

## **Appendix 2: Public Comments**

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY

COMMUNITY MEETING

May 7, 2009

4:30 p.m.

Honolulu Design Center

Honolulu, Hawaii

Reported by : Holly M. Hackett, CSR #130 RPR  
Certified Shorthand Reporter

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4 ASSET MANAGER: RICHARD KUITUNEN

5 DIRECTOR OF PLANNING & DEVELOPMENT KAKA' AKO: DEEPAK NEUPANE

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7 DIRECTOR OF COMMUNICATIONS: CRAIG NAKAMOTO

8 DEPUTY ATTORNEY GENERAL: EUGENE WON, ESQ.

9 EXECUTIVE SECRETARY: PATTI YOSHINO

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1 MR. NEUPANE: Aloha and good evening,  
2 everyone. Thank you for your interest in Kaka'ako and  
3 your attendance tonight. My name is Deepak Neupane  
4 and I'm the Director of Planning and Development for  
5 Kaka'ako. I will be serving as the presiding officer  
6 for the community meeting.

7 Before we start I just want to say something  
8 for the record. Let the record reflect that Anthony  
9 Ching, the Executive Director of Hawaii Community  
10 Development Authority, is being considered for the  
11 position on the Board of Trustees for the Applicant  
12 Kamehameha Schools.

13 Since he's being considered for the position  
14 of trustee he has recused himself from participating  
15 in matters involving Kamehameha Schools in the  
16 interest of providing a fair and impartial process for

17 the HCDA to consider the application for the master  
18 plan.

19 Before we start with our agenda, I would like  
20 to briefly talk about the master plan process. As per  
21 HCDA's Mauka Area Rules, a master plan application has  
22 to be reviewed through a contested case hearing  
23 process in accordance with Hawaii Revised Statutes  
24 Chapter 91.

25 A contested case hearing is a quasi-judiciary  
6

1 process and has strict regulations on who can  
2 intervene and provide testimony. Since community  
3 participation is important to HCDA we wanted to hold  
4 this community meeting to provide the public an  
5 opportunity to comment on the master plan.

6 This is not the contested case hearing. The  
7 comments received today will be included in HCDA's  
8 staff report prepared for the master plan. The HCDA's  
9 staff report will become part of the evidentiary  
10 record for the contested case hearing.

11 Besides the community meeting today you can  
12 also provide comments by going to our web page which  
13 is, I'll say the address, [www.hcdaweb.org](http://www.hcdaweb.org). That's  
14 [www.hcdaweb.org](http://www.hcdaweb.org). Or by calling a comment hotline  
15 which is 587-7683. Let me repeat that again. It's  
16 587-7683.

17 We also have comment cards outside on the  
18 sign-up table. Those are prepaid comment cards. You  
19 can take one of those cards and write down your  
20 comment and mail it to us. So you have today and then

21 you have the web page, you have the phone number and  
22 you have those comment cards to provide comment.

23 I would like to remind everyone that we're  
24 here tonight to receive public comment on the Kai aul u  
25 'o Kaka'ako master plan. As each of us will have our

7

1 own perspective of the proposed master plan, I would  
2 like that we respect the right of each speaker to  
3 present their views in the time that's allocated.

4 Before we begin receiving the public comment  
5 I would like to ask Mr. Sydney Kelii puleole to present  
6 the master plan on behalf of Kamehameha Schools.  
7 Sydney, please.

8 MR. KELIIPULEOLE: Thank you. Can everybody  
9 hear me? Thank you, Deepak. Aloha kakou. I'm Sydney  
10 Kelii puleole. I'm a residential manager at Kamehameha  
11 Schools. Mahalo for having us here. Mahalo for this  
12 opportunity to present our plan.

13 Our presentation this afternoon is about a  
14 new vision for Kaka'ako. We're going to explain that  
15 vision, how we came to that vision, some high level  
16 details, because after all, we're talking about a  
17 master plan, the process we're in and some of the  
18 challenges we face.

19 We believe our vision is a bold statement,  
20 bold because it is a, it is a dream for our holdings  
21 and because it holds tremendous value for us at  
22 Kamehameha Schools as well as for the entire state.

23 Our goal is more than just redevelopment of  
24 these acres in Kaka'ako. It's transformation. We  
25 envision transforming Kaka'ako from what it is today,

1 some samples on the slides, to this new vision of the  
2 future, a new vision that calls for a 21st Century  
3 living community that will act as a catalyst for  
4 innovation on the makai side, what is happening  
5 already on the makai side of Ala Moana Boulevard, and  
6 provide a beautiful neighborhood that's healthy and  
7 sustainable for all of Honolulu.

8           We do this because of our mission, our  
9 mission to provide education to Native Hawaiians. And  
10 this Kaka'ako master plan will fuel that mission, we  
11 hope, in perpetuity. It provides us with at least a  
12 15-year road map for reinvestment in Kaka'ako. We  
13 simply call this master plan, this new community  
14 "Kai aulua 'o Kaka'ako," which simply means "the  
15 community of Kaka'ako."

16           First of all, the vision that illustrates  
17 what our plan might be about. We see a community that  
18 beckons, one that calls with, perhaps, an open market  
19 at its center on Auahi and Cooke Streets, pocket  
20 parks, walkways, environmentally friendly buildings  
21 and housing in a range of prices that set a standard  
22 for healthy living.

23           We see a neighborhood that's about how people  
24 live their lives, a neighborhood for the downtown  
25 workforce, for a new workforce serving the new science

1 and technology industry or kupuna seeking an active,  
2 healthy lifestyle.

3 To be sure our community, Kai aul u ' o  
4 Kaka' ako, will not be for everyone. It's an  
5 alternative to the suburbs. Yet we know all suburbi a  
6 will not seek us out. Kai aul u ' o Kaka' ako will be a  
7 type of community that's not yet found in Honolulu or  
8 anywhere else in the state.

9 It will be a neighborhood wi thi n wal ki ng  
10 di stance of the beach, just steps away from parks,  
11 places to eat, meet friends, buy fresh food,  
12 groceries, enjoy the nightl i fe. Thi s nei ghborhood i s  
13 aligned wi th HCDA' s vi si on for Kaka' ako, and  
14 importantly for Kamehameha School s, i t' s aligned wi th  
15 our goals, the goals of our strategi c plan.

16 Let me talk a l i ttle bit about our strategi c  
17 plan. Our plan was developed in 2000. It covers a  
18 15-year period from 2000 to 2015. It was developed  
19 wi th i nput from many thousands of people in the  
20 communi ty, our stakeholders, those that we i nfluence.

21 It is part of the l i fe of every one of us at  
22 Kamehameha School s, ourselves in the real estate  
23 endowment di vi si on, bus dri vers, admi ni strators,  
24 teachers, trustees. It is important to all of us.

25 We have seven goals in the strategi c plan.

10

1 Two of the seven, goal No. 5 and goal No. 6 apply  
2 speci fi cally to what we do wi th our lands at  
3 Kamehameha School s.

4 Goal 5, whi ch i nstructs us to opti mi ze the  
5 value and use of our current assets both fi nanci al and  
6 nonfi nanci al , that' s important to us here at Kaka' ako  
7 because these 50 or so acres at Kaka' ako make up l ess

8 than 5 percent of the 300 -- make up a part of less  
9 than 5 percent of the 365,000 acres in our asset  
10 portfolio. That's important because this 5 percent  
11 contributes over 90 percent of the revenue from our  
12 real estate holdings.

13 Goal No. 6, which asks us to be culturally  
14 prudent in our management of Kaka'ako and all of our  
15 lands, applies here as well.

16 Strategic plan next: Five values. We  
17 endeavor to balance five values in all of our work on  
18 our lands. We look to balance education, economics,  
19 culture, environment and the community.

20 Last year Kamehameha Schools spent nearly  
21 \$300 million on three campuses, 30 pre-schools and  
22 outreach programs stretching from Kekaha to Keaukaha.  
23 These returns from these lands must continue to fund  
24 that mission in perpetuity. We're a perpetual trust;  
25 everything we do supports that education mission.

11

1 We balance these five values throughout these  
2 lands in Kaka'ako and throughout all of our holdings  
3 statewide. That's the vision. That's about five  
4 values. But there's something else that's happening  
5 in Kaka'ako that's driving us to do this, to put forth  
6 the plan of Kaiul'u o Kaka'ako.

7 Right now we see happening in Kaka'ako a new  
8 industry being developed on the makai side anchored  
9 right now by the JABSOM Medical School, plans for the  
10 Cancer Research Center, a regional biosafety lab.

11 A new industry is developing on the makai

12 side, one based in science and technology, one that is  
13 not here today that can be of great benefit to the  
14 state and as well as the Kamehameha Schools.

15 Let me tell you why. We intend, then, to be  
16 a part of that technology by adding this anchor -- be  
17 part of that campus on the makai side, what we're  
18 calling the Asia Pacific Innovation Center. It will  
19 be a building, it will be a function that contains a  
20 lot of lab space.

21 And its purpose will be to turn research, to  
22 turn research and technology and biosciences into  
23 innovation, into practical application that makes new  
24 jobs for us, all of us here in Hawai'i.

12 25 Hopefully it'll be an opportunity for our

1 young people that are away right now to come home,  
2 find the place in this kind of technology and be  
3 vibrant and be reproductive here at home.

4 That's the key here. You see some of the  
5 data here. That project we're talking about will be  
6 sited on the backside of the Gold Bond Building. Our  
7 first stage of about 137,000 square feet, about an  
8 \$80 million cost is what we're talking about right  
9 now.

10 We're currently under design. And we have  
11 Letters of Intent that we received from companies that  
12 are interested in being tenants in that property. One  
13 more thing that's important about that. This slide up  
14 here shows us the site plan of that property. It's,  
15 again, sited on the backside of the Gold Bond  
16 Building.

17 On the top of that slide you see that gray  
18 area. It's kinda interesting. That's where the  
19 parking structure will be that services APIC, service  
20 some of the tenants existing there in Kaka'ako.

21 But on the ground level of that parking  
22 structure will be Honolulu Seawater. Some of you may  
23 have heard of Honolulu Seawater. It's a kind of  
24 technology, the kind of innovation we're talking  
25 about. Honolulu Seawater is proposing to use the cold

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1 temperature of seawater to provide cooling to tenants  
2 in buildings in Kaka'ako and in Downtown Honolulu.  
3 That's what we're talking about.

4 JABSOM, the Cancer Research Center, Biosafety  
5 Lab and APIC will be the focus of a new industry that  
6 we hope will attract and bring our young people back,  
7 and bring knowledgeable workers that are looking for a  
8 place to live, new housing, an active lifestyle that  
9 they're used to living. That's what ties the makai  
10 side to our Kai'aulu on the mauka side of Ala Moana  
11 Boulevard.

12 This slide then shows where our mauka master  
13 plan encompasses. It's these colored areas on the  
14 mauka side of Ala Moana, approximately 29 acres, and  
15 you see the boundaries up there, nine full blocks.

16 The subject -- the point of this slide is to  
17 show you, if you see that circle up there, it has a  
18 quarter mile radius from the center to the outside  
19 that's about half mile across.

20 So we're trying to tell you here, trying to

21 illustrate to you here that that same half mile is  
22 about the distance if you would walk from Macy's to  
23 Sears at Ala Moana Center.

24 What a great walk that is: Vibrant, alive,  
25 full of life, full of entertainment. Except for

14

1 husbands that need to hold onto their wallet it's a  
2 great place. What we'd like to do is change that  
3 walk, that half mile walk in to Kaka'ako into  
4 something that's very much like the walk at Ala Moana  
5 Center. That's our theme, to transform Kaka'ako from  
6 what it is now to a new living experience.

7 Our master plan envisions 2,750 units, 550  
8 reserved housing units, as called for by the HCDA  
9 rules, both rental and fee simple in a range of  
10 prices. We will have towers. We will also have  
11 low-rise residential units as well.

12 Towers will be set back so the residents can  
13 enjoy the view, the open streetscape. The point of  
14 this slide is to say that there will be commercial but  
15 this is commercial that will serve the people that  
16 live there.

17 There will be grocery stores; there will be  
18 computer repair shops; there will be the bike shop  
19 somewhat similar to the type of tenants you already  
20 see there.

21 We have 50 tenants already on Kamehameha  
22 Schools' property in Kaka'ako. We like to hope that  
23 many of those 50 tenants can remain. We will work  
24 with them as we move through this development of this  
25 master plan to incorporate them into this new Kaiulou

1 'o Kaka'ako neighborhood.

2 New construction, of course, gives us the  
3 opportunity to be very energy efficient, to have water  
4 conservation systems, low carbon footprint, all of  
5 those kinds of innovations that make this community  
6 sustainable.

7 Our Kaiulua 'o Kaka'ako is the location of  
8 one of the City and County of Honolulu's transit  
9 stops. Our community, then, is right on the cusp,  
10 right on the route of our mass transit system.

11 That's what makes this community -- that's  
12 what will help make this community what it is, have  
13 the ability to get out of your car, to not be so  
14 dependent on your car, as most people are today.

15 Moving quickly then. We're already in our  
16 master plan submittal. Deepak explained to you what  
17 the process is like. We have submitted our master  
18 plan to HCDA in November. We've had many meetings  
19 like this, large and small, one-on-one as well as  
20 large groups.

21 We're getting near 30 groups now including --  
22 including the lineal descendants of the folks that  
23 used to live in Kaka'ako. We have met with them.  
24 We're working a process with them.

25 We have also met with the state Historic  
16

1 Preservation Division as well as the O'ahu Island  
2 Burial Council on that particular issue.

3           So our master plan is complete. We're here  
4 today with our first opportunity to address the  
5 general public. And we hope -- we're looking for  
6 approval of the master plan sometime in the fall of  
7 this coming year.

8           There are challenges. There are a couple of  
9 challenges that we face going forward. One is the  
10 economy. Everybody knows where we're in the economy  
11 right now. We're not doing so good. But, of course,  
12 for development a downed economy is a good time to  
13 plan.

14           So we know -- basically what we're saying is  
15 time will take care of that. We will come out of that  
16 economic slump, and we will be ready with this master  
17 plan to go ahead.

18           The second challenge we face is a legislative  
19 one. I call your attention to the slide here. We're  
20 talking about Senate Bill 1350. This has to do with  
21 the reserved housing requirement for our property --  
22 for our project in Kaka'ako.

23           As I said earlier the current rules by HCDA  
24 require us to provide 20 percent of residential for  
25 reserved housing. The Legislature is very, very

17

1 interested in accelerating the construction of  
2 reserved housing. So they proposed under Senate Bill  
3 1350 various different ways to do that. There are  
4 good things that came out of 1350, as you can see up  
5 here on the slide. But there are some negatives that  
6 came out of 1350. Unfortunately the negatives for us  
7 outweigh the positives.

8           So this bill has been passed out of the  
9 Legislature. The next step is for it to go to the  
10 governor. If the governor allows it to become law,  
11 and we need to live by the higher requirements for  
12 reserved housing, we cannot proceed in the foreseeable  
13 future.

14           The reserved housing requirements that will  
15 be required by Senate Bill 1350 are beyond what we can  
16 accomplish in our construction and make the project go  
17 forward economically and feasibly.

18           But we really, really believe in our vision,  
19 this vision of Kai ulu 'o Kaka'ako, this vision of  
20 live, work, play, of a sustainable neighborhood.

21           We believe in it strongly that we'll be  
22 keeping trying to work with the Legislature in the  
23 next session to provide more flexibility to Kamehameha  
24 Schools in order for us to, No. 1 provide housing, and  
25 No. 2 go forward with our project.

18

1           That's kind of the end of my presentation. I  
2 hope I'm within my timeframe. Thank you again for  
3 providing us with this opportunity. To sum up I just  
4 wanted to say the traditional place name for Kaka'ako  
5 is Ka'akaukui. Ka'akaukui is the traditional  
6 name. The name we know of today, Kaka'ako, it  
7 literally means "slow". It means "dull."

8           Ka'akaukui, which is the name of a reef  
9 that's now actually been filled in, that name of  
10 Ka'akaukui literally means "bright light" or "north  
11 light".

12 We hope that you can see in our presentation,  
13 and we hope that you will see when this project is  
14 built, that we're transforming Kaka'ako into a bright  
15 light, a shining light for Honolulu, for the state of  
16 Hawai'i. Thank you.

17 MR. NEUPANE: Thank you, Sydney for your  
18 presentation. (Applause). Before we begin to open  
19 the floor for comments, let me just go over a few  
20 housekeeping rules here. There are two mics up here.  
21 So I will call the name in a bunch of five people who  
22 have signed up to provide comments.

23 So when you come up, I would like the folks  
24 with the odd numbered card to line up on the mic on my  
25 left side here and the ones with the even number on

19

1 the card to my right.

2 We have two ushers, if you could raise your  
3 hand, Susan and Matt, that are going to help you line  
4 up with your numbers and everything.

5 And if we call your name and you are not  
6 present we will just skip that and keep on going. If  
7 there is a lag and there's some time I will call the  
8 name again. If we have some time left at the end then  
9 I'll call the names that missed in the beginning their  
10 turn.

11 Before you begin please clearly state your  
12 name and your organization that you are affiliated  
13 with. If you have submitted a written comment, in the  
14 interest of time please summarize your comment. We  
15 have your written comments.

16 We have a court reporter who's taking notes

17 throughout this meeting so we may have to break every  
18 hour or so to give her some relief.

19 A lot of people have showed up today so we  
20 will have to restrict the time to three minutes per  
21 person for testimony. We have a timer here who is  
22 going to count your time in intervals.

23 Craig, you want to show the card, three, two,  
24 one minute and at 30 seconds for you to, you know,  
25 finish up your testimony and all. We will provide 15

20

1 seconds beyond the three minutes to wrap it up. So  
2 I'd like to thank you all in advance for your  
3 cooperation.

4 We have received a lot of written testimony.  
5 So just for the record let me go ahead and state the  
6 names of the ones that have provided written testimony  
7 up to now, then we'll begin. So I'll just go through  
8 the names.

9 We have testimony from Nancy Hedlund, Ala  
10 Moana Kaka'ako Neighborhood Board; Camille Kalama,  
11 Native Hawaiian Legal Corporation; Luisa Juska;  
12 there's no affiliates in there; Paul McCurdy, Hawaiki  
13 Tower; Gerard Sakamoto, S&M Sakamoto, Inc; Deborah  
14 Macer Chun; Shane Peters, Hawai'i Developers Council;  
15 Lance Inouye, Ralph Inouye Co. Ltd; Fred Mikawa,  
16 AIA-WATG; Sandra Blackburn; Nelson Totoki; Doug  
17 Johnstone; Gary Ostrander, UH Vice Chancellor of  
18 Research and Graduate Education at UH; Michael  
19 Pietsch, Title Guaranty of Hawai'i, Inc; Annette  
20 McClendon; John Janos; R. Shiong; there's one

21 Anonymous in there; Mollie Robinson; Betty Moir; Julie  
22 Ni shi mura -- I have only got about three pages so I  
23 will try to go quick -- Merle Crowe of Peat, Marwick,  
24 Mitchell and Co; R. Carolyn Wilcox; another Anonymous;  
25 Byron Ho of PIA Inc; Dennis Erickson of Rycroft

1 Manner; Jerry Butts; Kimi Fukuda; Terry Lo; Joshua  
2 Zhen; George Tagashira -- third Anonymous; Terry Lo;  
3 Captain T. J Davies; James Mee, NAIOP, that's the  
4 affiliation; Patricia Cooper, Assistant Dean UH School  
5 of Ocean and Earth Science and Technology; William  
6 Foster; Robert and Kiyono Au; Tracy Wong; Tina  
7 Shelton, Communications Director, UH John A. Burns  
8 School of Medicine; Stephen Jameson; Jeremy Grad;  
9 Chris Nakamura, R.M. Towill; Brian -- that's an e-mail  
10 that we got; Lee J. Hopkins, VP HonBlue; Mark  
11 Yamakawa, Executive Vice President, Chief Operating  
12 Officer Queens Health System; David Miller, Architects  
13 Hawai'i; Al Fink; Sidney Char, AIA; Jan Yokota of GGP.  
14 That's all the names I have now. I'll call  
15 the name of the people who have signed up to testify  
16 today. And please line up when I call your name.  
17 I'll call in a bunch of five.

18 Kekoa McClellan. Kekoa? Glenn Nohara. Tek  
19 Yoon. Glenn Nohara? Ted Garduque. Ted? Scott  
20 Higashi. Scott. And you have three minutes.

21 MR. McCLELLAN: Thank you very much to the  
22 HCDA for having the forum here today. I'm Kekoa  
23 McClellan with Eleu Consultants. Just in case you're  
24 wondering nobody is paying me to be here today. And I  
25 am very much in favor and support the Kai aul u 'o

1 Kaka'ako Development.

2           There are just three things that I think,  
3 really, as a small business owner, as someone who's  
4 born in Hawai'i, from Hawai'i, of Hawai'i really  
5 respect about this project. It starts with a place to  
6 live, work and play.

7           This is the kind of development -- and  
8 development really isn't the right word for it,  
9 because the kind of community that we're building that  
10 allows young professionals, people in the twilight of  
11 their years, anyone in Hawai'i to really have a place  
12 that they can call home, work and enjoy themselves.

13           There are so few communities in this world  
14 where we have that luxury. And this is an opportunity  
15 for us here to create a very unique environment.

16           Another thing that I find very important  
17 about this project is the fact that we talk about the  
18 stimulus packages. We talk about the need for  
19 economic development.

20           This is a local organization willing to  
21 invest in our Hawai'i jobs for our laborers, jobs for  
22 our professionals, stimulating the high tech industry  
23 that so many people are hoping to carry Hawai'i  
24 forward over the next 10, 15 years. This project is a  
25 backbone for the success of our economy going forward.

23

1           The last thing is that this gives us an  
2 opportunity to reclaim an underutilized part of our

3 Hawai'i. Kaka'ako used to be a beautiful place. Then  
4 it became a plantation place. Then it became a dump.  
5 And now today it's a, you know, patchwork of unusual  
6 areas.

7 We, again, have an opportunity to reclaim a  
8 place that's been underutilized for quite sometime  
9 now, develop a community where we, local people, can  
10 live, work and play, help revitalize our economy and  
11 create a unique space, something that is along the  
12 lines of what young professionals enjoy, not offensive  
13 to people who are looking for an open community that's  
14 not totally urban and uniquely Hawaiian and special to  
15 us all.

16 So I strongly urge the HCDA to support the  
17 master plan as proposed by KS; and strongly urge our  
18 community here today to continue to support the  
19 Kamehameha Schools in their master plan for the  
20 Kaka'ako development. Thank you very much. Mahalo.  
21 (Applause).

22 MR. NEUPANE: Thank you. Next? (Applause)

23 MR. NOHARA: Thank you. My name is Glenn  
24 Nohara. I'm president of Koga Engineering &  
25 Construction. We're a construction company doing

24

1 business in Hawai'i for 36 years and employ 80 Hawai'i  
2 residents. We would like to offer our strong support  
3 for this master plan. This plan would revitalize this  
4 area and provide economic opportunities for the people  
5 of Hawai'i.

6 It provides for large setbacks along streets  
7 with landscaped walkways, opens up mauka to makai

8 corridors and creates a pleasant mix of residences,  
9 commercial development and public entities.

10 Our company has worked for Kamehameha  
11 Schools' projects on both the Big Island and O'ahu and  
12 can attest to the quality of their developments and  
13 the efforts they take to ensure that their projects  
14 add value to the communities.

15 Most importantly, the beneficiaries of their  
16 developments are Native Hawaiian children. Through  
17 developments such as these the Kamehameha Schools can  
18 further reach out and provide education to even more  
19 of our Native Hawaiian children.

20 We strongly support the Kaka'ako master plan  
21 and thank you, Kamehameha Schools, for their vision.  
22 Thank you.

23 MR. NEUPANE: Thank you. Next?

24 MR. YOON: Tek Yoon, resident. All my  
25 Hawaiian friends call me more Hawaiian than Hawaiian.

25

1 I look at the newspaper announcement, that little 4 by  
2 4 announcement in the paper, about this meeting here  
3 today. It's headed off by "Kamehameha Schools". I  
4 kinda scratched my head because the gentleman's  
5 presentation of that land on the makai side got  
6 nothing to do with the children from Kamehameha  
7 Schools. So I kinda confused how come it's not Bishop  
8 Estate that wants to forward this proposal?

9 If Bishop Estate was so much for the  
10 children then sovereignty would have been more of an  
11 active subject at their school campus than it is

12 today. If it was, the proof in the pudding would have  
13 been -- there would be, there would be more of a  
14 positive progress towards sovereignty than there is  
15 today.

16 I'm all for this project. But -- and a big  
17 but -- No. 1. You got, as the gentleman had  
18 described, you got over 3,300 units going up across  
19 the street from the park, 3,300 residential units. I  
20 don't know what the latest legal requirement is for  
21 parking spaces per residential unit.

22 But that's a lot of parking cars. Three  
23 thousand three hundred units is a lot of cars that  
24 have to be parked someplace weekday nights and weekend  
25 nights, especially weekend nights when everybody is

26

1 not working and at home.

2 One of the reasons why Friends of Kaka'ako  
3 like myself push for institutional buildings and  
4 construction and projects in the makai area is because  
5 of that reason. That in institutions everybody work  
6 Monday to Friday, go home, spend the weekend at home,  
7 and when park use is the heaviest parking is  
8 available.

9 The parking sprawl is what I'm going to be  
10 very, very, very adamant about. The parking sprawl is  
11 going to be terrible. And also you folks have to --  
12 Bishop Estate, you guys gotta do something about that,  
13 otherwise I'd be against 'em. Thank you. (Applause).

14 MR. NEUPANE: Thank you. Next.

15 MR. GARDUQUE: Good evening. My name is Ted  
16 Garduque, FAIA. I'm an architect and owner of an

17 architectural firm practicing in Honolulu and  
18 throughout the state of Hawai'i. I'm here to speak in  
19 support of the proposed Kaiulua 'o Kaka'ako master  
20 plan.

21 In my practice whether a project is large or  
22 small a view toward fundamental urban design tenets  
23 and application of sustainable principles are  
24 paramount to a healthy and livable solution. I have  
25 advised other architectural firms on the mainland U.S.

27

1 and clients in Southeast Asia and the South Pacific on  
2 large urban projects.

3 In my opinion the approach taken by the  
4 planning and development plan of Kaiulua 'o Kaka'ako  
5 speaks to the immediate needs of the community and  
6 economy. But the master plan is also visionary,  
7 advancing the good long-term purposes of the Hawaiian  
8 community.

9 This is because the plan is holistic and  
10 considers thoughtfully the social contribution  
11 potential, individual dignity in providing a variety  
12 of housing types, the human component of public  
13 amenities, and guiding the physical outcome of  
14 building and spaces.

15 Developing, or should I say redeveloping, in  
16 an already established urban core makes multiple sense  
17 from the point of assembling appropriate density to  
18 better saturate land use.

19 It conglomerates infrastructure for a better  
20 engineering dynamic, and it enhances walkability to

21 walk to work and recreation. And it serves as a  
22 confluence for public transit by offering points of  
23 retail and interest within the Project.

24 Adaptive reuse of existing structures is a  
25 responsible step toward not only sustainability but

28

1 preserves some of the physical character and  
2 identifies Kaka'ako.

3 Governed wisely by generous street setbacks  
4 for towers, congenial building mass at the street  
5 level, shady landscape and open space coupled with  
6 careful enforcement of physical design guidelines will  
7 result in forming a place for human interaction. The  
8 sum total of the master plan equals enrichment of  
9 daily life.

10 I can see that there is great passion in the  
11 planning development team. But as I always say as an  
12 architect there also needs to be another kind of  
13 passion and that's com-passion. I believe Kaiulau'o  
14 Kaka'ako has this element as well. Mahalo for your  
15 time. (Applause)

16 MR. NEUPANE: Thank you. Next.

17 MR. HIGASHI: Good afternoon. I'm Scott  
18 Higashi of Prudential Locations. We're the largest  
19 locally owned real estate company in Hawai'i. I'm  
20 pleased to testify in favor of the Kamehameha Schools  
21 master plan for Kaka'ako.

22 We have had the opportunity to learn about  
23 the vision the Kamehameha Schools has for the Kaka'ako  
24 area, and believe their plan will revitalize an  
25 under-utilized urban area in the heart of our city

1 while being sensitive to the needs of O'ahu's people.

2           What is particularly attractive about the KS  
3 plan is the vision to develop housing in the urban  
4 core at a variety of price points. We understand that  
5 the residential options that are planned include  
6 apartments, townhomes, high-rises, lofts and live-work  
7 units.

8           A couple of these living options would be  
9 relatively new for Hawai'i and would provide an  
10 exciting option for a variety of homeowners.

11           It is worth noting that the area where the  
12 KS plan contemplates its development is an  
13 underutilized residential area which, when completed,  
14 would help bridge downtown and Restaurant Row with the  
15 revitalized Ward area that includes some of the other  
16 new residential options as well as exciting retail  
17 tenancy.

18           It is also commendable that the KS plan  
19 includes housing opportunities for individuals of  
20 various income levels to both rent or buy.

21           And, indeed, employees and users of the John  
22 A. Burns School of Medicine as well as the future  
23 Cancer Research Center, and the planned Asia Pacific  
24 Innovation Center, would clearly benefit from the  
25 various housing options that are planned.

1           The KS master plan furthers the notion of  
2 live, work, play where residential community is

3 surrounded by both retail and service amenities as  
4 well as safe, clean, accessible parks complemented by  
5 pedestrian walkways and open streetscapes found in  
6 other great cities in the U.S., but perhaps not as  
7 readily identifiable here on O'ahu.

8           When completed the redeveloped Kaka'ako  
9 community would be a proud representation of the  
10 cityscape that residents and visitors alike would  
11 envision in Hawai'i with lots of green areas including  
12 pocket parks, courtyards, public gardens and  
13 playgrounds.

14           Envisioning that from the view of an  
15 airplane is exciting compared to seeing an  
16 underutilized space between other nicely developed  
17 areas along the Honolulu coastline.

18           It's for these reasons that we urge the  
19 Authority, HCDA, to support the KS master plan for  
20 Kaka'ako. Thank you. (Applause).

21           MR. NEUPANE: Thank you. I will call more  
22 names now: Geoff Miasnik, John Strom, Carla von  
23 Wiegandt, Jim Frierson, Lainie Tamashiro.

24           MR. MIASNIK: Good evening. My name is Geoff  
25 Miasnik. And I'm a Honolulu resident and a local

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1 architect. I come before the community tonight in  
2 support of Kamehameha Schools' master plan and their  
3 29 acres of assets in Kaka'ako Makai.

4           The master plan presented to HCDA embodies  
5 some really solid planning and design concepts that  
6 should be noted for the record.

7           First of all, the compact communities concept

8 that's embodied in this master plan is one that we  
9 should all take notice of. The fact that we're  
10 building existing urban neighborhoods and not  
11 undeveloped lands is critical and something we ought  
12 to all as a community lend our support.

13 The planning and designing here is for  
14 optimum usage, so that everybody knows, and not the  
15 maximum allowable. The zoning that's in place in  
16 these particular neighborhoods would allow much more  
17 density than the housing units and the square footage  
18 that's actually being planned. And I commend  
19 Kamehameha Schools for taking that position within  
20 their design approach.

21 It's exciting to see the fact that a  
22 community like this is anticipated to be both mixed  
23 income, and intergenerational. The mixed uses here,  
24 we hope that they continue with some of the  
25 significant light industrial uses that are here in

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1 these particular neighborhoods supporting the small  
2 businesses, bringing in new neighborhoods serving  
3 commercial and retail establishments as well.

4 Certainly excited to see, as the last speaker  
5 mentioned, some very interesting brand new  
6 multidimensional residential prototype such as the  
7 townhomes that load onto the public streets.

8 I note that the plan is very carefully  
9 organized. It has long-term vision for smart  
10 implementation being that what you see today might not  
11 be what ultimately the plan is when it's built out.

12 It's meant to be flexible over time to adjust to  
13 economies, to community perceptions.

14           Lastly, I think the revitalization of this  
15 important historic neighborhood with the cultural  
16 environmental sensitivities all while maintaining the  
17 community character through adaptive reuse, realize  
18 that adaptive reuse is no better form of  
19 sustainability than reusing and rehabilitating  
20 existing buildings.

21           The master plan submitted embodies  
22 significant benefits to Kaka'ako and the greater  
23 Honolulu community over many decades. We hope you too  
24 will support this plan. Mahalo, thank you for  
25 allowing me the opportunity to speak. (Applause)

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1           MR. STROM: Good evening and thank you very  
2 much for allowing us to speak to you today. I'm John  
3 Strom, Vice-president Business Development and  
4 Technology for Enterprise Honolulu, the O'ahu Economic  
5 Development Board.

6           Enterprise Honolulu strongly supports this  
7 master plan and the vision for Kaka'ako for tomorrow.  
8 Any of us who remember the old Iron Works and some of  
9 the other things that were down there, look at this as  
10 a refreshing difference, open spaces; live, work,  
11 play. It's a model for a community that's vibrant and  
12 alive.

13           Kamehameha Schools has a long history of land  
14 ownership in Kaka'ako and throughout Hawai'i. They  
15 have also proven to be careful stewards of the land  
16 looking for the best uses of the land, not necessarily

17 the maximum use. That's very important for this  
18 because we have to keep things open, alive and  
19 available.

20 The proposed master plan fulfills HCDA's  
21 mission of revitalization of underutilized urban areas  
22 in Kaka'ako so we can put living, working and playing  
23 together, opening up these spaces.

24 As the O'ahu Economic Development Board  
25 Enterprise Honolulu's worked closely with Kamehameha

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1 Schools over the last decade in their outreach  
2 programs and their visioning. This is a group that  
3 really wants to try to make the best use of the land  
4 for all people now and tomorrow.

5 As a perpetual trust they use the revenues  
6 that come off these lands for the education of the  
7 Hawaiians, last year over 300 -- or close to  
8 \$300 million.

9 This master plan includes much needed  
10 residential options, as you've heard, apartments, loft  
11 spaces, high-rises, a wide range of different options  
12 including low income and affordable housing.

13 The plan will provide opportunities for  
14 people with a wide range of incomes to lease, rent or  
15 own. The master plan addresses and definitely  
16 addresses because it doesn't maximize it -- addresses  
17 traffic congestion.

18 It allows easy access to the City's proposed  
19 rapid transit and provides new pedestrian pathways,  
20 bikeways and open views.

21 Finally, moving forward on this master plan  
22 will provide thousands of construction jobs during  
23 this economic time. And that's very valuable.

24 For all these reasons Enterprise Honolulu  
25 strongly supports this program, and we thank HCDA for

35

1 opening up this discussion. Thank you. (Applause).

2 MR. NEUPANE: Let me just take a second and  
3 ask the folks who are standing there, we have chairs  
4 here if you can please move out here and sit down,  
5 that would be great. We have chairs in the middle  
6 aisle.

7 We have empty chairs in the aisle here. If  
8 you could please, maybe if you want, move out and sit  
9 down, that would be great. Please start.

10 MS. VON WIEGANDT: Hi. My name is Carla von  
11 Wiegandt. And I'm an island girl born and bred.  
12 Rhode Island is where I was born and my father was  
13 transferred here in the United States Navy in 1959  
14 about two weeks before we became a state. So I  
15 consider myself an island girl.

16 I was very lucky, I believe, being raised  
17 here. I didn't attend Kamehameha but always respected  
18 it and had many, many friends there.

19 I came down here today -- I'm shaking like a  
20 leaf and I'm very scared -- but I came down here today  
21 to add to your plan to support your plan and to  
22 suggest a couple of ideas that may help it move  
23 forward.

24 And in that spirit I wrote to our president.  
25 And I would like to just read a couple of the excerpts

1 of what I wrote to our president asking his help as  
2 well.

3 I'm just going to leave out the polite part  
4 about congratulations.

5 "The purpose of my letter is two-fold, to  
6 inform and ask your opinion on my ideas. I will be  
7 brief. Today in Honolulu we have a community meeting  
8 about the redevelopment of Kaka'ako district which I  
9 plan to attend. Geographically speaking Hawai'i has  
10 only so much space, so we know how we use it is  
11 critical.

12 "I think when you have completed your terms  
13 in office you may want to build a presidential  
14 library. My instinct says you may consider building  
15 it here on O'ahu.

16 "As our agricultural, tourist and housing  
17 markets are not enough to sustain our growing needs  
18 here in 21st Century Hawai'i, I thought up several  
19 things to develop new revenue streams. And having  
20 your presidential library here in Kaka'ako is one of  
21 those ideas.

22 "I envision your library as an  
23 architecturally fetching design near the John Burns  
24 School of Medicine, and think guests visiting would be  
25 happy with the lovely setting in proximity to

1 Honolulu's hustle and bustle.

2 "Within your library complex a meeting center

3 could be created to which international scholars,  
4 diplomats, politicians, scientists and philosophers  
5 could be invited to participate in a world conference  
6 annually to ponder Earth's future. You could be the  
7 first Chairman.

8 "Next to your complex and to add jobs and  
9 further beautify our coastline, I would build a  
10 state-of-the-arts (sic) performance center also with a  
11 unique architectural style."

12 Here's where it ties in with your plans.

13 "I feel strongly that our island style grows  
14 beautiful, smart, talented individuals who yearn for a  
15 Hawai'i future rather than many years on the  
16 mainland."

17 "I myself had to work on the mainland for 24  
18 years and returned two years ago. The ways -- the  
19 ways that I envision helping our state -- sorry it  
20 took so long -- is I've created several energy-solving  
21 solutions which I would give to the school and to the  
22 state 50 percent to help pay for the entire project if  
23 the beta testing of my sites -- of my solutions were  
24 possible. Solar solutions here in Hawai'i utilizing  
25 our freeways and photovoltaic cap and wind turbine --

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1 MR. NEUPANE: (Timer) Please wrap it up.

2 MS. VON WIEGANDT: Yeah -- "to capture the  
3 energy that we have here. This all will tie into your  
4 plans. Perhaps some of it can go into your complexes.  
5 And it would be an honor and a privilege to be part of  
6 something that could give us a place to work in  
7 Hawai'i." (Applause).

8 MR. FRIERSON: Aloha. My name is Jim  
9 Frierson. I'm speaking on behalf of the Kaka'ako  
10 Business and Landowners Association. Thank you for  
11 the opportunity to provide comments on Kamehameha  
12 Schools' master plan submittal.

13 KBLA, the Kaka'ako Business and Landowners  
14 Association does not currently take a position. We  
15 find the opportunity to voice concerns important.

16 KBLA would like to know more about KS' plan  
17 to work with HCDA and the Kaka'ako community to  
18 preserve and strengthen the light industrial component  
19 of Kaka'ako.

20 While KS has expressed an intent to keep  
21 some level of light industrial, KBLA is concerned that  
22 the lack of a clear strategy on how to retain a  
23 diverse population will, in fact, force out many  
24 businesses currently operating in Kaka'ako.

25 Another issue that's constantly raised  
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1 among our members is a severe shortage of customer and  
2 business parking. KBLA is concerned that merely  
3 fulfilling a mandate requirement would be inadequate.  
4 KBLA feels public parking areas are essential in  
5 creating healthy live, work and play neighborhoods,  
6 and look forward to exploring options with KS and  
7 HCDA.

8 Understandably, both business and  
9 residential life will be heavily impacted by increased  
10 construction activities in the short run and a greater  
11 population density over the long run.

12 Infrastructure improvements, like road  
13 widening and sidewalks, will put a strain on small and  
14 light industrial businesses, and may force many of  
15 those businesses to leave Kaka'ako. KBLA needs more  
16 information on anticipated impacts and how KS plans to  
17 work with the Kaka'ako business community on  
18 mitigation strategies.

19 Traffic is already a problem in Kaka'ako.  
20 It is important that HCDA, GGP and KS coordinate  
21 traffic planning to prevent future gridlock. In  
22 particular, key east-west streets such as Auahi and  
23 Halekauwila need to be able to handle increased  
24 traffic. Traffic studies should be updated to  
25 consider the impact of rail.

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1 KBLA appreciates HCDA's and KS' reaching out  
2 to the small businesses and property owners. And we  
3 look forward to continuing a meaningful dialogue  
4 concerning ways to build a healthy and productive  
5 future in Kaka'ako. Mahalo. (Applause).

6 MS. TAMASHIRO: Aloha. My name is Lainie  
7 Tamashiro and I'm a Honolulu resident. I'm here to  
8 speak in favor of the Kamehameha Schools plan with the  
9 preference that all elements be kept below 200 feet.  
10 I realize that this is not possibly economically  
11 feasible, but it's a preference so that the viewplane  
12 for the mountains is retained.

13 I would like to see the design emphasis for  
14 pedestrians and bike riding lifestyle expanded, and  
15 that the purchasable housing be made available to all  
16 those who work and study in the district.

17 To better complement the Kamehameha Schools'  
18 plan I would like to have the General Growth Plan  
19 remodeled as a town square pedestrian-complementary  
20 traffic rather than a shopping promenade.

21 I recommend that Blaisdell be reconstructed  
22 as a transit center for a ground level transit system,  
23 and that an elegant new concert center be placed  
24 within the district.

41 25 Returning to the idea of the pedestrian and

1 bike pattern, I'd like to see some planning emphasis  
2 that motor vehicles be primarily used outside of the  
3 district for longer term travel where the transit  
4 systems can be modeled, and smaller vehicles could be  
5 used to jitney around the district.

6 I think it's looking forward to years ahead  
7 and also to the environment. Mahalo. Aloha. And  
8 malama pono. (Applause).

9 MR. NEUPANE: Now I'll call the next five  
10 names and after that, just to provide a break for our  
11 court reporter, we will take a short break after the  
12 five and then we will continue again. Francis Oda,  
13 Dave Arakawa, Brian Shimokawa, Larry Hurst, Shane  
14 Peters.

15 MR. ODA: Aloha. My name is Francis Oda.  
16 I'm Chair of Group 70 International which is an  
17 architectural planning firm. I'm here in support of  
18 Kaiul'u 'o Kaka'ako. And I've submitted testimony so  
19 I won't go through that testimony. I will just hit  
20 four points that I believe are really positive points,

21 transformational points about the plan.

22           The first is that the plan describes a  
23 gathering place. And it is using new buildings but  
24 adapted reuse buildings which I think is a great  
25 thing. And it's a gathering place and a place where

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1 people do not gather necessarily socially in any kind  
2 of broad way.

3           And the second point is that it does create  
4 work, play -- live, work, play kind of environment.  
5 Some of us are old enough to remember when Kaka'ako  
6 really was that kind of community, so I think it  
7 really restores that kind of community.

8           The third point is that it is a  
9 pedestrian-friendly community that's envisioned.  
10 Especially the development of Cooke Street and Auahi  
11 Street I think is really going to be critical.

12           The last point is the intention that Sydney  
13 talked about which is to bring young people back. It  
14 will be for all ages. But I have a son and daughter  
15 who are on the mainland. My son happens to be  
16 studying in an area that's related to the science  
17 area. He's in neuroscience.

18           The deepest desire of my wife's heart and my  
19 heart is to have our children come back. I can very  
20 much envision them living and being attracted back to  
21 Hawai'i by the industry, the kinds of jobs that might  
22 be available but also the lifestyle that's available  
23 here in Kaiulau 'o Kaka'ako.

24           So I strongly encourage and ask that this  
25 plan be supported. Thank you very much.

1 (Applause).

2 MR. NEUPANE: Dave Arakawa.

3 MR. ARAKAWA: Hi. Good afternoon. My name's  
4 Dave Arakawa. And I'm testifying on behalf of the  
5 Land Use Research Foundation of Hawai'i. We  
6 appreciate the opportunity to provide our comments on  
7 Kamehameha Schools' proposed Kaiulau 'o Kaka'ako  
8 master plan. Our comments are based on general master  
9 planning principles and processes like the following:

10 The plan is consistent with the original and  
11 ongoing vision, intent and objectives of the Kaka'ako  
12 Mauka plan. And the overall master planning process  
13 creates a more predictable and cost effective  
14 long-term development plan, yet allows the flexibility  
15 for changes as needed in the future.

16 The plan incorporates sound planning,  
17 sustainability and Smart Growth principles. The plan  
18 also includes 2,750 new housing units, providing a  
19 wide range of housing opportunities for families  
20 including market housing as well as affordable or  
21 20 percent reserved housing.

22 The plan calls for multi-modal  
23 transportation options including, but not limited to,  
24 new pedestrian walkways, bikeways, public  
25 transportation, and rail transit-friendly

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1 opportunities.

2 The plan also incorporates sensitivity to

3 the Native Hawaiian culture and anticipates full  
4 utilization of the public and private investment in  
5 the cost of infrastructure in the Kaka'ako Mauka area.

6 Finally, Kamehameha Schools is committed to  
7 continuing community involvement and outreach in  
8 relation to this plan. LURF believes that the master  
9 plan is based on general master-planning principles  
10 and the process.

11 We believe it allows for the orderly  
12 planning and development of public and private  
13 development projects, provides for a reasonable degree  
14 of certainty and the development approval process;  
15 encourages investment in new development and provides  
16 public benefits to the community, including much  
17 needed affordable and market housing.

18 We appreciate the opportunity to provide our  
19 comments. Thank you. (Applause).

20 MR. NEUPANE: Brian Shimokawa. I will call  
21 again, Brian Shimokawa. Looks like Brian isn't here  
22 so next, Larry Hurst.

23 MR. HURST: Thank you. Just two things. I  
24 fought in the wars against communism in Viet Nam,  
25 Rhodesia, Nicaragua. And although we lost all of

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1 those, I still believe if it's your property, develop  
2 it. It's the only legal gambling allowed in Hawai'i.  
3 (Laughter)

4 So I just wish you would also consider  
5 because of the area, inundation by tidal wave which  
6 could be very disastrous.

7 The other thing is I've been to many, many,

8 many of the local Neighborhood Board meetings. The  
9 Neighborhood Board, that board doesn't have a position  
10 on this plan. So please look with askance to anyone  
11 who says they represent the Neighborhood Board. Thank  
12 you. (Applause).

13 MR. PETERS: Aloha. My name is Shane  
14 Peters, President of the Hawai'i Developers Council.  
15 We represent over 200 members and associates in  
16 development-related industries.

17 The mission of the HDC is to educate  
18 developers and the public regarding land,  
19 construction, development issues through public forum,  
20 seminars and publications.

21 It is also the goal of HDC to promote high  
22 ethics in community responsibility in real estate  
23 development-related trades and professions. Thank you  
24 for the opportunity to testify.

25 HDC is in strong support of Kamehameha

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1 Schools Kaiulua 'o Kaka'ako master plan. The project  
2 has been designed with input from the community and  
3 developed to complement the HCDA's vision for  
4 Kaka'ako.

5 By approving the Kaiulua 'o Kaka'ako master  
6 plan HCDA has the opportunity to move another step  
7 forward closer to realizing a true live, work, play  
8 community in Honolulu's urban core.

9 It is essential to foster and approve  
10 projects like this that have been designed responsibly  
11 within the city itself rather than just continue to

12 approve bedroom communities that encourage sprawl  
13 across O'ahu.

14 KS' plan incorporates diverse housing  
15 options for Hawai'i's people at various income levels  
16 and ages, while also providing new commercial  
17 opportunities for entrepreneurs and business. It is  
18 just the type of development policymakers and citizens  
19 have been calling for.

20 The master plan sensitively seeks to  
21 preserve the architectural character of this once  
22 industrial-focused neighborhood.

23 It will also promote multi-modal  
24 transportation options for residents to move easily by  
25 biking, walking and taking public transportation from

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1 our city's primary tourism center in Waikiki through  
2 its retail center at Ala Moana and the Ward complex,  
3 to its business center in Downtown Honolulu.

4 It is just the type of development that has  
5 the potential to bridge these distinct, yet very  
6 important areas of our city.

7 Finally, it's no secret that Hawai'i's  
8 economy is facing one of the most challenging economic  
9 periods in its history.

10 During these tough economic times I hope  
11 HCDA will consider approving Kamehameha Schools' plan  
12 not just because of the aforementioned points but also  
13 because of its potential to serve as an economic  
14 driver. Thank you. (Applause).

15 MR. NEUPANE: Thank you. Let's take a five  
16 minute break to give some relief to our court reporter

17 and we will start again. Thank you.

18 (Recess at 5:35-5:45)

19 I'll call the next five names now. Leslie  
20 Miasnik, Charlie Nakaima. Charlie? Let me say again  
21 the folks who have the even numbers on their card,  
22 please go to the mic on my right, and the folks who  
23 have odd numbered cards please go to the mic on my  
24 left side. Let me call again Charlie Nakaima, Mark  
25 Little, Larry Gilbert, Luciano Mimerbi.

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1 MS. MIASNIK: Aloha, and mahalo for allowing  
2 me to speak today. My name is Leslie Miasnik. I'm  
3 with Pankow Builders, which has been building in  
4 Hawai'i for over 40 years.

5 I'm a strong supporter of Kamehameha  
6 Schools' development plan for their property in  
7 Kaka'ako. I feel it is critical that an enlightened  
8 city planning create a built-in environment that  
9 honors the stewardship of the land and creates a  
10 vibrant community for the people to work, live and  
11 play. And I believe that the Kamehameha Schools'  
12 master plan has this vision.

13 As a member of the building profession I  
14 have taken it upon myself to learn about this  
15 development. I honestly trust that the Kamehameha  
16 Schools, through its strong adherence to its values  
17 and its mission, will follow through with its plan to  
18 have the area become a healthy community, providing a  
19 safe neighborhood where local residents -- where  
20 people can live and shop all within the half a mile

21 area.

22 They have gone to the trouble to plan this  
23 area so that it creates a smart long-term development  
24 plan so that it can achieve the best balance of the  
25 open space; housing and the commercial development.

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1 I know that Hawai'i desperately needs the  
2 economic and employment opportunities that this  
3 project will bring, and the economic benefits from the  
4 retail shopping as well as the other improved  
5 community facilities.

6 I understand that Kaiulou 'o Kaka'ako has  
7 been designed to incorporate sustainable design and  
8 building practices like adaptive reuse of the existing  
9 buildings that will remain Kaka'ako's character so it  
10 will not look like a transplant from Southern  
11 California.

12 The master plan works to achieve the best  
13 balance of the open space, the residential, and the  
14 community development. It is our responsibility to be  
15 part of the best plan for the future and the future of  
16 our children and of our children's children.

17 For this reason I urge you to support the  
18 Kamehameha Schools Development Plan for Kaka'ako.  
19 Mahalo. (Applause)

20 MR. NEUPANE: Next.

21 MR. GILBERT: Aloha. My name is Larry  
22 Gilbert, and I'm president of Sennet Capital. We  
23 provide business financing for the kind of small  
24 businesses and medium size businesses that exist today  
25 in Kaka'ako and that will exist there in the future.

1           We're here to testify in strong support of  
 2 the Kai aul u 'o Kaka'ako plan submitted by the  
 3 Kamehameha Schools. This is the type of plan that  
 4 Hawai'i should support and aspire to. It provides for  
 5 the integration of how people work, live and play.

6           It provides the integration of different  
 7 income levels and backgrounds through its affordable  
 8 housing and mix of different types of housing. It  
 9 provides respect for the visual and environmental  
 10 gifts that Hawai'i has and that Honolulu has.

11           It also provides respect for the cultural  
 12 legacy of Hawai'i. Most importantly it provides  
 13 vision for the future of Honolulu's children with its  
 14 support for good paying jobs, its opportunity for  
 15 small and medium-sized businesses to co-exist and its  
 16 support for the growing high tech industry that's  
 17 providing another foundation for Hawai'i's future.

18           This represents the best example of good  
 19 stewardship of the land. My hat is off to Kamehameha  
 20 Schools for developing such a sensitive and  
 21 well-thought-out, long-term plan. Thank you for much.  
 22 Mahalo.

23           MR. NEUPANE: Thank you. Next.

24           MR. MIMERBI: Good evening. Aloha. I am  
 25 Luciano Mimerbi. I testify as an individual. I'm

1 professor of planning at the University of Hawai'i. I  
 2 have a few points of general nature not related to the

3 project specifically because I still have to study the  
4 project.

5 But one is: Could the Authority provide a  
6 history of the financing for the infrastructure in  
7 Kaka'ako so that the taxpayer knows very well what is  
8 being the contribution of the developer and the  
9 contribution of the landowner -- excuse me, the  
10 developer and the contribution of the taxpayer.

11 I'm saying so because years ago there was a  
12 major article by Honolulu Weekly saying that the  
13 Authority didn't really achieve the intent of the  
14 legislation that took away the power to zone from the  
15 City and gave it to the State.

16 So for good accounting and transparency it is  
17 good that this information is available on your web  
18 page. So I will look tonight to see if it's there.  
19 If it's not there I suggest to put it in.

20 Second point is that I am in favor, of  
21 course, in a new town in town and mixed use, but  
22 certainly a residential building should not be higher  
23 than 12, 9, 6 or 4 stories.

24 There should be a mix of buildings. Anything  
25 higher than 12 story is dangerous for people to live

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1 in because of the difficulty by fire ladder to reach  
2 the higher floors.

3 And also buildings should not be too big so  
4 you have just a few tenant per floor like no more than  
5 six for livability.

6 Then, mixed use should be really implemented  
7 in so that the commercial, retail and smaller

8 manufacturing is not kicked out by the district.

9           And I think that if the accounting of the  
10 taxpayer contribution is provided, the general public  
11 will understand better what is fair in terms of  
12 reserved housing contribution by the developer. Thank  
13 you very much. (Applause)

14           MR. NEUPANE: Thank you. Next.

15           MR. LITTLE: Aloha. My name is Mark Little.  
16 I'm principal of eight, inc. We're architects and  
17 planners practicing in Hawai'i, Honolulu specifically.  
18 I'm here in support of the project.

19           As an architect with experience in urban  
20 planning I believe that Kamehameha Schools' plan  
21 showed a sensitivity to the existing character of the  
22 neighborhood while paving a path for the future  
23 development, growth and revitalization of this  
24 underutilized area.

53           The plan shows forethought in terms of its

1 long-range planning goals in a responsible and viable  
2 way. There's consideration given to a strategic  
3 balance of housing and commercial uses which will help  
4 to create a vital and dynamic neighborhood  
5 environment.

6           Human-scaled spaces and inspiring texture of  
7 appropriately scaled buildings are complemented by  
8 open spaces, parks, playgrounds, public gardens  
9 strategically located throughout the area. The  
10 resulting composition is a well-thought-out pallet of  
11 responsible and sensitive planning strategies.

12 Finally, the vital consideration given to the  
13 project's sustainability and environmental impacts is  
14 well supported by Kamehameha Schools' mission and its  
15 necessary role as stewards of the land.

16 Adaptive reuse of building and sustainable  
17 building practices further enhance this critical  
18 aspect of forward thinking urban planning.

19 With this in mind it is hoped that the  
20 Kaiulau 'o Kaka'ako will become a model for  
21 redevelopment, and more importantly, an opportunity  
22 for generations to come. Thank you.

23 (Applause.)

24 MR. NEUPANE: Thank you. David Watumull,  
25 Gary Ostrander. Gary Ostrander? Eric Nelson. Eric?

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1 Ilan Amir. Ilan Amir? Jeffrey Zimmerman. Jeffrey?  
2 Please get started.

3 MR. WATUMULL: Good afternoon. My name is  
4 David Watumull. I'm the CEO of Cardax Pharmaceuticals  
5 and also a former CEO of Hawai'i Biotech, and founder  
6 of another biotech company called Panthera Bio  
7 Therapeutics here in Honolulu, Hawai'i.

8 We are some of the companies that have signed  
9 Letters of Intent to go into the Asia Pacific  
10 Innovation Center. We have about more than 60  
11 employees, high-paying jobs for our smart, local  
12 people, many of whom who have come back from the  
13 mainland to work in our companies.

14 I would like to point out that the Asia  
15 Pacific Innovation Center does, indeed, benefit the  
16 Kamehameha Schools students. The whole first floor is

17 going to be an educational set for students, including  
18 those from Kamehameha Schools and others as well.

19 But as biotech companies we really need a  
20 project like this in order to have the kind of  
21 facilities that we need to do the work.

22 The current facilities elsewhere available in  
23 Honolulu are not sufficient to really address the  
24 types of work that we need to do here in Honolulu,  
25 Hawai'i to be competitive.

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1 And in addition to that, I think it's also  
2 very important, as somebody who's born and raised in  
3 Hawai'i, as my parents were as well, is that we got to  
4 think about where our kids are going to work. This  
5 gives a chance to bring many kids who moved away to  
6 the mainland because they did not have the  
7 opportunities here in Hawai'i that they deserve in the  
8 sciences.

9 And that is a project that is being developed  
10 here in Kaka'ako, a project that can be as competitive  
11 as anything in the world. So with all of those we  
12 really do give strong support for this project. Thank  
13 you. (Applause).

14 MR. NEUPANE: Thank you. Next.

15 MR. WATUMULL: I also -- Gary Ostrander asked  
16 if we might be able to read just a couple things from  
17 his testimony. Can I do that? Just a couple minutes.  
18 He's on the list. He's the next one on the list.

19 MR. NEUPANE: Yes, sure, go ahead.

20 MR. WATUMULL: (Reading Gary Ostrander's

21 testimony.)

22           Okay. Again, this is from Gary Ostrander,  
23 Vice Chancellor for Research and Graduate Education.  
24 He says, "I would like to express my strong support of  
25 the Kamehameha Schools' master plan for Kaiulou 'o

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1 Kaka'ako. The long-term development plan for the  
2 29 acres in Kaka'ako will utilize the area to achieve  
3 a balance of open space, residential, and commercial  
4 development.

5           "The plan also addresses the need for  
6 housing in the urban core by providing 2,750  
7 residential options for various income levels to rent  
8 or buy, including apartments, town houses, high-rises,  
9 lofts and live-and-work units.

10           "It's very important for me to," Gary goes  
11 on to say, "that the plan includes housing options for  
12 high-tech industry workers employed by the John A.  
13 Burns School of Medicine, the future Cancer Research  
14 Center as well as the Kamehameha Schools Asia Pacific  
15 Innovation Center.

16           "The proposed planning for the Asia Pacific  
17 Innovation Center has been established for the  
18 five acres next to JABSOM. This innovation technology  
19 center is expected to create up to 1200 jobs."

20           Gary says, "We here at the University of  
21 Hawai'i are excited that the Kamehameha Schools  
22 included a technological center as a foundation to  
23 foster growth in the biotech life sciences field.  
24 This growth will help the state to retain and  
25 encourage more of Hawai'i's young minds with the

1 necessary knowledge and skills to have a role in this  
2 convergence of research innovation. We're in strong  
3 support of this project." Thank you. (Applause)

4 MR. NEUPANE: Next.

5 MR. NELSON: Hello. My name is Eric Nelson.  
6 I'm with RIM Architects. I'm the managing partner.  
7 Mahalo for the opportunity to present some testimony  
8 here. A lot of my architectural compatriots have said  
9 a lot about this project. And I just really wanted to  
10 chime in and also give my support to this master plan.

11 I've looked over the master plan and I think  
12 it's really an enlightened, well-done plan. One of  
13 the things that I really wanted to kind of bring up  
14 that hasn't been brought up so much is, in looking  
15 over the material the Kamehameha Schools, their  
16 mission is education.

17 And what they're trying to do here is develop  
18 a project that helps them keep in perpetuity the  
19 opportunity to provide that mission.

20 And I'm really struck by Kamehameha Schools  
21 doing the right thing for the right reasons. And what  
22 an incredible development this is. And I just want to  
23 state what a unique opportunity I think this is to  
24 accomplish a development like this.

25 So thank you so much for allowing me to say  
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1 that. Thank you. (Applause).

2 MR. NEUPANE: Next.

3 MR. AMIR: Good afternoon. My name is Ian  
4 Amir. I'm with Hawai'i Business Magazine. I'm  
5 speaking in support of this development. I tried to  
6 drill down and make it as simple as possible. I broke  
7 it up into three categories. First, you have simple  
8 facts, then multipliers. I'm just going to cap off.

9 First, the simple facts. You should let  
10 your mind wander a bit on this one. Two thousand  
11 seven hundred fifty new residential units;  
12 400,000 square feet of incubation for life sciences  
13 including wet labs for biotech, 1200 immediate jobs  
14 for that; commitment to \$80 million in first round  
15 investment to start as early as 2010; bike paths and  
16 walkways; a beltway of green with numerous parks; a  
17 centralized urban area for small business to thrive;  
18 open area markets in areas to promote foot traffic and  
19 a lifestyle free of the automobile; landscaping and  
20 architecture that opens up Kaka'ako with beautiful  
21 views of the water; a beacon of light 24 hours a day,  
22 7 days a week with the Asia Pacific Research Center  
23 putting a permanent presence of safety anchored in the  
24 heart of Kaka'ako.

25 Now the multipliers: Fulfilling the need  
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1 for housing and urban sprawl setting while reducing  
2 automotive commuting due to the proximity to  
3 centralized areas such as downtown and the rest of the  
4 development; a facility to take over for the Manoa  
5 Innovation Center when the lease is up.

6 Where will the next hoku scientific go? To  
7 the mainland? Skilled jobs for our children, and end

8 to our largest export factories known as Punahou,  
9 Iolani and Mid-Pac.

10           Guaranteed first round financing through a  
11 billion dollar trust; immediate job creation for the  
12 construction industry; an eyesore turned into a live,  
13 work, play area that flows perfectly from the land to  
14 the sea revealing a hidden gem in the heart of our  
15 urban district; increased incentive for JABSOM  
16 students who are currently attending a diamond in the  
17 rough.

18           As a cap off, this is Kamehameha Schools,  
19 not Donald Trump, Lehman Brothers or Bear Sterns.  
20 Kamehameha Schools has a fiduciary responsibility to  
21 the mission for their Trust to educate the children of  
22 Hawai'i. This development is crucial during this  
23 economic blight. The project will create instant  
24 construction jobs and will continue to do so for the  
25 15-year buildout.

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1           This is a legacy that we will create for our  
2 children, our grandchildren, and our future of  
3 Hawai'i. We cannot afford to deny the facts. We must  
4 compromise and understand there's only two ways: the  
5 right way or no way.

6           SB 1350 has the potential to kill this  
7 crucial step for Hawai'i. Stop the political  
8 jockeying and selfishness and do the right thing for  
9 Hawai'i. Thank you. (Applause)

10           MR. NEUPANE: Next.

11           MR. ZIMMERMAN: Good evening. I'm Jeff

12 Zimmerman. The vog kinda got my voice so I'll  
13 struggle through it. In 1986 I was part of the  
14 development and leasing team for a brand new  
15 groundbreaking project called Restaurant Row.

16 It was my responsibility alongside some great  
17 developers, Alan Beale and Bruce Stark, to convince  
18 potential tenants and the general public that the  
19 short walk from downtown to the edge of Kaka'ako would  
20 be worth the effort with a host of new entertainment  
21 and restaurant opportunities being introduced to the  
22 city.

23 I think we were mildly successful in growing  
24 downtown just a little bit more Diamond Head, but more  
25 importantly, introducing the concept of living life in

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1 a small village called Waterfront Plaza.

2 In this modest development many of the best  
3 features of a large city coexisted, homes, office  
4 space, restaurants, entertainment, retail and even  
5 open park space.

6 Today in 21st Century Honolulu the vision of  
7 Kaka'ako as imagined by Kamehameha Schools has many of  
8 those same aspects I remember working so well at  
9 Waterfront Plaza.

10 In this case, though, KSBE has master planned  
11 a project scalable to support significant populations  
12 of residents and businesses to grow a true community  
13 while birthing the concept of a city within a city.

14 As a 25-year resident of Honolulu I'm proud  
15 to stand here today in support of Kaka'ako's master  
16 plan. I've also been lucky enough to travel to

17 Portland, Oregon every two to three months over the  
18 last two years for my business and have spent  
19 significant time in the Pearl District.

20 I don't have enough time to adequately  
21 describe this area of downtown Portland that has many  
22 similar aspects to downtown Kaka'ako. But please  
23 research it for yourself.

24 You should find, as I have, that a forgotten  
25 warehouse in the industrial district on the edge of a

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1 mature downtown went through a dramatic renaissance in  
2 a private/public partnership which today is award  
3 winning and sought after as one of the best places to  
4 live and work in the Pacific Northwest.

5 I know KS/BE is modeling some of the  
6 architectural design aspects of the Pearl into their  
7 master plan. We will be fortunate to have Kaka'ako  
8 emerge as the Pearl has into a jewel in the middle of  
9 a great city.

10 What's so dramatic in the Pearl that I also  
11 see in the artist renderings of the new Kaka'ako, is  
12 this self-contained city where every viewplane,  
13 architectural feature, landscape and streetscape  
14 reminds residents and visitors of this unique village  
15 concept.

16 In many idealized and Utopian societies  
17 people would live upstairs in brightly lit glass  
18 buildings and work, shop, play and socialize  
19 downstairs with their neighbors and friends in green  
20 spaces with an abundance of light and air.

21 Cars and traffic would be traded in for wide,  
22 walking streets, and all our needs would be close to  
23 home, a true pedestrian city.

24 KS is clearly demonstrating leadership in its  
25 plan for a new Kaka'ako, a true gathering place in

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1 Honolulu developed for the greater good of its  
2 residents, workforce, visitors and our pets.

3 In this time of bold decision-making in the  
4 face of low consumer confidence and a recession, let's  
5 choose to positively welcome the possibility of a  
6 modern Kaka'ako for the near future and allow Honolulu  
7 to further develop into the great city it is.

8 I absolutely support Kamehameha Schools'  
9 leadership on this issue, and urge all citizens of  
10 O'ahu to recall the words of French writer and  
11 philosopher, Henri LeFevre when he said, "To change  
12 life we must first change space." Thank you.

13 (Applause)

14 MR. NEUPANE: Okay. The next five: Kiersten  
15 Faulkner, Mark Wong. Mark? Nathaniel Kinney,  
16 Nathaniel? Lisa Gibson, and Ken Harding. Please,  
17 the even number on my right and odd number on my left.  
18 Thank you.

19 MS. FAULKNER: Good evening. I'm Kiersten  
20 Faulkner, Executive Director of Historic Hawai'i  
21 Foundation which is a nonprofit organization that  
22 works statewide to encourage the preservation of sites  
23 that are important to Hawai'i's history. And  
24 obviously that includes Kaka'ako, which has a very  
25 rich history and a very distinctive character.

1           At Historic Hawai'i Foundation's request  
2 Kamehameha Schools conducted an inventory of the  
3 historic sites and properties within this master plan.  
4 And we commend them for doing that and thank them for  
5 those efforts.

6           As a result of that inventory of the historic  
7 properties they found that there are three properties,  
8 three buildings that are definitely significant and  
9 eligible for the National Register of Historic Places  
10 and another four that are potentially eligible. They  
11 need to do some research into that.

12           We're very excited to see that this plan  
13 includes a commitment to adaptive reuse of not only  
14 those historic structures but of others that  
15 contribute to the character, whether or not they're  
16 actually eligible for the National Register.

17           That's a very exciting part of this plan and  
18 it's the major reason that Historic Hawai'i Foundation  
19 is supporting it.

20           We would like to recommend that a specific  
21 commitment to keeping the specifically eligible  
22 historic buildings as an adaptive reuse site be  
23 included and that that commitment be institutionalized  
24 by nominating them to the Register of Historic Places.  
25 And with that recommendation we strongly support this

1 plan. Thank you. (Applause).

2           MR. WONG: My name is Mark Wong. I'm the

3 Chairperson of the Kaka'ako Makai Community Advisory  
4 Council. Our group represents dozens of interests.  
5 And we have no official position on this plan. But I  
6 did want to speak about the many principles that are  
7 in strong alignment to our guiding principles.

8           First of all, the fact that Kamehameha  
9 Schools has developed this in collaboration with the  
10 community and in close collaboration especially with  
11 the Kaka'ako Makai Community Advisory Council.

12           Some of the principles that are strongly in  
13 alignment with our principles are the stewardship of  
14 the land and resources, emphasis on sustainability,  
15 emphasis on green and open spaces, the relationship  
16 between Kaka'ako Mauka and Kaka'ako Makai.

17           It's this recognition of the area's special  
18 role in connecting the areas and joining neighborhoods  
19 and the need to provide residential, retail,  
20 industrial and office uses mauka of Ala Moana  
21 Boulevard that complement our desire to establish the  
22 makai side as a gathering place for recreation,  
23 cultural and education uses.

24           You may know that one of the reasons that our  
25 council was formed was in strong opposition to

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1 residential uses on the makai side of Ala Moana.

2           So we're very happy to see your plans for  
3 residential. We also support the pedestrian-scale  
4 development and bicycle-friendly plan and the  
5 preservation of views and open space, one of the most  
6 important principles of the Kaka'ako Makai CPAC.

7           The master plan indicates a density far less

8 than allowed by HCDA rules. We support the design  
9 that minimizes visual impact and retains views between  
10 mountain and sea.

11 We commend Kamehameha Schools for working  
12 closely with the community in both the mauka and makai  
13 areas and look forward to continued engagement as we  
14 work to improve Kaka'ako. Thank you. (Applause).

15 MR. NEUPANE: Thank you, Mark. Next  
16 Nathaniel Kinney.

17 MR. KINNEY: Nathaniel Kinney representing  
18 District Council 50, 2000 members of unionized  
19 painters, glazers, tapers, and floor layers of  
20 Hawai'i.

21 Kamehameha Schools' master plan calls for a  
22 very limited amount of affordable housing, high end  
23 condos. That's fine. They have to answer to their  
24 beneficiaries. What about the working people of  
25 Hawai'i?

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1 If Kamehameha Schools does not want to  
2 provide more affordable housing, then they should sign  
3 a project/labor agreement with the Building Trades  
4 Council of Hawai'i.

5 So if the working people of Hawai'i, who may  
6 never live in, actually live in Kaka'ako, or at least  
7 get a job out of this work, PLA's mean local jobs for  
8 local people.

9 PLA's were used at the Waikiki Beach Walk and  
10 on the military housing projects on base. This  
11 depression -- this is not a recession -- this is a

12 depression -- has hit the construction industry the  
13 hardest. Unemployment benefits are running out.  
14 Homes are being foreclosed on.

15 Each one of these green shirts right over  
16 here represent a family that need money to buy food,  
17 pay for mortgage, healthcare for the children.  
18 "Kamehameha Schools: No make A. Sign the PLA." Thank  
19 you. (Applause)

20 MR. NEUPANE: Next Lisa Gibson.

21 MS. GIBSON: Yes, thank you very much. I'm  
22 Lisa Gibson, the president of the Hawai'i Science &  
23 Technology Council which is an industry association  
24 representing a range of companies in Hawai'i's  
25 emerging science and technology sectors. I forgot my

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1 reading glasses so I'll do the best I can.

2 Basically economic diversification is a  
3 critical component for the future of the state. And  
4 while I submit my comments in writing, if we're going  
5 to create an economy for the future, one of the key  
6 components of that is the appropriate infrastructure  
7 to provide homes for the businesses that we need to  
8 grow.

9 You've heard David Watumuli speak tonight  
10 from Cardax Pharmaceuticals. I'm sure you're going to  
11 hear some other tenants from the proposed Asia Pacific  
12 Center.

13 Basically the Council is in strong support of  
14 this project. Along with infrastructure we need to be  
15 able to give jobs to our kids so that we can keep them  
16 coming home.

17           And if the companies don't have appropriate  
18 space, then there's really no hope. Then the  
19 companies won't come here and locate here. Then our  
20 kids will have to keep moving to the mainland.

21           So at the end of the day the Hawai'i Science  
22 and Technology Council is in strong support of this  
23 beautiful, visionary project and appreciates the  
24 leadership of Kamehameha Schools. Thank you.

25 (Applause)

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1           MR. HARDING: Hi. My name is Ken Harding.  
2 I'm a citizen. I speak only for myself. I'm a  
3 resident of Kalihi. My wife and I have been here for  
4 40 years in Hawai'i. Every now and then you see  
5 something so right come along that you want to say  
6 something and stand up and cheer.

7           The more I found out about this project as a  
8 student of culture, as a long-time community  
9 developer, I really get excited when I look at the  
10 sensitivity -- hear the sensitivity, look at the  
11 visionary project and planning and think, wow, this is  
12 being done for all of the right reasons.

13           I just came tonight to lend my support to  
14 something I think is really pono for the community.  
15 Thank you. (Applause)

16           MR. NEUPANE: I have eight more names that's  
17 signed up here. So I'm going to call all eight.  
18 Please -- one more, there's nine more -- I'm going to  
19 call all nine. Please line up again. Let me repeat,  
20 the even number to my right, odd numbers to my left.

21 Amy Anderson, Lance Inouye -- Lance Inouye.  
22 Tom -- I've a hard time pronouncing this last name,  
23 Tom. Sorry, couldn't read the writing. Keiki Lani  
24 Meyer. Keiki Lani Meyer. If you could line up.  
25 Elaine Kam. Elaine Kam. If you could take a seat,  
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1 ma'am.

2 You're odd number so if you could take a seat  
3 right there that would be good. Olivia Ng. Olivia.  
4 Dancil, Keiki-Pua. Dancil? Luke Williams, Luke.  
5 Keith Otis. Please go ahead, Amy.

6 MS. ANDERSON: Amy Anderson, architect,  
7 Professor of Architecture and Urban Design at the  
8 School of Architecture, University of Hawai'i. But I  
9 speak as an individual.

10 Kamehameha Schools is admired worldwide for  
11 its agenda to strengthen education in Hawai'i. KS has  
12 the right to develop its lands to further this  
13 purpose.

14 Goal 5 in the Strategic Plan 2000-2015  
15 states, "Kamehameha Schools will optimize the value  
16 and use of current financial and nonfinancial  
17 resources and actively seek and develop new  
18 resources."

19 Its web page introduction for the planning in  
20 Kaka'ako says it, "Hopes to optimize development, not  
21 maximize it." This is an admirable distinction.  
22 Principle outweighs greed.

23 Goal 5 in the Strategic Plan says,  
24 "Kamehameha Schools will malama ika 'aina, practice  
25 ethical, prudent and culturally appropriate

1 stewardship of land and resources."

2           This is an essential mindset for our time  
3 fundamentally embedded in the host culture. The  
4 following observations link these objectives to  
5 specific conditions in the master plan development.

6           The plan is caught between the goals of KS  
7 and the rules of the HCDA. The rules need to adjust  
8 because, especially for the concept of superblock it  
9 has led to an urban design response of monotony.  
10 Street and car outweigh human scale. If climate and  
11 culture truly become the primary determinants the  
12 spatial response will match the spirit of this place.

13           HCDA is in an extraordinary position to  
14 advance a progressive vision for a large portion of  
15 central Honolulu. If you join the efforts of KS, OHA,  
16 GGP or its successor, you can do environmental  
17 planning on a truly effective scale.

18           The need for a fully developed resource  
19 management plan is self evident. It is not an option  
20 or a final phase lip service gesture. It is a  
21 first-phase action.

22           Confirm the carrying capacity of these sites.  
23 Across 400 acres you can foster water conservation,  
24 waste treatment and energy propagation for a model  
25 self-sustaining community.

1           Please commit the funds for the analysis to  
2 prove the long-range cost benefits of resource

3 stewardship, and act collectively to achieve this  
4 goal. (Applause)

5 MR. NEUPANE: Next.

6 MR. INOUE: Hi. My name is Lance Inoue.  
7 I'm from Lance S. Inoue, Company, Ltd. We're a  
8 general contractor. We stand by the written testimony  
9 we submitted earlier. But I just wanted to make one  
10 point.

11 Here we go again, another contractor, of  
12 course, wanting jobs. But I don't stand before too  
13 many of these boards lightly. The reason I'm standing  
14 here is because I think that the presentation that  
15 Kamehameha Schools presented is really good.

16 I'm no expert in master planning. But just  
17 looking at the stewardship of Kamehameha Schools and  
18 the history of what they've done with their schools up  
19 at Kamehameha Heights as well as Royal Shopping Center  
20 and Keauhou Kona, I think they have done a fabulous  
21 job.

22 So I stand here in full support of the master  
23 plan. Thank you.

24 MR. NEUPANE: Tom. Next Tom...

25 MR. WILKOLAK: Hi. My name's Tom Wilkolak.

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1 I'm the Chief Operating Officer at Honolulu Seawater  
2 Air Conditioning. I'm here to testify in support of  
3 Kamehameha Schools' effort to develop Kaka'ako into a  
4 thriving residential and commercial community.

5 Kamehameha Schools and Honolulu Seawater Air  
6 Conditioning are currently working out the final  
7 details of a lease for property in Kaka'ako. So we

8 have firsthand experience with them as it relates to  
9 their plan for the area.

10 We're going to build a \$50 million pumping  
11 station there to support a district cooling system for  
12 Downtown Honolulu and the Kaka'ako area using  
13 infinitely renewable deep seawater to replace  
14 electricity as the cooling agent for buildings.

15 And Kamehameha Schools has shown their  
16 support to us by asking us to reserve a significant  
17 portion of our output for buildings that are located  
18 in the new development.

19 In the two years we have worked on this  
20 project with them we found them to be very dedicated  
21 to sustainable design and green building practices.  
22 They, in our experience, are excellent stewards of the  
23 land they manage for the benefit of the Hawaiian,  
24 Native Hawaiian people.

74 25 And they're dedicated to providing an

1 inviting and attractive community to those living and  
2 working in Kaka'ako.

3 Thank you for the opportunity to testify in  
4 support of their project. (Applause)

5 MR. NEUPANE: Thank you. Keiki Lani Meyer.

6 MS. MEYER: Aloha kakou. I just wanted to  
7 just offer some mana'o to everyone. I support the  
8 development of Kaiulau 'o Kaka'ako for the following  
9 reasons: definitely because of immediate needs to  
10 stimulate the economy. And, of course, to provide  
11 much needed housing.

12 But, more importantly, as a Native Hawaiian I  
13 look at this development project as an opportunity to  
14 reestablish Kaka'ako as a sense of place again with an  
15 identity or just reconnection to the land really.

16 However, I do have a few things that I'd like  
17 to recommend. Because when I look at all of the plans  
18 for Kaka'ako, Kaiulu I'm hoping or I'm willing that I  
19 would see a lot of my people there, a lot of Native  
20 Hawaiians there whether it's employment opportunities,  
21 as business owners, as working for these science  
22 centers. That's my greatest hope.

23 I come here, of course, as a parent who wants  
24 her son to remain here and also as a Native Hawaiian.  
25 I actually also work for Alu Like. And with this

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1 project being approved and going ahead we actually  
2 won't have a hale anymore.

3 But what I would like to see happen is that I  
4 urge that we do not focus only on science. I think  
5 this is a very good opportunity especially because  
6 Kamehameha Schools is involved in this project, that  
7 we look at edu-tourism as a viable industry.

8 To educate people around the world on our  
9 culture as Native Hawaiians, I'd like to see we  
10 establish an education center within this Kaiulu.

11 And basically so this would be an opportunity  
12 for Kamehameha Schools to establish within this  
13 education center -- and we could name it after, of  
14 course, Princess Bernice Pauahi Bishop, an oral  
15 history center, a literacy center, and a genealogy  
16 center.

17                   And this would also be a wonderful venue,  
18 business venue for Kamehameha Publishing to get what  
19 they're doing, publishing all the materials out to the  
20 public.

21                   MR. NEUPANE: Could you wrap it up, please.

22                   MS. MEYER: Okay. Anyway, that's it really.  
23 But I support this project. Mahalo. (Applause).

24                   MR. NEUPANE: Next. You can sit down and  
25 talk.

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1                   MS. KAM: Good evening, everyone. My name is  
2 Elaine Kam. I speak as a mother, grandmother and  
3 resident of Honolulu. I do strongly support this  
4 Kaka'ako master plan, especially the admirable concept  
5 of being a viable gathering place in the heart of  
6 Honolulu.

7                   I urge Kam School to support opportunities  
8 which promote community as well as family to better  
9 relationships among them for residents as well as  
10 visitors through their facilities and good intentions.

11                   And whatever that woman said I really would  
12 second that. Thank you for your time. (Applause).

13                   MR. NEUPANE: Olivia Ng.

14                   MS. NG: Good evening, ladies and gentlemen.  
15 I apologize in advance if I can't speak clearly today  
16 due to prior oral surgery.

17                   My name is Olivia Ng. I'm the president of  
18 Karriington Building Materials. As a young  
19 entrepreneur of the construction industry I strongly  
20 support the Kaka'ako plan. The reason is because this

21 is not only building -- it's not only about building  
22 and developing a community, it's about building our  
23 future.

24           Personally I'm actually planning to move to  
25 Kaka'ako and open my office down there. The reason is

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1 because this is a community that I see where I can  
2 network with a lot of professional -- really, it truly  
3 is a business center. I really hope that it will  
4 continue that way and become bigger.

5           Also the new plan is not only gonna keep all  
6 the children of Hawai'i to stay in Hawai'i, find a job  
7 here by not moving to the mainland, it's also about  
8 attracting all the professionals and potential people  
9 to move to Hawai'i and work here for our community.

10           Also if we move forward with the plan it  
11 doesn't only help our future developments. It also  
12 helps our development right now.

13           With a lot of contractors losing their jobs  
14 in Hawai'i nowadays, a lot of them are looking for  
15 jobs on the mainland. And we don't want them to move  
16 out there.

17           The reason is because when you don't see  
18 people in the green shirts working in the community it  
19 doesn't mean that they're not feeding their family.  
20 It means that our community, our city is not growing.  
21 That's not good for anybody. Because it's not about  
22 now. It's about the future.

23           And I think Kaka'ako is -- if we move  
24 forward, the plan of Kaka'ako, it is definitely a plan  
25 that can transform this community into a business

1 center.

2 So far Waikiki is the only community that  
3 people see in Hawai'i. And I definitely want Kaka'ako  
4 to move forward and, you know, let people in the world  
5 to see us in a different perspective instead of just  
6 beach, sunset, tourism.

7 And I strongly support this Kaka'ako plan.  
8 Thank you. (Applause).

9 MR. NEUPANE: Ms. Dancil.

10 MS. DANCIL: Aloha. I'd like to first  
11 acknowledge Ke Ali'i Pauahi. If it were not for her  
12 foresight and vision we would not be here today to  
13 discuss Kamehameha Schools' project Kaiululou  
14 Kaka'ako.

15 Next I'd like to say mahalo to the Hawaii  
16 Community Development Authority for their leadership  
17 in facilitating the meeting.

18 My name is Keiki-Pua Dancil. I'm in support  
19 of Kaiululou Kaka'ako. I'd like to offer you a few  
20 reasons why I'm in support of this project. Let's  
21 look at history.

22 Kamehameha Schools has been around for a  
23 really long time and will probably be here in  
24 perpetuity. That is the first point in supporting  
25 Kaiululou Kaka'ako, KS as the developer.

1 In my opinion KS is one of the best land  
2 stewards in Hawai'i. They actually care during the

3 entire development process, not just until all the  
4 units are sold or rented or sometimes abandoned in the  
5 middle of the project.

6           They build with vision and mission in mind.  
7 Few developers I know care this much about the  
8 community, especially the Native Hawaiian community.

9           My second point is immediate job creation.  
10 It's crazy, the economy we live in today faltering,  
11 and jobs are being lost in all sectors.

12           I personally laid off half my workers at the  
13 biotech company I work for because the project that  
14 they are working on was shelved until further capital  
15 infusion, definitely the most difficult task I had to  
16 do as an executive vice president to date.

17           The Kaiulou 'O Kaka'ako project will provide  
18 immediate job creation for the construction industry  
19 and help stimulate the local economy.

20           My final point: Innovation technology  
21 facilities, investment in our future. We need  
22 something like this in Hawai'i.

23           We're constantly talking about diversifying  
24 our community to create more options for our keiki.

25 Well, here's a developer that is willing to integrate

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1 this type of center into their master plan.

2           I wish such a place existed when I was  
3 graduating. Like others I'm one of the many kama'aina  
4 that left Hawai'i after graduating from Kamehameha  
5 Schools, went to the mainland to attend college.

6           I received a Ph.D. in Chemistry, an MBA from  
7 Harvard Business School even though my 'ohana told me

8 there'd be limited opportunities to return back home.  
9 There was no question I would return home. I would  
10 find a way to make it work even if I had to create my  
11 own opportunities.

12 I've lived in Silicone Valley, San Diego,  
13 California; and Cambridge, Massachusetts. It is not  
14 Hawai'i. Hawai'i is my home. It is my ohana.  
15 There's nowhere else I'd rather be living or working.

16 I want my nieces and nephews to have more  
17 choices available to them in the future. I believe  
18 that this project will provide our keiki with more  
19 choices.

20 So in summary, I'd like to reiterate: I  
21 support Kai aul u 'o Kaka'ako for the following reasons:

- 22 1. KS is the developer. 2. Immediate job creation.  
23 3. The innovation technology facility.

24 Mahalo to HCDA for your time and attention,  
25 Kamehameha Schools for your leadership, and last but

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1 not least Ke Ali'i Pauahi for her foresight. Aloha  
2 no. (Applause)

3 MR. NEUPANE: Luke Williams.

4 MR. WILLIAMS: Aloha ka kou. My name is Luke  
5 Williams. I speak as a concerned citizen for the  
6 state of Hawai'i. I'm a Native Hawaiian, a  
7 beneficiary of Kamehameha Schools. I speak today in  
8 support of the Kai aul u 'o Kaka'ako.

9 There's two things that I would like to talk  
10 about that I was moved to talk about while sitting and  
11 listening. First thing, I would really like to

12 commend Kamehameha Schools for the Kai aul u ' o  
13 Kaka'ako. I really believe in the benefits that it  
14 will have for the Hawaiian students.

15 As I went to Ka Palama campus looking out  
16 across Honolulu, I think that would be a wonderful  
17 stimulus for the students at Kamehameha to see this  
18 community that's developed by Hawaiians, for Hawai'i.

19 And the industry, and the tech industries  
20 that you guys are supporting down in Kaka'ako would  
21 let Hawaiian students know that there are other  
22 opportunities rather than singing in Waikiki or other  
23 things; that that would move them to be in a more,  
24 high-tech, more lucrative industry.

82 25 The second point that I would like to talk

1 to you: I would like to charge Kamehameha Schools --  
2 I'm a recent graduate from UH Manoa, with a Doctor of  
3 Architecture. I'm a Native Hawaiian architect. I'm  
4 interested in creating Native Hawaiian spaces.

5 I would like to charge Kamehameha Schools in  
6 the HCDA's perspective to not be afraid of our  
7 culture, the Hawaiian culture. You as Kamehameha  
8 Schools have the responsibility to amplify Hawaiian  
9 perspectives.

10 Kai aul u ' o Kaka'ako there are winds, there  
11 are rains that have names. There are mo'olelo's that  
12 our people have that inform this place. I believe  
13 that as a Native Hawaiian architect these are the  
14 things that should be informing the built forms that  
15 go into this space.

16 The Hawaiian culture should be visually

17 present. What better way than the actual built forms  
18 that are in Kaka'ako? More so than what is told us  
19 that our Hawaiian culture should look like: The tiki  
20 torches, the Hawaiian tattoos on the sides of the  
21 building and such things like that.

22 I charge Kamehameha to really look at our  
23 culture to inform the built form -- to inform the area  
24 and the feeling of this area. Thank you. (Applause).

83 25 MR. NEUPANE: Thank you. I have one last one

1 here, a gentleman, Kurt. Can't pronounce the last  
2 one. Give me a second, I'll just say something. This  
3 is the last one that I have signed up for oral  
4 testimony.

5 After this is over we'll take a five minute  
6 break for our court reporter. We will come back. We  
7 will be here until 7:30. Anyone in the audience want  
8 to testify you can just come up to the mic, state your  
9 name, and then we'll go to 7:30. Thank you. Please  
10 go ahead.

11 MR. SCHNETZLER: My name is Kurt Schnetzler.  
12 I'm in support of the development plan, but I just had  
13 some questions. I'm actually, I'm here as a parent  
14 of -- a concerned parent. My child goes to school, to  
15 Voyager Charter School in Kaka'ako. And they have  
16 been going there since kindergarten.

17 Everybody that's been testifying has been in  
18 support of this. And I'm in support of it too for a  
19 lot of reasons.

20 But I do have concerns. Like I said, my

21 kids go to Voyager School in Kaka'ako. And it hasn't  
22 been a very residential area. The school now is a  
23 charter school. And we have been looking for a place  
24 for the school.

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25 I think they pay close to, like, a hundred

1 thousand dollars a year for rent. And they're renting  
2 out the school in this community for -- out of some,  
3 like, warehouses basically and store fronts.

4 I was concerned in the Development Plan  
5 what's the plan for, like, just regular education  
6 schools in the future for this area since you're  
7 bringing in -- it will be a big residential area after  
8 your development?

9 My main concern actually is I'm just trying  
10 to see, help out my school and see if they could find  
11 some place or if there is some place in the future for  
12 this school. Because it's in the community. And the  
13 majority of the people, their kids that go to this  
14 school, they don't live in the community but they work  
15 there.

16 So it's been a vital -- it's been very good  
17 for a lot of the people that have kids there. But my  
18 main concern was more about asking questions about  
19 this. I just, that was my concern.

20 MR. NEUPANE: Thank you. (Applause). We'll  
21 take a 5 minute break. And I see that some of the  
22 folks have signed up to speak. Then we'll finish  
23 that. We will open it up for people who didn't sign  
24 up and would still like to make comments. Please come  
25 back in 5 minutes.

1 (Recess held at 6:40)

2 MR. NEUPANE: Let's get started. I only have  
3 three more signed up to speak so let me call the  
4 names, two more, actually. I have Frank Luke and  
5 Sparkie Ewing.

6 MR. LUKE: I have two questions. Should I  
7 say them both or shall I say one by one?

8 MR. NEUPANE: We are taking comments, so if  
9 your comment's in a question form, please go ahead,  
10 state it.

11 MR. LUKE: I'm wondering about the ground  
12 floor, if there will be shops provided so that it  
13 won't be just -- it will be more attractive for the  
14 public to circulate in the area.

15 MR. NEUPANE: As I said we're only taking  
16 comments. We are not -- this is not Q. and A.

17 MR. LUKE: Okay. How can I phrase that?  
18 I'm hoping that there will be provisions for shops to  
19 be located on the ground floor so that the public will  
20 be more included in circulating in the area.

21 No. 2. I'm wondering if there is going to  
22 be a range of accommodations so that "affordable" in  
23 quotes incomes will be included in the project. And  
24 I'm wondering -- I'm hoping that that affordable will  
25 be in, shall we say, realistic terms. Thank you.

1 (Applause).

2 MR. NEUPANE: Thank you. Next.

3 MR. EWING: Hi. My name is Sparkie. And my  
4 son graduated from Kamehameha Schools. And he's  
5 currently working on the mainland in a technical  
6 occupation.

7 I'm excited to find out about the possibility  
8 of employment in Hawai'i through this project and the  
9 possible relocation of my son and his family so that I  
10 can see my grandchildren grow up and so they can  
11 possibly attend Kamehameha Schools.

12 I encourage everyone to contact the governor  
13 to, regarding the Senate Bill 1350 to allow this  
14 project to go forward and not have this project  
15 canceled due to the limited foresight of our  
16 government, the Senate who created this bill.

17 And I encourage everyone to look forward to  
18 this project coming to fruition. And let us hope,  
19 pray that it does take place. Thank you.

20 MR. NEUPANE: Thank you. That was the end of  
21 the people who signed up to provide testimony,  
22 comment. Now, if there's anyone in the audience that  
23 would like to come forward and provide comments please  
24 come to the mic and state your name. This meeting is  
25 supposed to go 'til 7:30. And we will be here until

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1 7:30.

2 Please state your name please.

3 MS. MORIARTY: I'm Lauren Kahea Moriarty.  
4 Thank you very much for the opportunity to speak. I  
5 speak as an individual. I have many family members  
6 who have benefitted from an excellent education at the  
7 Kamehameha Schools, including my father, sister and

8 brother.

9 I also speak to you as someone who served as  
10 a U.S. diplomat for almost 30 years and have seen  
11 development in many, many countries around the world.

12 I commend the vision of the Kamehameha  
13 Schools and strongly support this plan. And I urge  
14 that the Kamehameha Schools and our government and  
15 HCDA be bold as they go forward in its implementation.

16 Specifically I suggest two areas and reasons  
17 for boldness. One: Someone else mentioned it  
18 earlier. This is an almost unparalleled opportunity  
19 to realize the efficiency of sustainability on a scale  
20 undreamed of in almost any major city in the world.

21 We're redeveloping an area next to a major  
22 business center next to Waikiki which gets six, seven  
23 million tourists a year. It's an amazing opportunity  
24 to implement once in a large scale efficiency of water  
25 use, waste disposal and energy efficiency.

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1 Secondly, this is not just an opportunity to  
2 keep our own children here at home with good jobs and  
3 with good future. It's an opportunity for Hawai'i to  
4 showcase itself to the future.

5 I worked in China five years, Taiwan five  
6 years. I have worked around the world. I envision  
7 people coming to Hawai'i to see what is the cutting  
8 edge of how you build a city.

9 That's the way I'd like Hawai'i to be known  
10 in the future as a place known where our own people  
11 live in a beautiful, sustainable, urban development.

12 And everybody is, "Oooh, look at that. I want to be  
13 like that."

14 Thank you very much for the opportunity to  
15 comment even though I had not prepared nor submitted  
16 my name. And I urge strong support from the  
17 government and from HCDA and from everyone who can  
18 support it for this excellent, visionary plan. Thank  
19 you. (Applause)

20 MR. NEUPANE: Anyone else? Please just come  
21 up to the mic. Let me also state that there are  
22 members of Kamehameha Schools' team here. So  
23 there's -- Sydney is out there. So if you have any  
24 questions on the plans please do talk to Sydney and  
25 his colleagues from Kamehameha Schools. Please state

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1 your name.

2 MS. WHITE: My name is Skye White. My  
3 statement is with these hard economic times, and  
4 knowing that Kamehameha Schools owns the land and the  
5 property rights, you would think that somebody would  
6 have the decency and common sense to use this money to  
7 help take care of its people in need, than to build  
8 another eyesore and maybe something where the  
9 developers are gonna drop the ball like they have on  
10 two other structures, lay stagnant with an eyesore  
11 site of the community that I live in.

12 They should be doing better with their money.  
13 Thank you.

14 (Applause.)

15 MR. NEUPANE: Anyone wants to testify, please  
16 come over to the mic and state your name.

17 (No new speakers came forward.)  
18 (The proceedings were adjourned at 7:30 p.m.)

19 --oo00oo--

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1 C E R T I F I C A T E

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3 I, HOLLY HACKETT, CSR, RPR, in and for the State  
4 of Hawai'i, do hereby certify;

5 That I was acting as shorthand reporter in the  
6 foregoing HCDA matter on the 7th day of May, 2009;

7 That the proceedings were taken down in  
8 computerized machine shorthand by me and were  
9 thereafter reduced to print by me;

10 That the foregoing represents, to the best  
11 of my ability, a true and correct transcript of the  
12 proceedings had in the foregoing matter.

13 DATED: This \_\_\_\_\_ day of \_\_\_\_\_ 2009

14

15

16 \_\_\_\_\_  
17 HOLLY M. HACKETT, CSR #130, RPR  
18 Certified Shorthand Reporter

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May 7, 2009 Mr. Jonathan Lai, Chairperson, and Members Hawaii Community Development Authority (HCDA) 677 Ala Moana Boulevard, Suite 1001 Honolulu, Hawaii 96813 Subject: Comments Regarding Kamehameha School's Kaka`ako Master Plan Application: Kaiaulu`o Kaka`ako Dear Chair Lai and HCDA Members, My name is Dave Arakawa, and I am the Executive Director of the Land Use Research Foundation of Hawaii ("LURF"), which is a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. One of LURF's missions is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawai'i's significant natural and cultural resources and public health and safety. We appreciate the opportunity to provide testimony relating to Kamehameha School's ("KS") proposed Kaiaulu`o Kaka`ako Master Plan ("KKM Plan") for its lands in the Kaka`ako Community Development District's Mauka Area (KCDD Mauka), which would guide the development of the Kaka`ako area as a mixed-use urban village. LURF's comments are based on the general master planning principles and process, and among other things, the following: The KKM Plan appears to fulfill the original and ongoing vision, intent and objectives of the KCDD Mauka Plan which is to revitalize the significantly underutilized and relatively undeveloped Kaka`ako area, while addressing the needs of Hawaii's people and providing economic opportunity. The KKM Plan by using the strengths and cooperation of both the private and public sector attempts to create a livable mixed-use urban development , with compatible commercial and residential uses and which also plans to provide amenities such as reserved (affordable) housing, recreation, and other community facilities; The overall master planning process creates a more predictable and cost-effective long-term development plan, yet also allows for flexibility to address the changing market conditions and needs of the community; Incorporates sound planning, sustainability and Smart Growth principles throughout all phases of the development. The KKM Plan is a long-term development plan that appears to strive to achieve the best balance of open space, residential and commercial development; Affordable housing: 2,750 new housing units providing a wide range of housing opportunities for families, including 20% reserved (low to moderate income) housing. Residential options would include apartments, townhomes, high-rises, lofts and live-work units. Additionally, the KKM Plan would provide housing alternatives for workers within walking distance of downtown, the John A. Burns School of Medicine, the future Cancer Research Center, as well as KS' Asia Pacific Innovation Center. Parks and open spaces. KKM Plan includes public amenities such as pocket parks, courtyards, public gardens and playgrounds; Multi-modal transportation options, including, but not limited to, new pedestrian walkways, bike pathways, public transportation and transit-friendly opportunities. The KKM Plan is designed to alleviate traffic congestion, by the location of retail services onsite, the use of pedestrian walkways and bikepaths, by access to the planned new rail transit line and by its proximity to downtown Honolulu, the Capitol District, Ala Moana Park, Ala Moana Shopping Center and other urban areas; New mauka-to-makai view corridor and linkage will be implemented based on the proposed KKM Plan, which calls for 140-foot setbacks along Cooke Street which will open-up mauka-to-makai view corridors and link new parks, the ocean and commercial areas on the makai side of Ala Moana Boulevard to Kaiaulu`o Kaka`ako on the mauka side; Preservation of the rich history and character of the Ward Area is one of the objectives of the KKM Plan and incorporates "sustainable design and build" practices like adaptive reuse of existing buildings will help retain Kaka`ako's character; Increased sensitivity to the Native Hawaiian Culture in the proposed KKM Plan and development of the different public areas has been a priority. KS conducted an ethno-historical study on land use, strategic subsurface archaeological testing, and the geo-referencing of historic maps in relation to parcel areas; Full utilization of the public and private investment in the costs of infrastructure in the KCDD Mauka Plan is sought to be achieved by the proposed improvements (housing with parks and open spaces, commercial, and public facilities.) Substantial increase to State general excise and income tax revenues during construction, which will recoup and provide a return on the public investment in

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the costs of infrastructure in the KCDD . Also, after build-out, the project is estimated to generate millions of dollars in additional annual state tax revenues; Expected job creation of over 500 construction-related jobs and an estimated 1200 permanent jobs after full build-out; and Continuing community involvement and outreach. KS is committed to be careful stewards of Kaka`ako, who will optimize the land use, rather than maximize it, and has solicited input from community groups, residents, tenants, businesses and other stakeholders and has committed to continue to do so. LURF believes that the Kaiaulu`o Kaka`ako Master Plan is based on sound general master planning principles and process, which allows for the orderly planning and development of public and private development projects, provides for a reasonable degree of certainty in the development approval process, encourages investment in new development, and provides public benefits to the community. Thus, we respectfully urge the HCDA to favorably consider our comments relating to the Kaiaulu`o Kaka`ako Master Plan. We appreciate the opportunity to provide comments on this matter. Should you have any questions, please feel free to contact us at (808) 521-4717 or via e-mail at darakawa@lurf.org . We also faxed our comments.

For the most part, I support Kamehameha Schools urban plan. I believe that the execution of this plan will transform Kakaako into the urban core of Honolulu, revitalizing the currently run down and dilapidated rows of warehouse building and pothole filled streets with no sidewalks. I believe that locals and tourists alike will frequent an outdoor urban village with gathering areas. Being that Hawaii is blessed with warm, tropical weather, it makes sense to create a walking/biking community where people can gather, live, shop, dine and work. I do however oppose building five 400 foot towers along Ala Moana Blvd. I believe that the buildings should be a maximum of 200 feet. This will preserve mauka/makai view planes. In addition, driving along Ala Moana Blvd. will feel like driving through New York city if 400 foot buildings are built clustered along Ala Moana Blvd.

**Subject: Kamehameha Schools Master Plans** As a member of the Ala Moana/Kaka`ako Neighborhood Board, I am opposed to the KS plans to build multiple 400-foot high rise luxury condominiums. I attended the first two of KS community planning sessions in which pictures of low-rise "urban village" neighborhood amenities were shown. What is proposed is sufficiently disruptive to the neighborhood to cause me to request that KS be required to conduct a full Environmental Impact Study before any approvals for such a vast development even be considered. Preliminary concerns from the Kaka`ako neighborhood include (but are not limited to) the following: 1. The housing is not intended for residents or working people in Kaka`ako. Instead it is intended for high-income buyers from elsewhere in Hawaii and/or from the mainland. The proof of this argument is found in the projected average salaries for individuals employed in Kaka`ako. Over one-half of those employed will not even qualify for so-called "affordable housing", much less for the luxury condominiums. 2. The HCDA master plan for Kaka`ako should go forward with reduced heights so that multiple 40-story buildings cannot be added to this neighborhood. 3. The multiple high rises fail to fulfill the vision and concept of "urban village." Instead, they destroy view planes and view corridors, create excess density of people, fail to establish adequate park/green space, and establish an environment of streets with tall towers not "urban villages" as promised in the first community planning session. Additional comment will be offered on these proposed plans when presentations are made to solicit input from the community. In the meantime, the requirement of an EIS is absolutely necessary. Respectfully submitted, Nancy Hedlund

Aloha Tony, just to let you know, we will be sending a letter regarding the Kamehameha Schools Master Plan application on the HCDA's agenda for December 3, 2008 along the same lines as our July 3, 2008 letter regarding GGP/VWL's master plan application. Basically, as you know, we have concerns about the high number of iwi likely to be encountered in the area and believe that

archaeological testing and environmental impact assessment should be required at the master planning stage rather than at the individual project levels. Mahalo, Camille Kalama

Hello: It's a shame that beautiful Hawaii continues to be destroyed by the overbuilding of high condominium towers and making Honolulu a concrete jungle. The latest proposal to build a high tower condominium on the site of CompUSA is the straw that broke the camel's back. Enough is enough! Greed has taken over and the idea of low buildings and open space and beauty are out of the picture. Please!!!! Save beautiful Honolulu and stop this raping of our wonderful land.

Luisa Juska

Is there any information about how many residential, commercial or retail spaces will be made available for purchase in fee simple?

Everything has been written in a seemingly biased one-sided opinion of how great this proposed development will be and how rosie everything will be. I am sure that developing these areas will be a good thing, I noticed the deep seawater airconditioning system, this is helpful, but I think if you want such a great future for everyone, architects of today should be utilizing every natural benefit in their designs, gone are the days where you would just build what you like and use electric powered machines to make everything comfortable, they should be taking advantage of typical prevailing winds in the area, also the path of the sun for natural shading and lighting, the buildings are tall and skinny, not so much room up there to install a lot of photovoltaics for electric needs other than air conditioning, this is also a problem for many of the tall but skinny existing buildings. What about solar hot water heating, c'mon guys, it's a new era and we really need to make small our carbon footprint. ... or in the future, probably nearer than we think, we won't be strolling through those beautiful walkways you suggest.

The Trustees of Kamehameha Schools have a primary trust responsibility of building schools for boys and girls in the State of Hawaii to develop industrious citizens. Within that primary Trust Responsibility of Education, the Trustees also have been assigned additional trust responsibilities for orphans and indigent families for support and education, giving preference to decedents of aboriginal ancestors. [Please note: that the preference for decedents of aboriginal ancestors only applies to support for orphans and poor families. The primary Trust responsibility is merely to build schools for boys and girls. This primary Trust responsibility of building Schools is without preference for decedents of aboriginal ancestors as it applies to boys and girls in the State of Hawaii. It is important that the Kaiaulu `O Kaka`ako Master Plan Submitted By Kamehameha Schools being submitted serve this primary Trust Responsibility of building Schools for Boys and Girls in the State of Hawaii. It is important that the HCDC and the State assure that this primary trust responsibility is forefront in any Plan and approval.

In this economy, "forget about it".

I heartily support your vision for the development of this area. As a senior citizen, I would like to see a large new "Foodland" included along with a similar "Longs", to make my shopping easier. I don't have a car, and walking to a "nearby" food/Rx source would be a blessing indeed! Somehow, I think others may feel the same! Much success with the project-Mahalo.

We don't want any more high rises built on South Street or surrounding area. Other plans look good.

Can't there be low buildings instead of high rises? Any going to be "affordable rentals"? What happens to all those businesses who are displaced-compensated-fully? How about parking-sufficient? Great, once built, but what takes place-employment from previous businesses-till project completion? Loads of people out of work? Will there be a movie theatre? Progress must go on but at whose expense?

I look forward to the improvement of our village! Do it well.

We do NOT want any more high rises built in Kaka'ako! There are already more than enough high-rises in this area. Seven more would be a terrible eye sore. Low-rises are fine, but high-rises would ruin the beauty of this area. Also, the roads are already too congested. South Street and Ala Moana Boulevard would become too crowded and intolerable. It has already become significantly

worse since Ke'ola Lai was constructed.

Sounds good. Concerns would be providing sufficient parking places. Ward Centre did not, so we seldom go there-poor parking.

Thanks for your mailing. Please keep open green spaces and as low rise as possible. Kaka'ako is fast becoming more dense with buildings.

Please be specific re housing!!!! P.S. - i.e., cost, fees, availability, qualification!!!

I think it's a great project and vision for which the State should be thankful for. Anyone willing to put up the immense financial commitment for a project that will benefit the State and the public should be canonized. This KSBE project and the GGP proposal will finally bring Kaka'ako into the same arena as San Diego, SF & Portland. The major hurdle here is the stifling & restrictive State, City & HCDA permits and over regulation. \_\_\_\_\_ needed this 15 years ago! Get on with it!

If I'm not mistaken, I believe sometime back, there was a big problem with the Hawaiians about high rises and commercial development on the Kaka'ako waterfront property-they did not want this area to become a Waikiki like area. Now this!! What was it all about? Who would do it first, who could develop the area better or was it other business developers doing it? The whole plan for Kaka'ako seems fragmented and overdeveloped. Just an observation.

I hope I live long enough for this new beautiful phase to be completed. So far all the new condos, malls, movie theatres, restaurants and new streets all look good. Please keep all new projects in line so the end results will benefit the next generation. We need to monitor more carefully the homeless people camping at Ala Moana Park. The police are NOT doing enough to make them abide by the rules. All of us whom paid taxes all our lives, going there to use the park now days is a disgrace. I wouldn't let my young grandchildren play there alone. I see them drinking and smoking drugs in broad day lite. One only has to look at the trash cans to see all the beer bottles. When are the police going to crack down on people riding their bicycles on the sidewalk. What next are mo-ped riders going to use them next? Its against the law to ride a bike on the sidewalk. Let enforce our laws.

Kakaako is a great neighborhood-convenient to Waikiki and DT. I live in one of the Kakaako high rises and would like to see more open space and interesting shops and restaurants preferably within walking distance-"neighborhood" feeling.

After attending a few sections, I would like to see a more solid plan with side way sewer. We paid premium realty property tax. We deserve some service and attention.

Support \_\_\_\_\_ plans that will change our neighborhood \_\_\_\_\_.

Ward Warehouse as a shopping arcade is stagnating. We need a visitor's attraction like a water park or an international market place to attract the locals as well as the tourists to regenerate our waterfront area.

While the photos are beautiful, is it affordable at this point in time? Do we really need it? What will happen to traffic? I find it very convenient as it is to go to theaters and shops either by car or bus. If I have to walk very far at all I will not be able to do this.

The Kam School new plan for Kakaako District is too close to Ala Moana Shopping Center, Ward Warehouse and Ward Center. We do not need another shopping center, or warehouse type farmer market. It's too congested. It will worsen the current traffic flow, Queen Street is already very busy during the morning and afternoon rush hour, and so are the Ala Moana Blvd., Ward Ave, and Kapiolani Blvd. We are not short of leasable spaces; more importance is to find businesses to fill up the current vacant spaces. Ala Moana Shopping center, Ward Warehouse and Ward Center and the nearby strip malls have plenty of retail/warehouse spaces. In the same district, there are 6-7 condominiums that were built in last 2-3 years. Vacant units are not in short supply, if more will planned, do we have enough families to fill up these vacant units. Current vacancy rate are high.

Let's accelerate the planning and approval and get the show on the road with this low-rise development maintaining Makai and Mauka views versus HCDA's high rise luxury nightmares!

I am writing on behalf of the Hawaii chapter of NAIOP (NAIOP Hawaii), which is in favor of Kamehameha Schools' Kaiaulu 'O Kaka'ako master plan application. NAIOP Hawaii is an

association of property owners, managers, developers, financial institutions and real estate related professionals who are involved in the areas of commercial and industrial real estate in the State of Hawaii. NAIOP, the Commercial Real Estate Development Association, is the leading national organization for developers, owners and related professionals in office, industrial and mixed-use real estate. We support Kamehameha Schools' master plan. It will require that development be in conformance with the Mauka Area Plan and Rules. It will provide needed housing in urban Honolulu in a variety of forms for a variety of income levels, including 20% of the units being reserved for those who earn up to 140% of Honolulu's median income. This additional housing will provide housing opportunities for those employed by JABSOM and the planned Cancer Research Center, as well as Kamehameha Schools' Asia Pacific Innovation Center being planned in Kaka'ako Makai. The plan also provides that much of the planned retail will support the local neighborhood, eliminating the need to go outside of the area for basic shopping needs. The plan will beautify the area with increased landscaping, plazas, green-space, courtyards and gardens. We also appreciate that KS will be implementing adaptive reuse of existing buildings within the master plan area. We urge the Authority to approve the master plan, and we thank you for the opportunity to testify on this application.

Thank you for this opportunity to express my support for Kamehameha Schools' Kaka'ako Master Plan. This testimony represents my own personal views and is not an official presentation of the stance of the University of Hawaii at Manoa. I present this on my own stationary so you understand my perspective is that of a scientist, educator and advisor to students. Hawaii has weathered many economic downturns and must continue efforts towards economic diversification. With each downturn, more of our young people leave Hawaii to pursue science and technology job opportunities on the mainland. Recent data tells us that the state's science and tech sectors, including biotechnology, are outpacing the growth of the overall economy by 33%. Even with the current downturn, Hawaii's science and tech industries are projected to grow even more over the next ten years. Kamehameha Schools' Kaka'ako Master Plan, with its focus on science and technology, would contribute to the economic diversification Hawaii so desperately needs. The proposed Asia Pacific Innovation Center (APIC), while not part of the Kaka'ako Master Plan, would play a significant role in Kaka'ako's long-term success. One of the key components of building a successful biotech industry is industry's access to the kind of specialty infrastructure which the APIC will provide. With an environment like this, Kaka'ako will be Hawaii's first high-tech hub, providing jobs and research opportunities for our students and faculty. I support Kamehameha Schools' Kaka'ako Master Plan, and urge the HCDA to approve their Master Plan application.

Plan is acceptable if a height limitation is imposed on Makai side buildings. The seven residential towers with a proposed height of 400' (about 40 stories) are excessive to serve the needs of Kaka'ako. They also block view planes and if filled to capacity will create an unacceptable density. Suggest limit height to 20 stories.

We oppose this master plan Kaka'ako is already over saturated with high rises. Are we prepared infrastructurally. If this is approved, we are in the hope that they address problems with infrastructure. Make and impose developer to upgrade necessities to support such an ambitious project. The old Hawaii atmosphere will be compromised. Stop-stop-stop now.

As a Kaka'ako resident and small business owner, I welcome Kamehameha Schools' plan. KS has done a great job in hosting events to obtain feedback, emailed and mailed correspondence, and encouraged participation at walking tours. Kamehameha Schools presents an opportunity for Kaka'ako to truly be a gathering place with urban development for people to live, work, and play in. It's alarming when government places unrealistic requirements on developers. If large amounts of affordable housing is required (more than 20%) Kaka'ako will end up with an unattractive skyline with no "character" or aesthetic appeal. Let's seize the opportunity or the restrictions will result in KS saying "forget it".

I apologize for not being to present my comments in person, but my presence as Dean of the John

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A. Burns School of Medicine is required at the University of Hawaii Alumni Association's Distinguished Alumni Awards ceremony. A graduate we nominated, the state health director, is among those being honored. Nevertheless, I heard several prior presentations by the Kamehameha Schools planners previously and believe I have sufficient background information to provide written testimony. The John A. Burns School of Medicine believes that continued development of the Kaka'ako area is vital to the long-term vision of the area as a vibrant part of the community. The vision of the Kamehameha Schools for an urban community that mingles housing and retail stores with inner city park blocks and other cultural centers is highly desired for the area. The current industrial environment is suboptimal. Housing that will accommodate young professionals is much needed in Honolulu. Many young people are unable to acquire a home near our center city business and hospital region, let alone near the medical school. Affordable condos will provide great opportunity for housing to our children who have obtained professional training elsewhere and are seeking opportunities to return to Honolulu. Although some may favor the current urban blight in the form of blocks of warehouses solely to preserve the current skyline, the planned developments leave most major view corridors intact. Further, the skyline of tomorrow will be celebrated by generations to come as representative of a vibrant community as has been observed in other cities undergoing such positive change (e.g., Seattle, Portland, San Diego). Kamehameha Schools' plan appears sensitive to the needs of the native Hawaiian population it serves. In part, the plan will help address the needs of those who have chosen an urban professional lifestyle. It will also provide a revenue stream to support the general educational efforts of the school. The proceeds from the Mauka project will also help fund the Asia-Pacific Innovation Center that will serve as a nexus for biotech companies in Honolulu. Such a facility will benefit the state's efforts to create new jobs through scientific discovery. Thank you for this opportunity to express my support for this worthwhile project.

Looks like a good plan. Please keep me informed. I'd like to move there.

I am writing in SUPPORT of the Kaiaulu 'O Kaka'ako Master Plan. I believe that adopting the Plan will further HCDA's mission of planning and revitalizing underutilized urban areas (namely Kaka'ako), while addressing the needs of Hawaii's people and providing economic opportunity. I am 26 years old, born and raised in Honolulu, and a strong proponent of "Smart Growth" development. I witnessed first-hand the advantages of living in a mixed-use, "Urban Village" serviced by rail transit while attending Pomona College in Claremont, California (one hour east of L.A.) for four years. Since returning home from college, I've also witnessed first-hand the effects on our quality of life by things like suburban sprawl and our dependence on the automobile as our primary means of transportation. I've since written a term paper on strategies to implement transit-oriented development (TOD) through changes to our City's Land Use Ordinance while attending the William S. Richardson School of Law, and was an intern at the Department of Planning and Permitting. I strongly feel that the Plan embodies many of the "Smart Growth" development principles our island needs, including providing a variety of affordable housing and work options (apartments, townhomes, high-rises, lofts and live-work units), pedestrian and bicycle-friendly open spaces and streets, all of which are in close proximity to public transit. I hope the members of HCDA realize that we cannot continue the same pattern of development as the last 20 years. Our island is too small and too crowded. Something needs to change and the Kaiaulu 'O Kaka'ako Master Plan provides the solution. Thank you for your time and this opportunity to be heard.

I have attended a presentation by the Kamehameha Schools for their master plan vision in the Kakaako Area and have been following the progress that has been made to turn that vision into a reality. I am a resident of the Kakaako District and an owner/occupant with my wife and child in the Moana Pacific condominium development. As a resident of the area, I am in great support of the Kamehameha Schools master plan in Kakaako. Below are a few of the reasons why I support the project and hope the HCDA will work with the Kamehameha Schools and support their vision. In recent times it seems more often, that the residential, commercial and industrial developments in

our state are projects of mainland United States and foreign interests. While I do believe and support the influx in monetary and other benefits that these projects bring to our state, I am concerned that these outside parties do not always have the best interests in mind for the people of Hawaii. I believe that with the Kamehameha Schools we can be comfortable knowing that they only have the highest care and interest for our people and our environment and one need not look any further than their long and distinguished history. As for the master plan itself, I see many great benefits that it can bring to the Kakaako area and the entire island of Oahu. With a steady vision I believe the project can turn the 29 acres owned by Kamehameha Schools into a truly viable community that will easily mesh with the surrounding areas and provide increased value, economic stimulation, great business and job opportunities, beautiful parks and landscaping, bicycle and pedestrian friendly facilities, safety in the community, sustainable design and wonderful residential living spaces. Unfortunately I will not be able to attend the meeting on May 7. Thank you for your time and consideration.

As a mainlander, who grew in Hawaii, and hopes to one day return to islands I feel it necessary to voice my support of The Kakaako Master Plan: Kaiaulu o Kakaako. Hawaii has gone too long without a long term vision in which it can prosper for generations to come. Premier locations have been squandered, and fallen into disrepair. The Kakaako Master Plan is an opportunity to transform a small section of Hawaii back into prominent area that will ultimately support and provide housing, jobs, tax revenue, and a future for the local population. Please support The Kakaako Master Plan so that Hawaii can continue to flourish in the years to come.

My name is Mark Yamakawa, Executive Vice President and Chief Operating Officer of The Queen's Health Systems, testifying in support of Kamehameha Schools' master plan application for Kaiaulu 'O Kaka'ako. Since the creation of the Hawaii Community Development Authority, there have been many accomplishments in Kaka'ako that have benefited the community, including housing, parks, and the new home of the University of Hawaii's John A. Burns School of Medicine. In addition, Kaka'ako will be the site for UH's Cancer Research Center of Hawaii's planned new facility. The health care industry and our community need the vitality of the Medical School and Cancer Research Center to educate our future health care professionals, conduct research to advance our understanding of medical science, and provide the health care services needed by our community. The infrastructure provided by this master plan supports the Medical School and Cancer Research Center and will ultimately improve the well-being of the people of Hawai'i. Mahalo for the opportunity to testify.

I am writing in support of Kamehameha Schools' Master Plan Application for the proposed Kaiaulu 'O Kaka'ako development. This master plan presents significant enrichment opportunities for Honolulu's urban quality of life. It can create an active mixed use community in a key part of the city through infusion of residential vitality together with retail and recreational space. The master plan's size and scope enables these vibrant activities to act as connectors with Honolulu's waterfront, downtown, Capital District, and Ala Moana/Waikiki resort-retail areas. Comparing the proposed towers massing with existing high rise infrastructure, one sees open spaces and views preserved as much as practicable. The high energy central community gathering place has the potential to be both a lively neighborhood focal point and a unique attraction for Honolulu's residents and visitors alike. My support for the proposed master plan concludes expressing its potential to make Honolulu a better pedestrian environment where one can circulate functionally, with a feeling of celebration. It is my pleasure to express support for Kaiaulu 'O Kaka'ako. I believe this master plan can greatly enrich Honolulu's lifestyle for our present and future generations.

My name is Al Fink; I have been a resident of Makiki for the past 35 years, and I strongly support the Kamehameha Schools Development Plan for its property in Kaka'ako. I feel that it is critical that enlightened city planning create a sustainable built environment that both honors the stewardship of the land and creates a vibrant community for people to live, work and play. The Kamehameha Schools master plan for Kaka'ako achieves his vision. Kamehameha Schools has recently revitalized the built environment of the Royal Hawaiian Center in Waikiki, by opening up

the vistas to the Royal Hawaiian Hotel and recreating the Royal Grove. The Royal Hawaiian Center has substantially revitalized Waikiki, benefiting both the residents and visitors. The Development Plan for Property in Kaka'ako will achieve similar results and will be a much greater benefit to our entire community, through employment opportunities, the economic benefit of retail shopping as well as other community facilities and infrastructure improvements. New streets and pedestrian walkways, traffic improvement and infrastructure upgrades, public plazas and open spaces, bike paths and additional parking will all be benefits of this plan. The plan will also create a broad mix of housing, both market housing and affordable reserved housing. Kaiaulu 'O Kaka'ako incorporates sustainable design and building practices like adaptive reuse of existing buildings that will help retain Kaka'ako's character. A critical factor in sustainable design is the impact of the project on its carbon footprint. The US Green Building Council (USGBC) LEED program encourages rebuilding existing urban areas and grants LEED credits for sustainable sites that utilize existing infrastructure and transportation and enhances the quality of life. The Urban Land Institute conducted a recent study with the conclusion that redevelopment of existing urban areas, rather than building in previously underdeveloped rural areas, will result in reducing the dumping of 85 million tons of CO2 into the atmosphere each year. This is achieved primarily by reducing driving and creating vibrant urban areas where people live, work, shop and play, all in one location. The bottom line for Honolulu is it "Keeps Country/Country". The Master Development Plan allows Kamehameha Schools to create a thoughtful, long-term development plan for its 29 acres in Kaka'ako resulting in the best balance of open space, residential and commercial development. Kaka'ako is currently an underutilized area, and the plan will create a safe neighborhood populated with full-time, local residents. We have the responsibility to formulate the best plan for our future. For this reason, I urge you to support the Kamehameha Schools Development Plan for Kaka'ako.

As a long time resident of Honolulu and as a practicing architect, I have always believed that the appropriate master planning of Kaka'ako was critical to our city's core because of its central location. I have seen the master plan called "Kaiaulu 'O Kaka'ako" as presented by Kamehameha Schools and I support the positive aspects of their plan. The landscaped green corridor from the mauka edge of their property at Mother Waldron Park extending to the Kaka'ako Waterfront park makes a strong statement for respecting the Ahupua'a principle of the connection from the mountain to the sea. Providing the mix of both townhomes and high rise residential towers along with the neighborhood retail street concept supports the creation of a community or "urban village". This will help encourage pedestrian traffic and more social interaction. The orientation of the high rise towers and the planned open space between towers respects the city's design guidelines for Kaka'ako and helps to maintain view corridors from mauka properties to the ocean. The only question that I have for this quality development master plan is whether the current roadways and proposed transit service will accommodate the amount of increased traffic flow from the new population of this plan. Other than that I strongly support the efforts of Kamehameha Schools in creating a Master Plan that is based on community needs and quality of life principles. This will add much needed revitalization to this area of Honolulu.

Thank you for the opportunity to submit comments on the Kamehameha Schools Master Plan for Kaka'ako Mauka. General Growth Properties supports Kamehameha Schools' vision for its properties, which focuses on creating a vibrant mixed use neighborhood with varied housing options, landscaped streets and plazas, neighborhood retail and other commercial uses, and access to multiple recreational options. The innovation technologies center planned by Kamehameha Schools for its Kaka'ako Makai properties would be an excellent complement to the Kaiaulu 'O Kaka'ako Master Plan. Our vision for the nearby Ward properties, as outlined in the Ward Neighborhood Master Plan, complements the community envisioned by Kamehameha Schools. Together, the neighborhoods can fulfill the goals outlined by the Hawai'i Community Development Authority for Kaka'ako Mauka several decades ago for a revitalized urban community where residents can live, work and play.

My name is Alika Simpson and I was born and raised in Honolulu. I have been working in HNL for 5 years and will continue to do so for a very long time. I support the Kakaako Master plan because it will only bring positive change for the Kakaako mauka area. The area has remained unimproved for as long as I have been alive, and the public benefits and opportunity for housing and locally serving retail will dramatically improve an underutilized area into a fully functioning place that will complement downtown Honolulu as well as relieve the rest of Honolulu's housing situation. If I could, I would love to have the opportunity to ride a bike from my house to point panic, walk a short distance to grab some food, groceries, or whatever I may need. Please approve this plan, as Kamehameha School's would do better for our community than any other type of developer.

I served as a member of the Hawaii State Senate and the Honolulu City Council, and Kakaako was always a major issue. I have been attending public hearings involving Kakaako since the 1970's and the same concerns regarding open space, housing and other development continue to be discussed. Numerous plans have been offered to government and community leaders for consideration. Public hearings, workshops, rallies and community meetings have been held over many years to determine the proper use of this important area. Kamehameha Schools owns 29 acres of land in Kakaako and has proven to be responsible stewards of their holdings. They have been effective in sharing information with the public. They worked with HCDA as they created a long term plan that would incorporate the needs and concerns of the community. It is difficult to achieve the right balance of open space, residential and commercial development but Kamehameha Schools has a history of seeking public input in order to successfully realize that balance. A bright spot in the Kamehameha Schools' plan is their protection of the view plane and the environment. They expressed their preference for an at grade rail system and not an elevated one with large elevated stations through Kakaako. Kakaako is a special place, and we must keep it that way. Public involvement is so important and in the end, a plan such as the one before you must meet the needs of the community. Thank you for the opportunity to present testimony.

I oppose the scale of Kaiaulu 'O Kaka'ako Master Plan because it involves too much development net supported by benefit to the a environment and the b economy. a. The ground water and bedrock \_\_\_ Kakaako and Oahu will be stressed. Air quality will be decreased by the increased traffic because not enough vegetation has been worked into the planning. The cold water business will take cold water from the ocean and return warm water and so heat up the ocean and so increase globe warming. b. Financially " the research companies may not \_\_\_\_\_ (UH Med School has not received the anticipated research grants it has envisioned on its onset with Ala Moana S. owner going bankrupt, Restaurant Row business going dead, Portland (with similar planning being virtually dead-socially and economically the development may turn out to be a drain for Kamehameha Schools and having it and its students more. The project may benefit associates and the construction industry in the short run but in the long run it will harm Oahu (who wants to come to an area \_\_\_ high rises and concrete like any other big city in the world).

I envision the Santana Row concept as a good option for Kakaako. Please go to [www.santanarow.com](http://www.santanarow.com) to see what I mean. Thanks for letting me share. This is exciting. Mahalo!

1. With all new residents, we need to consider the children. This means we need to have an elementary and junior high school in this area. We also need a park with a playground. 2. Walls of high rises block view and cause wind tunnels. Architecture needs to allow for mostly low rise and consider trade winds, not only profits. 3. House and condo prices are falling locally and nationally, leaving many projects half completed and bankrupt. This is not the time to be over building this area with half million dollar apartments and up. People are becoming unemployed. Now is the time to build affordable housing (3x people's gross annual salary=<\$300k). And, besides affordable, it must use green technology-solar hot water, green insulation, minimal air conditioners, etc.).

I attended the briefing on Kamehameha School's Kakaako Master Plan and there are several features that I liked: - The Master Plan provides a good mix of residential, open space and commercial development. - Providing 2,700 housing units at various price levels is necessary in the housing market. Providing 20% of the total for affordable housing to meet Hawaii Community

Development Authority requirement is a must to attract the workforce population, but it would be more commendable if that number was increased to 25% of the total, or more. - The Master Plan mentions housing units to meet various income levels. The surrounding neighborhood already has housing units that cater to the wealthy buyers. Kakaako does not need luxury apartments but rather more moderately priced housing units to accommodate people in the median income bracket. - Kakaako offers a choice location, centrally located and within walking distance to nearby shopping districts and businesses makai of Ala Moana Blvd. More importantly, it provides easy access to the City's planned rail transit station along Halekauwila Street. - Retaining some of the existing buildings and its retail establishments is an excellent idea—it preserves Kakaako's character and personality and offers a good mixture of low rise, high rise structures with open space and commercial development. - I am not surprised by the total number of high density housing units as these are necessary in order to have amenities such as open spaces, pedestrian walkways, bike paths, etc. The plan to have one high rise building on each of the blocks creates a well planned skyline with ample space between buildings. I support the Master Plan, however, in order for Kakaako to attract the workforce populace, a balance of income levels has to be achieved with more affordable housing units, more moderately priced housing units rather than high priced units, and affordable rental units.

My name is Glenn Nohara and I am the President of Koga Engineering & Construction, Inc. We are a construction company doing business in Hawaii for 36 years and employ 80 Hawaii residents. We would like to offer our strong support of Kamehameha Schools' Kaiaulu 'O Kaka'ako master plan (KKMP). This plan would revitalize this area and provide economic opportunity for the people of Hawaii. It provides for large setbacks along streets with landscape walkways; opens up Mauka-to-makai view corridors and creates a pleasant mix of residences, commercial development and public amenities. Our company has worked on Kamehameha Schools projects on both the Big Island and Oahu and can ensure that the work goes to local contractors and local people. Most importantly, the beneficiaries of their developments are our Native Hawaiian children. Through developments such as these, the Kamehameha Schools can reach out and provide education to even more of our Native Hawaiian children. We strongly support the Kaiaulu 'O Kaka'ako master plan.

Kamehameha Schools is a charitable trust and has embarked on the development of its various Kaka'ako properties. Kamehameha Schools is creating a recipe for disaster and should NOT be in the development business. They are taking tremendous risks against the future of the Schools by going down this road.

For the most part, I support Kamehameha Schools urban plan. I believe that the execution of this plan will transform Kakaako into the urban core of Honolulu, revitalizing the currently run down and dilapidated rows of warehouse building and pothole filled streets with no sidewalks. I believe that locals and tourists alike will frequent an outdoor urban village with gathering areas. Being that Hawaii is blessed with warm, tropical weather, it makes sense to create a walking/biking community where people can gather, live, shop, dine and work. I do however oppose building five 400 foot towers along Ala Moana Blvd. I believe that the buildings should be a maximum of 200 feet. This will preserve mauka/makai view planes. In addition, driving along Ala Moana Blvd. will feel like driving through New York city if 400 foot buildings are built clustered along Ala Moana Blvd.

I am writing to lend my voice of support to the master development plan proposed by Kamehameha Schools. I am not an expert, but find Kamehameha's proposal balanced with an appropriate mix of commercial and residential development, in keeping with the spirit of the Kaka'ako. Most of all, I trust Kamehameha Schools to do the right thing. I encourage you to approve this master plan and move ahead with the plans submitted.

As a native Hawaiian business woman and proponent of sustainable and livable communities, I want to voice my support of Kamehameha Schools Master Plan for the Mauka and Makai portions in Kakaako. When I lived in San Francisco and Oakland during the 1990's I watched as various 'economically distressed' communities underwent city revitalization efforts, a gentrification if you

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will, which often resulted in the working class people who had historically lived there for years, being moved out in favor of folks who were attracted to and could afford to live there. This is not the case here. What I appreciate about KS's plan, unlike most commercial developers, is that their vision combines a re-energized community with a focus on revering the Hawaiian history, culture and values of the neighborhood. As a kama'aina who moved back home in 1998 from the Bay Area which was economically taking off, to Honolulu where talented people were leaving to seek better opportunities on the mainland, I am in even greater support of their desire to economically diversify our job and revenue base, provide well-paying opportunities for kama'aina who want to move home, and affordable housing for those who want it. This project is a good thing for Hawaii, for our community and for our children.

Cellular Bioengineering strongly supports Kamehameha Schools' proposed Kaka'ako Mauka development, and in addition its proposed Asia Pacific Innovation Center. The creation of space supportive of Hawaii's fledging biotech industry will spur not only the growth of the industry, but also the economy in Hawaii. The proposed Mauka community will make it possible for biotech workers to live within walking distance of work, which has attractive ramifications for Honolulu's traffic, our collective carbon footprint, and the ability of biotech workers to interact with one another outside of work, often the source of significant innovation. On a personal basis, as a former member of the HCDA Board of Directors, I am pleased to see that Kamehameha Schools has made every effort to develop the kind of community in Kaka'ako that we first envisioned more than 30 years ago. Thank you for the opportunity to lend our voice to this important discussion.

I am an architect practicing in Hawaii since the mid-80's. On my first trip from the airport to Diamond Head I noticed that most of the areas lining Nimitz/Ala Moana seemed to be run down light industrial. This was amazing considering the prominence of Honolulu as an international city. The step-child clearly had to be Kaka'ako located right next to the CBD. Slowly, with the development of Waterfront Plaza and Towers, CompUSA and the motor agencies it has become almost commercial. The property owners must be commended for finally coming forward with their objectives and should be encouraged with every opportunity to make this a notable development and a financial success. While they clearly established intentions during a period of affluence, this is now an opportunity to catch the economic upswing as it develops over the next 5 years. The important issue at this hearing is the content of their master plan. I am not fully aware of the constraints on FAR but it seems that they have are approaching it very responsibly with regard to view planes and apparent density compared to areas East of their property. I like their attention to open it up at grade and would even like to see a soccer field thrown into the mix to encourage families into the area. But then space is at a premium. I do not agree with the idea to retain the sheds as the mixing area. That could be better achieved with design of purpose driven accommodations. I can't agree that regulation requiring affordable housing be provided in the development is good government. I think the market should drive development as is has in the past and if it had been allowed this area would be thriving now. But then property ownership by few has been the cause of much difficulty in Hawaii. Not least of which is cost. Additionally, an economically mixed population might not produce the kind of interaction that is anticipated in this kind of regulation. This requirement only makes it more financially difficult for the property owner. To sum-up: Under the circumstances it is a good plan and should be approved.

My name is Dave Arakawa, and I am the Executive Director of the Land Use Research Foundation of Hawaii (LURF), which is a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. One of LURF's missions is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources and public health and safety. We appreciate the opportunity to provide testimony relating to Kamehameha School's (KS) proposed Kaiaulu 'O Kaka'ako Master Plan (KKM Plan) for its lands in the Kaka'ako Community Development District's Mauka Area (KCDD Mauka), which would guide the development of the Kaka'ako area

as a mixed-use urban village. LURF's comments are based on the general master planning principles and process, and among other things, the following: The KKM Plan appears to fulfill the original and ongoing vision, intent and objectives of the KCDD Mauka Plan which is to revitalize the significantly underutilized and relatively underdeveloped Kaka'ako area, while addressing the needs of Hawaii's people and providing economic opportunity. The KKM Plan by using the strengths and cooperation of both the private and public sector attempts to create a livable mixed-use urban development, with compatible commercial and residential uses and which also plans to provide amenities such as reserved (affordable) housing, recreation, and other community facilities; The overall master planning process creates a more predictable and cost-effective long-term development plan, yet also allows for flexibility to address the changing market conditions and needs of the community; Incorporates sound planning, sustainability and Smart Growth principles throughout all phases of the development. The KKM Plan is a long-term development plan that appears to strive to achieve the best balance of open space, residential and commercial development; Affordable housing: 2,750 new housing units providing a wide range of housing opportunities for families, including 20% reserved (low to moderate income) housing. Residential options would include apartments, townhouses, high-rises, lofts and live-work units. Additionally, the KKM Plan would provide housing alternatives for workers within walking distance of downtown, the John A. Burns School of Medicine, the future Cancer Research Center, as well as KS' Asia Pacific Innovation Center. Parks and open spaces. KKM Plan includes public amenities such as pocket parks, courtyards, public gardens and playgrounds; Multi-modal transportation options, include, but not limited to, new pedestrian walkways, bike pathways, public transportation and transit-friendly opportunities. The KKM Plan is designed to alleviate traffic congestion, by the location of retail services onsite, the use of pedestrian walkways and bike paths, by access to the planned new rail transit line and by its proximity to downtown Honolulu, the Capitol District, Ala Moana Park, Ala Moana Shopping Center and other urban areas; New mauka-to-makai view corridor and linkage will be implemented based on the proposed KKM Plan, which calls for 140-foot setbacks along Cooke Street which will open-up mauka-to-makai view corridors and link new parks, the ocean and commercial areas on the Makai side of Ala Moana Boulevard to Kaiaulu 'O Kaka'ako on the mauka side; Preservation of the rich history and character of the Ward Area is one of the objectives of the KKM Plan and incorporates "sustainable design and build" practices like adaptive reuse of existing buildings will help retain Kaka'ako's character; Increased sensitivity to the Native Hawaiian Culture in the proposed KKM Plan and development of the different public areas has been a priority. KS conducted an ethno-historical study on land use, strategic subsurface archaeological testing, and the geo-referencing of historic maps in relation to parcel areas; Full utilization of the public and private investment in the costs of infrastructure in the KCDD Mauka Plan is sought to be achieved by the proposed improvements (housing with parks and open spaces, commercial, and public facilities). Substantial increase to State general excise and income tax revenues during construction, which is recoup and provide a return on the public investment in the costs of infrastructure in the KCDD. Also, after build-out, the project is estimated to generate millions of dollars in additional annual state tax revenues; Expected job creation of over 500 construction-related jobs and an estimated 1200 permanent jobs after full build-out; and Continuing community involvement and outreach. KS is committed to be careful stewards of Kaka'ako, who will optimize the land use, rather than maximize it, and has solicited input from community groups, residents, tenants, businesses and other stakeholders and has committed to continue to do so. LURF believes that the Kaiaulu 'O Kaka'ako Master Plan is based on sound general master planning principles and process, which allows for the orderly planning and development of public and private development projects, provides for a reasonable degree of certainty in the development approval process, encourages investment in new development, and provides public benefits to the community. Thus, we respectfully urge the HCDA to favorably consider our comments relating to the Kaiaulu 'O Kaka'ako Master Plan. We appreciate the opportunity to provide comments on this matter. Should you have any questions,

please feel free to contact us at (808) 521-4717 or via e-mail at darakawa@lurf.org .

My name is Catherine Luke, and I am President of Loyalty Enterprises, Ltd., a small, local business that provides real estate and financial advisory services. I appreciate the opportunity to provide testimony in support of Kamehameha School's (KS) proposed Kaiaulu 'O Kaka'ako Master Plan (KKM Plan) for its lands in the Kaka'ako Community Development District's Mauka Area (KCDD Mauka), which would guide the development of the Kaka'ako area as a mixed-use urban village. My support is based on the belief that the KKM Plan will: Revitalize the significant underutilized and relatively undeveloped Kaka'ako to create a livable mixed-use urban village , with compatible commercial and residential uses and which also provides amenities such as reserved (affordable) housing, recreation and other community facilities; Result in significant investments in new public facilities and infrastructure improvements , provide new street networks, better traffic circulation, parking, public plazas, as well as improved utilities (sewer, water, drainage, electrical and telecommunication) which will benefit the project area, surround communities and the public at large; Create affordable housing and provide residential options: apartments, townhomes, high-rises, lofts and live-work units. More importantly, the KKM Plan would provide housing alternatives for workers within walking distance of downtown, the John A. Burns School of Medicine, the future Cancer Research Center, as well as KS' Asia Pacific Innovation Center. Generate a substantial increase to State general excise and income tax revenues during construction, which will recoup and provide a return on the public investment in the costs of infrastructure in the KCDD. Also, after build-out, the project is estimated to generate millions of dollars in additional annual state tax revenues; Create jobs of over 500 construction-related jobs and an estimated 1,200 permanent jobs after full build-out. I respectfully urge the HCDA to favorably consider and approve the Kaiaulu 'O Kaka'ako Master Plan and its proposed modifications. I appreciate the opportunity to provide comments on this matter. Should you have any questions, please feel free to contact me at (808) 543-0577 or via e-mail at cathy@lukehawaii.com .

Those of us at Hawaii Biotech Inc. support Kaiaulu 'O Kaka'ako. Our employees look forward to living where we work, shopping where we live, and eating where we work. Please continue to work with Kamehameha Schools to build this integrated community.

Very well done. We support the plan. Our recommendation is for you to install traffic calming devices such as speed bumps, raise cross walks etc. Pedestrian safety is of utmost concern.

The plan is too dense with too many housing units. There should be fewer housing units with a higher percentage of moderate-income units. There should be more green space. Kam should pay more for infrastructure. The educational space should be larger and for all students, not just Kam students. We don't need more commercial space. There's a lot of space available now.

To provide you with some of my background, my husband and I were born in 1981 and raised in Honolulu. We attended high school together and left home for college in 1999. We later settled in San Diego where we now live and work. Although we love San Diego, Honolulu will always be our home and we intend to move home in a few years when the time is right. I understand that the Kakaako Master Plan envisions a renewed neighborhood, spanning 9 blocks, which incorporates a variety of uses and encourages the live-work-play concept. I am quite familiar with the success of this concept because downtown San Diego, over the past few decades, has been undergoing a similar revitalization and transformation. People of our generation now enjoy this renewed and exciting aspect of San Diego and I truly feel that the Kakaako Master Plan will have the same results. Kakaako is a prime location and Kakaako Master Plan, with a combination of residential, commercial, and open spaces, along with an improved pedestrian experience, will transform this district and bring more opportunities for us all. As such, I would like to express my strong support for the Kakaako Master Plan, which will not only revitalize and transform this prime location, but provide a much needed neighborhood for our generation to live, work, and enjoy life.

Yes, hello. I just want to show my gratitude and just let you guys know that we're very thankful and we're very happy with this new project you guys got going on. Thank you to Mandy from

**KUMU station for promoting this and well that's all I have to say. Just keep up the good work guys and God bless you.**

**Kamehameha Schools' primary trust responsibility is to provide build schools for boys and girls in the State of Hawaii. They do have a secondary trust responsibility with under that to provide not just education but education and support to orphans and indigent families of pure or partial Hawaiian blood-native Hawaiian blood. But their overall trust responsibility is to build schools for boys and girls in Hawaii. I would like to make certainly that there's within their Master Plan that they are building schools there for boys and girls and in a non racist sense for preference will never rise to a level exclusivity. This Master Plan needs to have efficient education for the children that live in that area and perhaps even for busing children in from other similar areas like McKinley High School. Being a sound educational quality coming out Kamehameha Schools as that's their primary trust responsibility and real estate mogul.**

**I'm very pleased with much of what I hear about the Master Plan. I think it's excellent. I think it has wonderful future potential and it's very needed. But my only objection to it I do not care for the high-rise their putting in. I realize they block all housing but it would be I think more in keeping with Hawaii if it was low-rise buildings that didn't block the views of the mountains or the oceans and so I'm definitely against-we have enough high-rise that we look like any other city and it doesn't look like Hawaii any more. And it's certainly not preserving the aina. And my other only objection is the rail going down Halekauwila Street. I am not one that for high and elevated rail system but if we are going to have one, then I could see it more if it's coming down Nimitz why it doesn't continue on Ala Moana Boulevard and it can go in the center lane where it wouldn't affect businesses on both sides and would a-it could tolerate it there rather than a narrow street like Halekauwila. I also wondered about a-if there's anything projected for senior community center or a and from the description it sounds like that they are going to have all different kinds of housing and \_\_\_\_\_ (the phone message ends).**

**I support the master plan by KS/BE for Kakaako. It provides a vision that advances the Kakaako area to be more of a "community place" that is integrated into the fabric of Hawaii's future with sustainable science & technology employment center blended into neighborhood mixed use developments with suited desired housing.**

**Concern about statement made regarding compliance with 20% lower housing law and the inability to comply from an economic viewpoint. Looks like the project will fail.**

**I am writing this letter in support of Kamehameha Schools' master plan application for Kaiaulu 'O Kaka'ako. I will not be able to testify in person at the community meeting on May 7, 2009 and I would appreciate it if you would consider my written support for Kamehameha Schools' very well planned and much needed master plan for their extensive land holdings in Kakaako. I believe that it is very important to have the required review and approval process concluded as soon as possible so that when our economic conditions warrant, the initial projects can get off the ground quickly. The State has invested very heavily in improving the infrastructure in the Kakaako area and hopefully, the return on this investment in the form of well planned residential and commercial developments will materialize very soon. Thank you for your efforts to fulfill the vision of a new and vibrant community for our businesses and residents in Kakaako.**

**I appreciate the opportunity to express my support for Kaiaulu `O Kakaako. The development plan by Kamehameha Schools offers a unique opportunity to provide a master planned community in an existing, but substantially underutilized, urban area. Kaiaulu `O Kakaako incorporates much needed housing close to central employment areas, yet is designed to alleviate, rather than contribute to, congestion in the urban core. By mixing the types of residential options and juxtaposing that use with retail geared to serving the neighborhood along with the planned open and public spaces, the master plan will foster a true community environment. The location of this proposed community within walking distance of high tech facilities makes the approval of the master plan even more compelling to parents, like me, with children reaching their early twenties who would like to return home from college with realistic opportunities for jobs in their chosen**

careers and the ability to obtain affordable housing close to those jobs.

My name is Shane Peters, President of the Hawaii Developers' Council (HDC). We represent over 200 members and associates in development-related industries. The mission of Hawaii Developers Council (HDC) is to educate developers and the public regarding land, construction and development issues through public forums, seminars, and publications. It is also the goal of HDC to promote high ethics and community responsibility in real estate development and related trades and professions. HDC is in support of Kamehameha School's Kaiaulu `O Kakaako Master Plan. The project has been designed with input from the community and developed to complement the Hawaii Community Development Authority's vision for Kakaako. By approving the Kaiaulu `O Kakaako Master Plan, HCDA has the opportunity to move another step closer to realizing a true live-work-play community in Honolulu's urban core. It is essential to foster and approve projects like this that have been designed responsibly within the city itself rather than just continuing to approve bedroom communities that encourage sprawl across Oahu. KS's plan incorporates diverse housing options for Hawaii's people at various income levels and ages while also providing new commercial opportunities for entrepreneurs and businesses. It is just the type of development policy makers and citizens have been calling for. The master plan sensitively seeks to preserve the architectural character of this once industrial-focused neighborhood. It will also promote multi-modal transportation options for residents to move easily by biking, walking or taking public transportation from our city's primary tourism center in Waikiki through its retail center at Ala Moana and the Ward complex, to its business center in downtown Honolulu. It is just the type of development that has the potential to bridge these distinct yet very important areas of our city. Finally, it is no secret Hawaii's economy is facing one of the most challenging economic periods in its history. During these tough economic times, I hope HCDA will consider approving Kamehameha School's Kaiaulu `O Kakaako Master Plan not just because of the aforementioned points but also because of its potential to serve as an economic driver.

Ralph S. Inouye Co., Ltd., a general contractor serving Hawaii for over 47 years and a member of the General Contractors Association of Hawaii respectfully submits this testimony in support of the Kamehameha Schools' application for its Kaiaulu `O Kakaako Master Plan. Our primary reason for supporting Kamehameha's application is based on its long illustrious history of taking care of the lands of Hawaii for the Hawaiian people and its heritage. Not being experts in appropriate master planning, we rely on its past history of developments that include the Kamehameha School's campuses as well as responsible developments at the Royal Hawaiian Shopping Center and Keauhou-Kona to support Kamehameha's application. Not only did these developments provide jobs during and after construction, but they illustrate the sense of Hawaii's heritage and provide gathering places for different sectors of our community, creating a sense of "ohana" if you will. After viewing a presentation of the its Master Plan, we think that it achieves the delicate balance of open space, housing for variety of peoples and incomes, a gathering place for shoppers, and a place where businesses of all types and sizes could thrive, about as residential as an urban core could be. We believe Kamehameha Schools has taken a responsible approach to its Master Plan that involved input from many community groups, residents, tenants, businesses and other stakeholders and continues to be open-minded to their ideas. Although it its well-recognized that our economy and our industry are in dire need of jobs to stimulate our flailing economy, we do not condone irresponsible development. Our support is based on our perception that Kamehameha Schools' Master Plan is good for our community as well as our economy. Thank you for the opportunity to provide testimony in support of Kamehameha Schools' application.

We are in support of the Kamehameha Schools' Kaiaulu `O Kakaako Master Plan (KKMP) that allows them to create a thoughtful, long-term development plan for its 29 acres in Kakaako. It achieves a balance of residential, commercial and open space development while still maintaining the sense of place that distinguishes this unique area of Honolulu. By providing a mix of apartments, townhouses, high rises, lofts, and live-work units, it will attract a diverse cross section of the general population to live in this neighborhood close to the business center, government

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buildings and major shopping areas of this city. The plan will encourage walking, biking and other alternative forms of transportation. This will help alleviate the ever growing traffic problems that we are facing now and in the future. With the development of open spaces, well-lit landscaped walkways and proposed 140-foot setbacks, the KKMP plan makes walking to commercial and recreational areas a pleasant experience. In addition, the high rise towers and parking structures will be cloaked with street level shop shops, restaurants and businesses which will create a dynamic street presence. This would provide outdoor dining, farmer's markets and outdoor entertainment as experienced in other major cities and further develop Oahu's reputation as a "gathering place". The KKMP plan incorporates sustainable design and build practices like adaptive reuse of existing buildings that will help retain Kaka'ako's character. The implementation of the KKMP plan will also provide thousands of planning and construction jobs which will stimulate the local economy in this current downturn. We encourage you to approve this master plan application as it provides a win-win opportunity for all Oahu.

Please don't take the view away. That's part of my life - being able to see the ocean. My quality of life will go down very much. I've waited for 40 years (ever since I came to Hawaii) to have a good view of the ocean. I can keep a watchful eye on ship traffic. I can also see planes on the runway at the airport. I live being able to watch planes when the landing path requires them to come in over the city. It's so much fun seeing how close they come to my bedroom window. I have the makai-ewa view. PLEASE DON'T kill my view of all of this.

I can't wait for the project's completion.

I am writing to express my support for Kamehameha School's Kakaako Master Plan. Having been born and raised in Honolulu, I recognize the transformation that has occurred in certain areas of town. As this takes place, it is clearly important to preserve the elements that make Hawaii a unique place to live. That said, it is also necessary to attract businesses and create housing that make it possible to live in Honolulu in the first place. For example, since college I have been living and working in California. Five years later, however, I am searching for ways to translate my education experience to a successful career in Honolulu. Kamehameha School's vision for Kakaako is an ideal progression and redevelopment which incorporates kama'aina values. Establishing quality office space accompanied by neighborhood and entertainment retail will attract businesses and create a positive work environment, especially for those in my demographic. In addition, the housing element of the master plan gives the opportunity for someone such as myself to live in an urban environment yet also enjoy the ample open space and proximity to the ocean. The revitalization of this central area of town will benefit the community as a whole and eliminate certain run-down, unsafe blocks. I have followed the approval process of the Kakaako Master plan in the local news over the years and understand the current legislation calls for an incredible amount of affordable housing. This level of affordable housing, however, will surely create a substantial economic strain on the project as a whole and require a price increase among other housing units - - if it remains financially feasible to develop at all. I hope that the project will be allowed to proceed as originally contemplated with more a more reasonable affordable housing component. Doing so would be a big step forward for progressive, sustainable development in Honolulu.

I would like to express my strong support of the Kamehameha Schools' master plan for Kaiaulu `O Kakaako. This long-term development plan for 29 acres in Kakaako will utilize the area to achieve a balance of open space, residential and commercial development . It will also fulfill the Hawaii Community Development Authority's (HCDA) mission of planning and revitalizing underutilized urban areas while addressing the needs of Hawaii's people and providing economic opportunity. The plan also addresses the need for housing in the urban core by providing 2,750 residential options for various income levels to rent or buy, which will include apartments, townhouses, high-rises, lofts and live-work units. The plan even includes housing options for high-tech industry workers employed by the John A. Burns School of Medicine (JABSOM) and the future Cancer Research Center, as well as Kamehameha Schools' Asia Pacific Innovation Center being planned

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for the Kakaako makai area. Proposed plans for the Asia Pacific Innovation Center have been established for the five acres next to JABSOM. The first phase of the center, which measures 137,000 square feet with an estimated cost of \$80 million, could begin as early as 2010. I understand that the Kamehameha Schools is speaking with local life sciences and alternative energy companies, as well as venture capitalists and firms in Asia and Australia to fill the center. This "innovations technologies" center is expected to create up to 1,200 high-wage jobs. We here at the University of Hawaii understand the importance of this plan for the Kakaako area and its necessity to providing public benefits to the community. We are excited that the Kamehameha Schools included a technological center as a foundation to foster growth in the biotech and life sciences fields. This growth will help the state to retain and encourage more of Hawaii's young minds, with the necessary knowledge and skills, to have a role in this convergence of research innovation, which will help create a new industry to stimulate the economy. The possibility of a state of the art, world-class research center will also attract national and international attention in the high-tech fields to help bridge the innovation gap.

Thank you for the opportunity to submit testimony in support of the Kamehameha Schools' Kakaako project - a project that benefits an area that greatly needs improvement and revitalization. The Kakaako project will provide homes within walking distance for those who work downtown, thereby reducing our city's traffic congestion. The project will also provide parks, bike paths, playgrounds and courtyards for all to use and enjoy. It will create a community that is convenient for working, shopping, and dining. The project will generate many jobs that will generate many jobs that will help stimulate our state's economy. This is an exciting project that will benefit many and should move forward for the good of our state.

What number of residences will be added in this project? Developers should be held accountable for the cost of the need to widen or change the roads to handle the increased traffic. The congestion of traffic in this area is already on "overload", traffic is worse than the ferry was! What about the schools for the children who will live there? Taxpayers money or developers profits? Power & corruption or responsibility to the Ohana? Is it possible?

My comments on the plan are as follows. I opposed the plan unless the following is addressed. 1. If it is decided the train station should be located on Halekauwila St., then the plan should be revised to include it not move it to the park instead. They should actually include that in the plan now not later. With all the high density they're planning, it will be crucial to have the rail to help with traffic. 2. While all the walkways, gathering places are nice they do not offset the impact of all the high rise residences. I like living in Kakaako for the neighborhood feel it has. All those high rises will make it seem like New York, not Hawaii. Especially when added to the GGP plan the HCDA approved despite all the community comments against the heights and density of the development. It is very important to keep the view planes here. They are among the best of Hawaii. Buildings should be kept to 200 ft, especially along Ala Moana. Otherwise you won't know you're living in Hawaii at all. It'll be just another concrete jungle. 3. I am concerned about the financial viability of all these condo high rises. Is there really enough demand for them. Or will prices fall & drag the neighborhood value down. They can't even sell out the ones that are there now.

1. If it is decided the train station should be located on Halekauwila St., then the plan should be revised to include it not move it to the park instead. They should actually include that in the plan now not later. With all the high density they're planning, it will be crucial to have the rail to help with traffic. 2. While all the walkways, gathering places are nice they do not offset the impact of all the high rise residences. I like living in Kakaako for the neighborhood feel it has. All those high rises will make it seem like New York, not Hawaii. Especially when added to the GGP plan the HCDA approved despite all the community comments against the heights and density of the development. It is very important to keep the view planes here. They are among the best of Hawaii. Buildings should be kept to 200 ft, especially along Ala Moana. Otherwise you won't know you're living in Hawaii at all. It'll be just another concrete jungle. 3. I am concerned about the financial viability of all these condo high rises. Is there really enough demand for them. Or will prices fall &

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T. E. Garduque, FAIA KS WC 75

My name is Ted Garduque, FAIA. I am an architect and owner of an architectural firm practicing in Honolulu and throughout the State of Hawaii. I am here to speak in support of the proposed Kaiāulu 'O Kaka'ako Master Plan.

In my practice, whether a project is large or small, a view toward fundamental urban design tenets and application of sustainable principles are paramount to a healthy and livable design solution.

I have advised other architectural firms on the mainland U.S. and clients in Southeast Asia and the South Pacific on large urban projects. In my opinion, the approach taken by the planning and development team of Kaiāulu 'O Kaka'ako, speaks to the immediate needs of the community and economy. But the master plan is also visionary in advancing the good long term purposes of Hawaii community.

This is because the plan is holistic and considers thoughtfully the social contribution potential, individual dignity in providing a variety of housing type, the human component of public amenities; and guiding the physical outcome of building and spaces.

Developing or should I say re-developing in an already established urban core makes multiple sense from the point of assembling appropriate density to better saturate land use, conglomerate infrastructure for a better engineering dynamic, enhance walk-ability to work and recreation; and serve as a confluence for public transit by offering points of retail and interest within the project. Adaptive re-use of existing structures is a responsible step toward not only sustainability, but preserves some of the physical character that identifies Kaka'ako.

Governed wisely by generous street setback for towers, congenial building mass at the street level, shady landscape and open space coupled with careful enforcement of the physical design guidelines will result in forming a place for human interaction.

The sum total of the master plan equals enrichment of daily life. I can see that there is great passion in the planning and development team. But as I always say as an architect, you need another kind of passion as well. And that kind of passion is *compassion*.

I believe the Kaiāulu 'O Kaka'ako master plan has this element as well.

Mahalo for your time.

Ted Garduque, FAIA

John Strom KS WC 76

Enterprise Honolulu, The Oahu Economic Development Board, strongly favors the proposed Kaiāulu 'O Kaka'ako Master Plan (KKMP) developed by Kamehameha Schools for its 29 acres of Kaka'ako property. This master plan and the projects that will be developed from it will help achieve the best balance of open space, residential and commercial development.

Kamehameha Schools has a long history of land ownership in Kaka'ako and throughout Hawaii. They have proven to be careful stewards of the land looking for the best uses to optimize their properties rather than just maximize them. As a perpetual trust established to improve the well being of Hawaiians, K.S. invested close to \$300 million dollars last year on education and outreach programs. These programs are funded through the revenue generated from their land holdings, residential development and commercial properties.

The proposed master plan fulfills HCDA's mission of revitalizing under utilized urban areas in Kaka'ako while jointly addressing community needs and providing excellent economic opportunity during

this period of economic downturn. The plan includes many public benefits; expanding open space with pocket parks, green belts, playgrounds and public gardens.

As the Oahu Economic Development Board, Enterprise Honolulu has worked closely with K.S. over the past decade to assist in community outreach. They have solicited feedback and input from residents, businesses, community leadership and other stakeholders in the Kaka'ako community. Their designs incorporate sustainable and adaptable reuse of existing structures that will help the area retain its existing character while opening up a Mauka-to-Makai view corridor with linking parks to create a pedestrian friendly environment in the heart of Kaka'ako.

The master plan includes much needed residential options, including apartments, townhomes, high-rise units, lofts and even live-work options. This area of Kaka'ako is underutilized and the master plan will create a safe neighborhood that will be home to full-time local residents as well as providing needed housing options for the John A. Burns School of Medicine, The Hawaii Cancer Research Center, and the proposed Kamehameha Schools Asia Pacific Innovation Center planned for the Makai area of Kaka'ako.

The plan will provide opportunities for people with a wide range of incomes to rent lease or buy homes with over 20% of the units reserved to people who earn up to 140% of Honolulu's median income.

This master plan addresses traffic congestion, allows easy access to the City's proposed rapid transit lines running along Halekauwila Street, and provides new pedestrian pathways, bikeways, and open view planes throughout the planned area.

And finally, moving forward with this master plan will create thousands of construction jobs during this difficult economic time and help stimulate the local economy.

For all these reasons, Enterprise Honolulu, The Oahu Economic Development Board, supports the KKMP Master Plan and believes HCDA is taking a strong step forward in Kaka'ako by approving Kamehameha School's proposal.

Thank you for your time and consideration.

John Strom

Jim Frierson KS WC 77

Thank you for the opportunity to provide comments on Kamehameha Schools (KS) Master Plan submittal. While KBLA does not currently take a position, we find the opportunity to voice concerns important.

KBLA would like to know more about KS' plan to work with Hawaii Community Development Authority (HCDA) and the Kaka'ako community to preserve and strengthen the light industrial component of Kaka'ako. While KS has expressed an intent to keep some level of light industrial, KBLA is concerned that the lack of a clear strategy on how to retain a diverse population will in effect force out many businesses currently operating in Kaka'ako.

Another issue that is constantly raised among our members is a severe shortage of customer and business parking. KBLA is concerned that merely fulfilling a mandate requirement will be inadequate. KBLA feels public parking areas are essential in creating healthy live, work, and play neighborhoods and look forward to exploring options with KS and HCDA.

Undoubtedly, both business and residential life will be heavily impacted by increased construction activities in the short run and a greater population density over the long run. Infrastructure improvements like road widening and sidewalks will put a strain on small and light industrial businesses and force many

of those businesses to leave Kaka'ako. KBLA needs more information on anticipated impacts and how KS plans to work with the Kaka'ako business community on mitigation strategies.

Traffic is already a problem in Kaka'ako. It is important that HCDA, GGP and KS coordinate traffic planning to prevent future gridlock. In particular, key East-West streets such as Auahi and Halekauwila need to be able to handle increased traffic. Traffic studies should be updated to consider the impact of rail.

KBLA appreciates HCDA's and KS' reaching out to the small business and property owners and we look forward to continuing a meaningful dialogue concerning ways to build a healthy and productive future in Kaka'ako.

Jim Frierson

Francis S. Oda, Arch.D, FAIA, AICP KS WC 78

My name is Francis Oda and I am the Chair of Group 70 International. We appreciate this opportunity to speak in support of Kamehameha Schools Kaiāulu 'O Kaka'ako Master Plan. We urge you to approve this Master Plan application.

We support the State's intention, and HCDA's charge, to spur economic development in the Kaka'ako District, create a vibrant neighborhood for a growing population, and provide a sustainable alternative to suburban sprawl.

Kamehameha Schools' Master Plan seeks to achieve these same objectives and provide a host of public benefits to include:

- A vibrant living environment with active street life, a central gathering place, and diverse open spaces,
- New and varied living options, including reserve housing, near places of work, recreational amenities, and shopping and civic areas,
- A pedestrian friendly community enhanced by the beautification of Cooke Street, Ala Moana Boulevard, and Auahi Street,
- A mixture of uses to include residential, commercial, and industrial to serve residents of Kaka'ako and urban Honolulu.

We appreciate this opportunity to provide comments on the master plan application. Please do not hesitate to contact me if you have questions.

Francis S. Oda

Friends of Kewalo Basin Park Association KS WC 79

Friends maintains a neutral position.....

If we could, we would oppose all development on this island; but that would be unrealistic. People still need a place to live and jobs to sustain them.

Our kuleana is Makai, we will fight tooth and nail to protect it; to keep it open space for the People to enjoy; to preserve what little of Hawaii we have left. That is realistic.

Your plan is Mauka. We understand that you need residential towers to make it pencil out. We also understand that the beneficiaries of this plan are the children.

Our concern is the impact of this plan on the public accessibility to the ocean which includes parking and increased traffic.

Mahalo.

Friends of Kewalo Basin Park Association

Amy Anderson KS WC 80

Kamehameha Schools is admired world wide for its agenda to strengthen education in Hawai'i. KS has the right to develop its lands to further this purpose.

**Goal 5 in the Strategic Plan 2000-2015 states** Kamehameha Schools will optimize the value and use of current financial and non-financial resources and actively seek and develop new resources.

Your web page introduction for the planning in *Kaka'ako Mauka* says you hope to *optimize* development not *maximize* it. This is an admirable distinction. Principle outweighs greed.

**Goal 6 in the Strategic Plan** says Kamehameha Schools will *mālama i ka 'āina*: practice ethical, prudent and culturally appropriate stewardship of land and resources.

This is an essential mind set for our time, fundamentally embedded in the host culture.

The following observations link these objectives to special conditions in the master plan development.

The plan is caught between the goals of KS and the rules of HCDA. Hopefully the second can adjust to allow the first to flourish.

The rules for set back, height limits, density and especially the concept of *super block* have led to an urban design response of monotony. Street and car outweigh human scale. If climate and culture truly become the primary determinants, the spatial response will match the spirit of this place. If density is increased but redistributed and if parking is further reduced, then varied types of open space for people will expand. This adjustment may also help the reserved housing dilemma.

HCDA is in an extraordinary position to advance a progressive vision for a large portion of central Honolulu. If you join the efforts of KS, OHA and GGP (or its successor) you can do environmental planning on a truly effective scale. The need for a fully developed resource management plan is self-evident in our time. It is not an option or a final phase lip service gesture, it is a first step action. Confirm the carrying capacity.

Across 400 acres you can foster water conservation, waste treatment and energy propagation for a model self-sustaining community. Please commit the funds for the analysis to prove the long range cost benefits of resource stewardship, then act collectively to achieve this goal.

Amy Anderson

Elaine Kam (corrected testimony) KS WC 81

I speak as a mother, grandmother, and resident of Honolulu. I strongly support this Kakaako Master Plan especially the admirable concept of being a viable gathering place in the heart of Honolulu. I urge Kam School to support affordable opportunities which promote better community as well as family relationships for residents and visitors through their facilities and good intentions.

Elaine Kam

Keiki-Pua S. Dancil, Ph.D., M.B.A.

I'd like to first acknowledge Ke Alii Pauahi, if it were not for her foresight and vision we would not be here today to discuss Kamehameha Schools project, Kaiāulu 'O Kaka'ako.

Next I would like to say Mahalo to the Hawaii Community Development Authority for their leadership in facilitating the public input process. I've sat in your position in the past and public hearings were NOT the highlight of my service, however probably one of the most import components the process.

My name is Keiki-Pua Dancil and I'm in support of Kaiāulu 'O Kaka'ako.

I'd like to offer you a few reasons why I am in support of this project.

1. **Let's look at history, KS has been around for a really long time and will probably be here in perpetuity. That is my first point in support of Kaiāulu 'O Kaka'ako: KS is the developer:**
  - a. In my opinion, KS is one of the best land stewards here in Hawaii, they actually care during the entire development process—not just until all the units are sold or rented, or flat out abandoned because there is no more capital in the middle of the project.
  - b. They build with a vision and mission in mind; few developers I know care this much about the community, especially the Native Hawaiian Community.
2. **Second point, IMMEDIATE JOB CREATION:**
  - a. It's crazy, the economy we live in today is faltering and jobs are being lost in all sectors.
  - b. I personally laid off half of my work force at the biotechnology company I work for because the project they were working on was "shelved" until further capital infusion—definitely the most difficult task I had to do as an Executive Vice President.
  - c. The Kaiāulu 'O Kaka'ako project will provide immediate job creation and help stimulate the local economy.
3. **Final point, Innovation technologies facility, investment into our future:**
  - a. We need something like this in Hawaii. We're constantly talking about diversifying our economy to create more options for our keikis, well here is a developer that is willing to integrate this type of center into their master plan.
  - b. I wish such a place existed when I was graduating. Like others, I am one of the many kamaaina that left Hawaii after graduating from Kamehameha Schools for the mainland to attend college. I received my Ph.D. in Chemistry and an MBA from Harvard Business School. Even though my ohana told me that there were limited opportunities in Hawaii, there was no question, I would return home. I would find a way to make it work, even if I had to create my own opportunities.
  - c. Hawaii is my home, it is my ohana, there is nowhere else I rather be living or working.

- d. I want my nieces and nephews to have more choices available to them in the future and I believe that this project will provide our keiki with more choices.

In summary I'd like to reiterate, I support Kaiāulu 'O Kaka'ako for the following reasons:

1. KS is the developer,
2. Immediate job creation,
3. And the Innovation technology facility.

Mahalo to HCDA for your time and attention, KS for your leadership in this development and last but not least, Ke Alii Pauahi for her foresight.

Keiki-Pua S. Dancil, Ph.D., M.B.A.