
From: CLK Council Info
Sent: Tuesday, March 2, 2021 9:52 PM
Subject: Zoning and Planning Testimony
Attachments: 20210302215141_2020-09_Ala_Moana_Plaza.pdf

Written Testimony

Name Lynn Mariano
Phone 703-861-8528
Email lbmarianosd12@gmail.com
Meeting Date 03-04-2021
Council/PH Zoning and Planning
Committee
Agenda Item Resolution 20-315
Your position Oppose
on the matter
Representing Organization
Organization Ala Moana-Kakaako Neighborhood Board

In general, the Board urges consideration of the following items prior to issuance of the Interim Planned Development-Transit (IPD-T) Permit:

- The Ala Moana-Kaka'ako Neighborhood Board No. 11 supports the local community in limiting the building structure to its existing base zone of 100 to 250 feet with an 80 percent Area Median Income (AMI) restriction for a minimum of 30 to a maximum of up to 99 years; and
- Brookfield Properties should demonstrate that their internal transportation study and infrastructure is sufficient to accommodate the proposed development; and
- Brookfield Properties' iconic glass shape towers that span wall-to-wall to provide floor to ceiling views of the surroundings from within the units, will not impact the views and visibility of traffic or surrounding facilities during the peak hours of sunlight; and
- Brookfield Properties should demonstrate, as good neighbors, that their proposed development will enhance community benefits such as a greater percentage of affordable units with a longer time restriction, and not devalue existing properties such as Moana Pacific, Uraku Tower Hawaii, and other residences due to their TOD height exemption of up to 400 feet; and
- The project should incorporate a tree canopy along the street edges, as possible.

Please see attached resolution from the Ala Moana-Kakaako Neighborhood Board, as passed in September 2020.

Testimony Attachment 20210302215141_2020-09_Ala_Moana_Plaza.pdf

DEPT. COM. 133



ALA MOANA-KAKA'AKO NEIGHBORHOOD BOARD NO. 11

NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD, SUITE 160 • HONOLULU, HAWAII, 96817
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET <http://www.honolulu.gov/nco>

RESOLUTION REGARDING PROPOSED ALA MOANA PLAZA

WHEREAS, the Ala Moana-Kaka'ako Neighborhood Board No. 11 does not entirely dispute Brookfield Properties, a Canada-based real estate investment and development firm that acquired the majority ownership of Ala Moana Mall in or about 2018, and the right to develop their properties, including placing affordable housing within the existing height and density limitations between 100 to 250 feet; and

WHEREAS, Brookfield Properties' latest development proposal of the Ala Moana Plaza that seeks to increase (by more than four times) the current height limits (100 feet) to allow for the building of a 400-foot tower with 595 rental units – 119 units (about 20%) of which would have an 80 percent Area Median Income (AMI) restriction for 30 years, and 225 parking spaces, does not take into thoughtful consideration the local property owners within the vicinity who are already living and invested in their respective luxury properties; and

WHEREAS, concerns have been raised about the project's impacts on existing residences, its impact on public infrastructure, the low number of affordable units and short time restrictions, and the proposed community benefits; and

WHEREAS, the proposed development seeking to obtain the Transit Oriented Development (TOD) exception of raising of the existing height requirements to allow for a 400-foot tower, would obstruct the ocean and mountain plane views for existing units in the local area such as Uraku Tower Hawaii that was built in 1990, and Moana Pacific that was built in 2007; and

WHEREAS, current property owners and investors at the Uraku Tower Hawaii, Moana Pacific, and other residential buildings in the area that were granted what appeared to be the last exemption of the TOD height limitation of up to 400 feet, enjoy and appreciate the ocean views towards Magic Island and Ala Moana Park, as well as the height limits on the neighborhood side of Ala Moana Mall that were zoned for buildings at 100 feet; and

WHEREAS, since the one-time exemption was granted for Moana Pacific to be built at 400 feet, the Honolulu City Council has proposed limitations to TOD height restrictions to 100 feet (note: although the Honolulu City Council has not formally adopted the TOD plan, it is used as a guideline to restrict obstructive views for existing properties). As a result, since 2007 to present, current Moana Pacific and Uraku Tower Hawaii owners, residents and investors have enjoyed some security that their scenic views of the surrounding natural environment and property value would be protected and appreciate in value overtime; and

WHEREAS, Moana Pacific and Uraku Tower Hawaii owners, residents, and investors, along with the local residents in the Ala Moana-Kaka'ako community have voiced their concerns and dissatisfaction with the proposed Brookfield Properties development since it is being built without regard for the impact on the interest of the neighborhood or other existing property owners and is designed to be built with regard only for its own interest; and

WHEREAS, the Revised Ordinances of Honolulu (ROH) Section 21-2.110-2 provide the City Council with the discretion to approve the conceptual plans for Interim Planned Development-Transit projects, in whole or in part, with or without conditions or modifications, by resolution; and

WHEREAS, these conditions may require demonstrable contributions towards community benefits in exchange for flexibility on allowable project uses, density, height, setbacks, and other requirements; and

WHEREAS, development proposals are evaluated for impacts on existing public and private infrastructure such as sewer, traffic, first responder services; the Honolulu Rail Project; and

WHEREAS, development proposals are evaluated for impacts on existing private infrastructure such as view planes, shadows, and wind circulation patterns; and

WHEREAS, the proposed Ala Moana Plaza development project's internal traffic management study centered only on its property and failed to take into account the existing residential properties and the newer developmental properties currently being built in and around the dense location surrounding Kona Street, Pi'ikoi Street, and Kapiolani Boulevard, and how the Honolulu Rail will add additional burden to the existing infrastructure in the neighborhood (additional traffic congestion, schools, sanitation, first responders such as law enforcement/emergency medical services, etc.); and

WHEREAS, the Honolulu City Council's adopted TOD base zoning is currently at 100 feet; and now therefore

BE IT RESOLVED that the Ala Moana-Kaka'ako Neighborhood Board No. 11 urges that the Honolulu City Council consider the following items prior to issuance of the Interim Planned Development-Transit (IPD-T) Permit:

- The Ala Moana-Kaka'ako Neighborhood Board No. 11 supports the local community in limiting the building structure to its existing base zone of 100 to 250 feet with an 80 percent Area Median Income (AMI) restriction for a minimum of 30 to a maximum of up to 99 years; and
- Brookfield Properties should demonstrate that their internal transportation study and infrastructure is sufficient to accommodate the proposed development; and
- Brookfield Properties' iconic glass shape towers that span wall-to-wall to provide floor to ceiling views of the surroundings from within the units will not impact the views and visibility of traffic or surrounding facilities during the peak hours of sunlight; and
- Brookfield Properties should demonstrate, as good neighbors, that their proposed development will enhance community benefits such as a greater percentage of affordable units with a longer time restriction, and not devalue existing properties such as Moana Pacific, Uraku Tower Hawaii, and other residences due to their TOD height exemption of up to 400 feet; and
- The project should incorporate a tree canopy along the street edges, as possible; and

BE IT RESOLVED that copies of this resolution are transmitted to the appropriate City agencies and elected officials.

ADOPTED by the Ala Moana-Kaka'ako Neighborhood Board No. 11 at its regular meeting on Tuesday, September 22, 2020, by a vote of 6-3-1.



RYAN TAM
Chair