and Council Members,

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 Council Members to move Resolution 26-171 forward so this project, and the thousands of local jobs behind it, can get underway.

Mahalo,



Hans Koch

Honolulu

10/5/2026



2849 Kaihikapu Street ● Honolulu, Hawaii 96819

Phone (808) 839-2771 ● Fax (808) 839-7828

October 5, 2026

RE: Resolution 26-171 – Support for 1588 Ala Moana

Aloha Chair and Council Members,

Thank you for the opportunity to testify. My name is Jason Yamada, President of A-1 A-lectrician, Inc., and I am writing in strong support of the 1588 Ala Moana Project.

I am blessed to be the third generation to continue our local family business, which was started by my grandfather, a veteran of the 442nd Battalion. His generation was known for the spirit of “Go for Broke” and for their love and sacrifice for family and community. We have been blessed to partner with the Kobayashi Group, who align with these same values.

One of A-1 A-lectrician’s core values comes from Matthew 5:14: “You are the light of the world.” As we care for and serve one another, we believe that together we can help our construction industry and Hawai’i continue to shine as a beacon of hope for the next generation.

We have been fortunate to keep our local family business going through economic challenges, industry slowdowns, and fierce competition from mainland companies. The 1588 Ala Moana Project will help keep our valued employees working and allow them to continue providing for their families.

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 surrounding community.

We are excited to see the transformation that will come with the next chapter of Ala Moana. We are confident in the responsible stewardship that the Kobayashi Group will bring to this project for the benefit of our local residents, future residents, surrounding community, and visitors.

We fully support the 1588 Ala Moana 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 the approvals needed for 1588 Ala Moana to proceed with construction.

Mahalo,

Jason Yamada
A-1 A-lectrician, Inc



October 5, 2026

Dear Council Chair and Council Members,

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 6, 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 Council's consideration of these economic, workforce, and housing needs, and I respectfully ask the Council to support Resolution 26-171 and allow 1588 Ala Moana to move forward.

Mahalo for your time and consideration.

A handwritten signature in black ink, appearing to read "Keith Emerson", with a stylized, flowing script.

Keith Emerson
President, Island Flooring



Cade Watanabe, Financial Secretary-Treasurer

Gemma G. Weinstein, President

Eric W. Gill, Senior Vice-President

October 6, 2026

Honolulu City Council
Councilmember Tommy Waters, Chair
Councilmember Andria Tupola, Vice Chair

Testimony in Opposition to Resolution 26-171 - 1588 Ala Moana Project

Chair Waters, Vice Chair Tupola, and Councilmembers:

UNITE HERE Local 5 represents working people in the hospitality, health care, and food service industries across Hawai'i. We oppose Resolution 26-171. We feel the developer has not done enough to engage with the community about this project. We have gathered signatures on petitions (available upon request - not attached here due to size limitations) from over 3,500 people calling for the developer to provide more community benefits for this project - in particular, more affordable housing at better rental prices.

This project does not provide enough benefit to the community given its impacts on infrastructure, as well as the bonus height and density the developer is seeking, the view plane obstructions it will create, and its exemptions from rules on tower width, tower separation, street level transparency, front setback, and height setback.

The developers are requesting the ability 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 Lane Ala Moana project, by the same developers, one of the penthouses sold for \$27.5 million in 2023.¹

Affordable Housing

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* analysis² 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.

Adjust for inflation

We recommend that all monetary contributions described in this resolution have annual adjustments at the rate of inflation. Over time, as inflation reduces purchasing power, monetary contributions for community benefits have a reduced value. The timelines of most development projects are subject to change; and this Resolution would allow the developer five years plus extensions at the discretion of DPP and City Council to get a building permit. In this case, the first installment of the contributions would not be required until a certificate of occupancy is issued. The contributions would be in annual installments over five years, which draws the timeline out further. The maximum allowable rents for affordable units are adjusted annually; monetary community benefits should be too.

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 Ala Moana TOD plan states:

Tall buildings (see Section 5.9) should be relatively slender to mitigate visual disruptions of important public views. The preferred tower width is a maximum of 100' oriented on the mauka-makai axis. Appropriate building design must take precedence over maximizing FAR.

- Ala Moana TOD plan, August 2021, pg. 134, Sec. 5.3.4

Per the DPP's Findings of Fact, Conclusions of Law and Recommendation on the Project:

The Project requests flexibility on the tower width requirement. The tower width is 955.5 ft. and exceeds the requirement by 855.5 ft. As described in the community benefit section of this Report, street tree funding would help to mitigate the towers' impact on the viewshed by increasing access to natural views and creating new scenic vistas and replacement recreational resources throughout the TOD Plan area.

- Findings of Fact, Conclusions of Law, and Recommendation, File Number 2026-PDP-1, Honolulu Department of Planning and Permitting, pg. 21, Section I.3

According to the Ala Moana TOD plan:

At a minimum, a 100' tower space buffer should be maintained between all towers of tall buildings to preserve views and solar access, and to protect the privacy of dwelling units.

- Ala Moana TOD plan, August 2021, pg. 145, Sec. 5.9.3

Per the DPP's Findings of Fact, Conclusions of Law and Recommendation:

The Project requests flexibility for the tower separation standard. There is no separation between the two towers, and the Project appears as one extremely wide tower. The length of the entire Project tower is 955 ft. and would require five 100 ft. setbacks to meet this and the tower width standard. A result of this deviation is a significant impact on a viewshed identified for protection.

- Findings of Fact, Conclusions of Law, and Recommendation, File Number 2026-PDP-1, Honolulu Department of Planning and Permitting, pg. 21, Section I.2

According to the Ala Moana TOD plan:

To define and protect mauka-makai views, tall buildings (see Section 5.9) should maintain a consistent orientation in order to frame primary arterials and view corridors. Towers should be oriented mauka-makai to ensure that the important viewshed at Ala Moana Regional Park maintains mountain views. The orientation of buildings at or under base heights along major streets may follow the orientation of that street; provided that the building does not disrupt important public views identified in Figure 3-17.

- Ala Moana TOD plan, August 2021, pg. 76, Sec. 3.5.4

Per the DPP's Report to Council:

The towers are not sited in a mauka-makai orientation. According to the Applicant, in order to accommodate the orientation requirement and the total number of units proposed, additional towers with a height of over 100 ft. would be needed and would have a greater impact on the viewshed. Although it may be true that additional individual towers and height would be needed, alternative designs would meet the intended goals of preserving the views better than the proposal. Additionally, the review criteria for IPD-T Projects and vision of the TOD Plan specify that height and density bonuses should not be to the detriment of neighborhood character, urban design, or protected views. The Applicant identifies the community benefits proposed for street tree funding as a

way to mitigate impacts on the viewshed by improving access to green scenic views across the TOD neighborhood. This is an appropriate tool to mitigate this impact.

- Findings of Fact, Conclusions of Law, and Recommendation, File Number 2026-PDP-1, Honolulu Department of Planning and Permitting, pg. 21, Section I.4

We agree the applicant should fund street trees. Additionally, we feel they should be responsible for planting them. However, we do not believe street trees make up for blocking protected important views and imposing the other impacts the above TOD guidelines were designed to avoid. This again calls for community benefits beyond what the applicant has proposed.

Verify Claims and Projections

Please require periodic publicly available reporting of data about:

- The number of construction jobs created;
- The number of operational jobs created;
- Usage of various utilities;
- Final number of each type of unit;
- Number of condotel units used as residences;
- Rents;
- Timelines;
- Etc.

This information could be useful to better understand how development projects compare in practice to initial projections.

Please oppose this resolution.

Thank you.

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.



HAWAII REGIONAL COUNCIL OF CARPENTERS

October 7, 2026

TO: The Honorable Tommy Waters, Chair
The Honorable Andria Tupola, Vice Chair
Members of the Honolulu City Council

RE: **TESTIMONY IN SUPPORT OF RESOLUTION 26-171, CD1, RELATING TO THE
1588 ALA MOANA MIXED-USE DEVELOPMENT.**

Aloha Chair Waters, Vice Chair Tupola, and Members of the Council,

The Hawai'i Regional Council of Carpenters (HRCC), representing 6,000 union carpenters and tradespeople across the islands, submits this testimony in support of Resolution 26-171, CD1. The resolution approves a conceptual plan for an Interim Planned Development-Transit Project for the 1588 Ala Moana mixed-use development. Planned for the Diamond Head end of the Ala Moana Center parking structure and designed for both residents and visitors, the project will combine a hotel, affordable rentals, market-rate homes, and retail and commercial space.

With high housing costs driving local families out of Hawai'i, housing remains one of O'ahu's most urgent needs. The project includes 69 affordable rentals for households earning 80 percent or less of the area median income (AMI), facing Ala Moana Beach Park, close to transit, and within one of the state's major employment centers. These units account for 34 percent of the project's homes, well above the 15 to 25 percent typical of other TOD projects in Ala Moana.

That level of affordability is possible because 1588 Ala Moana would be the first development on O'ahu to combine affordable rentals, a five-star hotel, market-rate residences, and commercial space on one site. Affordable rentals are expensive to build in Honolulu, and revenue from the hotel and market-rate homes helps offset their cost. The for-sale market-rate homes will also expand the City's real property tax base and spur new economic activity, and together with the affordable rentals, they will add to O'ahu's housing supply across a range of incomes.

The project advances the City's transit-oriented development (TOD) goals for Ala Moana and follows the Ala Moana Neighborhood TOD Plan, which was developed over nearly a decade with public input through the Department of Planning and Permitting, the Planning Commission, and this Council. It stays within the plan's maximum building heights and density and brings housing, employment, retail, and services into the urban core next to the bus routes that serve Ala Moana Center, reducing reliance on cars and making better use of land that is already developed.

Growth in the urban core also depends on streets that can support it. The resolution requires 10-foot-wide sidewalks, pedestrian improvements, and street trees along Ala Moana Boulevard and Atkinson Drive, and it makes the developer responsible for establishing and maintaining a city bus stop at no cost to the City and for restoring any roadways damaged during construction. The project's expected \$6.5 million contribution to the City will fund street trees and Complete Streets improvements to make the surrounding neighborhood safer and easier to walk.

STATE HEADQUARTERS & BUSINESS OFFICES

OAHAU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188
HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576
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MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961
KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911

Construction is projected to generate 6,072 jobs over roughly five years, and the completed project would support approximately 800 ongoing jobs each year, including positions in the hotel, restaurants, and shops. Carpenters and workers in the other building trades would gain several years of steady employment at one site, supporting family-sustaining careers here at home.

The project's hospitality jobs will center on a planned five-star hotel, which is expected to draw top-spending visitors and increase the local benefits of tourism. Added hotel inventory that generates higher per-visitor spending would also make O'ahu more competitive with Maui, Hawai'i Island, and other resort markets. The project's restaurant and retail space will be available to local businesses and create additional jobs for residents, and wages from building and operating 1588 Ala Moana will circulate through local communities.

For our local families, 1588 Ala Moana would mean affordable homes and careers they can build without leaving Hawai'i. HRCC respectfully asks this Council to consider the great benefits this project brings and adopt Resolution 26-171, CD1.

Mahalo for the opportunity to provide testimony.

Respectfully submitted,

Sam Kim
Government Relations
Hawai'i Regional Council of Carpenters

TESTIMONY FOR THE HONOLULU CITY COUNCIL
THE HONORABLE TOMMY WATERS, CHAIR, AND ANDRIA TUPOLA, VICE CHAIR

7 October 2026

Resolution 26-171 (2026)

Aloha Chair Waters, Vice Chair Tupola, and Council 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. It should be approached holistically. The Conceptual Plan design as presented, continues several failed Honolulu practices.

- **Upper-level setbacks (ULS) also known as ‘parking podiums’ are bad design and should be stricken from this conceptual plan.** ULS resemble a candle in a cupcake. ULS permanently impede Honolulu’s walkability by confronting the pedestrian with a building that fills out the lot but lacks any ‘draw’ for foot traffic, exacerbates heat and brightness, and does not feel genuinely safe or welcoming. With the bulk of the proposed building being recessed, upper airspace is wasted on... nothing. Thus, ULS constitutes environmental failure: for the same islandwide effects on stormwater, land use, and ambient heat, etc, comes lower benefit.

Recommendation: That airspace (setback) could instead provide more critical housing and also make a lower height feasible while providing same, if not greater, profitability than the CP.

- **The lower floors continue Honolulu’s confusion between a sidewalk meeting a building frontage and ‘walkability.’** Walkability on the streetscape is impeded when there is no inherent attraction to the block. The CP purely presents a path from the mall’s ‘A’ to the Ala Moana Beach Park’s ‘B’ because it opposes Ala Moana Beach Park. Park users wishing to access the neighborhood now face more obstacle. Refer to the landscaped block of Kapi‘olani Blvd alongside the former Macy’s (now Target) building. This never experiences high foot traffic comparable to cities of similar density, nor do comparable blocks at other such building-pedestrian interfaces nearby, like the Convention Center’s frontage. There is no reason to walk in these places except to get beyond these, and as such attract no one. When people stay away or stay home, that is also an economic development failure.

Recommendation: The building first-floor frontage should instead provide another destination. All small to midsize commercial (retail and office), would provide: a) goods and services to residents who do not need to enter Ala Moana Center b) tax revenues through General Excise Tax which will in turn be partly-diverted to the City, and c) establish eyes and ears on the streetscape, a prerequisite for safety. The restaurant should be on the first floor, revitalizing the streetscape, not fortifying an upper level terrace. Freight access for delivery

could be provided at the rear (parking lot side).

Residents walk where there is reason to go.

- **The podium frontage (band-aiding the parking structure) is designated as 69 affordable housing units (AHU), which represents a two-fold affordable problem.**

The units are only “affordable” for 30 years, nor will this ultimately house many residents.

Recommendation: I would support a variance to build out to the full building envelope and avoid ULS, more (at least 100 total) units at such rates could be built. Or else, the site might provide more AHU on a shorter horizon, or fewer for a longer horizon.

I also refer to the more elaborated criticism about the proposed AHUs in Senator Sharon Moriwaki’s written testimony, September 23, 2026 to the Zoning and Planning Committee. <https://hnlldoc.ehawaii.gov/hnlldoc/document-download?id=29144>

There are also substantive points that commend this project. The need for a luxury accommodation after decades of no such new developments could provide lasting economic benefit in the area. Let’s make that a fuller benefit.

Recommendation: As Councilman Waters indicated in the Zoning and Planning Committee, the proposed hotel ought to hire union workers, and thus prove its commitment to the community.

Most of the current testimony on this measure, which is mostly in support, reflects the **need for more construction work providing livable wages for tradespeople and union workers**. As a longtime supporter of economic development, diversification, and city-approved or directed projects that provide good wages for the working class, I would support supplemental legislation (zoning variances, etc) to advance worthy urban planning.

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.

Mahalo nui loa,

DYLAN P. ARMSTRONG, Urban Planner and Advocate

Dear Council Members,

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, Waikīkī, 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.

Kelly Sueda

Founder, Kelly Sueda Fine Art
Honolulu, Hawai'i

COMMERCIAL PLUMBING INC.

1812 Colburn Street, Honolulu, HI 96819-3245
License C-13503
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 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.

1812 Colburn Street, Honolulu, HI 96819-3245
License C-13503
Phone (808) 845-4112 • FAX (808) 847-1865

October 6, 2026

To: Council Chair and Council Members,

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.



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Wednesday, October 07, 2026

RE: Resolution 26-171 and 1588 Ala Moana

Dear Chair and Members of The Honolulu City Council,

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 with 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-oriented 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 Council 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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Oct. 07, 2026

Re: RESOLUTION 26-171

To: COUNCIL CHAIR AND COUNCIL MEMBERS

On behalf of Group Builders, Inc., I respectfully submit my support for Resolution 26-171 and the 1588 Ala Moana development project. As a local, 100% employee-owned construction company, we understand the close connection between meaningful project opportunities, the well-being of our employees, and the long-term strength of our business.

Employee ownership gives this project particular significance for us. Our salaried employee-owners participate in the company's long-term success through our Employee Stock Ownership Plan, while our union field employees bring the skill and dedication essential to delivering our work. Sustained construction opportunities support the livelihoods of both groups and, when completed successfully, help strengthen the company in which our employee-owners are building retirement value.

The benefits would also reach local subcontractors, suppliers, and service providers whose businesses depend on construction activity. At the same time, the project would provide hands-on training and career development for apprentices, young tradespeople, and emerging construction professionals. This combination of ongoing work and practical learning helps sustain today's workforce while preparing tomorrow's leaders.

For our company, supporting 1588 Ala Moana reflects our commitment to our employees, their families, and the local businesses with whom we work. We believe this project can create meaningful opportunities for people to earn, learn, and build lasting careers here in Hawaii.

I respectfully urge the Council to adopt Resolution 26-171. Mahalo for your time and consideration.

Sincerely,

Melanio Lorenzo
Vice-President of Project Engineering