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HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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STATE OF HAWAII

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GENERAL GROWTH PROPERTIES, INC.'S

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WARD NEIGHBORHOOD MASTER PLAN APPLICATION

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11

PUBLIC HEARING

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TRANSCRIPT OF PROCEEDINGS

14

15

October 15, 2008

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18 Held at the Honolulu Design Center, Cupola Theatre

19 1250 Kapiolani Blvd. 2nd Floor, Honolulu, Hawaii

20 commencing at 5:38 p.m.

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AUTHORITY MEMBERS PRESENT:

C. SCOTT BRADLEY
MI CHAEL FORMBY
PAUL KIMURA
CHRI STOPHER KOBAYASHI
KAY MUKAI GAWA
DEXTER OKADA
RUSS SAI TO

EXECUTIVE DI RECTOR: ANTHONY CHI NG

AUDI O TECHNI CI AN: WALTER MENCHI NG

APPLI CANT GGP: JAN YOKOTA
DOUGLAS I NG, ESQ.

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1 October 15, 2008

2 PRESIDING OFFICER KIMURA: I call this
3 public hearing to order. Let the record reflect that
4 the following members are present: Member Formby,
5 Member Mukai gawa, Member Okada, and Member Kimura.
6 Let the record reflect that the Applicant, General
7 Growth Properties, GGP -- Chair Lai has asked me to
8 chair the meeting because he has a conflict so I will
9 be chairing the public hearing tonight.

10 My name is Paul Kimura. And I'd like to
11 thank you all for coming and sharing your interest in
12 Kaka'ako.

13 (Introductory remarks made)

14 We know that everyone might have a different
15 perspective on this matter. I would ask that you give
16 each speaker the proper respect so that they can
17 finish their testimony within the three minutes that
18 is allotted them.

19 Tonight we are bound to listen to your
20 comments and decide at a later date on General
21 Growth's application. We will make a decision
22 sometime before February 2009. There will be more
23 opportunities for you to provide comments and to
24 observe the deliberations of the Authority.
25 So I ask for your support and cooperation in

7

1 helping to make this an efficient and well-run
2 meeting. Thank you.

3 (Continuing procedural remarks)

4 (Executive Director Ching presents a
5 PowerPoint presentation)

6 (Ms. Jan Yokota of GGP provides a
7 PowerPoint presentation)

8 MR. CHING: Chair, we have cleared these
9 seats. If you want to take this opportunity to grab a
10 seat in the front, please go ahead and do that.

11 I would like to remind persons who have not
12 yet signed up to speak, in that far corner there is a
13 desk and people will give you a sign-in form and a
14 number that you can speak.

15 I ask you as a little reminder you turn off
16 your cell phones or put them on vibrate. Thank you.

17 I would note for the audience that since the
18 notice of this public hearing was published and
19 written testimony invited, the Authority has received
20 written testimony from the following individuals:

21 (List read by Executive Director Ching)

22 PRESIDING OFFICER KIMURA: In addition to
23 all the written testimony, we have received 250

24 comments on our website and through various other
25 means. All of these comments, both written and

8

1 received through our website, will be compiled and
2 made available to the members, and be included in the
3 analysis of this application.

4 With that I'd like to start the public
5 testimony. I'm going to call up the first six people.
6 The odd numbered people just take this mic, the even
7 numbers go to this mic.

8 First testifier Kyle Chock. Second
9 testifier Buzzy Agard.

10 MR. CHOCK: Thank you very much, Mr. Chair,
11 members of the Commission. My name is Kyle Chock.
12 I'm the director of the Pacific Resource Partnership.
13 I'm also a Kaka'ako resident residing at 725 Kapiolani
14 Boulevard. Thank you for this opportunity tonight.

15 I'd like to briefly summarize my written
16 testimony. And I'd like to speak to really three
17 areas of why we're in full support of GGP's Master
18 Plan.

19 The first is the area of jobs. I think
20 everybody knows what's happening with the national
21 economy and, more importantly, what's happening here
22 in Hawai'i locally and how that's affecting us.

23 Since January of this year we have had over
24 20 massive layoffs in Hawai'i resulting in over 5,000
25 jobs lost in our local economy. Specifically in

9

1 Hawai'i's construction industry 20 percent of the
2 membership, who I represent in the Hawai'i Carpenters'
3 Union, are currently unemployed.

4 That's approximately 1500 members in our
5 membership who currently do not have jobs, who can't
6 pay their mortgages, who can't shop in small
7 businesses and can't afford their mortgage payments.

8 We also represent approximately 220
9 contractors, many of whom are small businesses, some
10 of whom are here this evening. They employ mostly
11 employee payrolls of less than 50 people.

12 We look at this opportunity as a really good
13 opportunity to have responsible urban redevelopment in
14 Kaka'ako in the urban core that could create as many
15 as 33,000 direct and indirect jobs over the course of
16 construction.

17 That's going to have a significant impact on
18 our industry. You can't have a healthy economy in
19 Hawai'i without having a healthy construction
20 industry.

21 The multiplier impact of dollars that our
22 workers make has a greater impact than any other
23 segment of the local economy in terms of goods and
24 services that are purchased. So that's a significant
25 reason for why we support this plan.

10

1 The second reason is the opportunity for
2 housing. Currently Hawai'i ranks 49th in the country
3 in terms of fee simple ownership. That's not a
4 statistic that I think any of us are proud of. We
5 rank 50th in terms of the number of inter-generational

6 families living under the same roof in Hawai'i.

7 Again, sort of the hidden homeless people
8 who would like to try to have an opportunity to own a
9 home who currently can't.

10 So this plan gives us that opportunity to
11 have our members build these units and also afford to
12 live and purchase an opportunity to live in Kaka'ako
13 like I do.

14 The last point that I'd like to make briefly
15 is the opportunity to have a true mixed use Master
16 Plan community.

17 As a resident in Kaka'ako right now I made
18 the personal choice to live in a community that I
19 thought had a lot of potential for me personally. I
20 have the opportunity to reduce my own carbon
21 footprint. I walk to work as much as possible.

22 And I think it gives other neighbors who are
23 also in the community that same opportunity as well to
24 spend time at the beach, at the shops, and do the
25 kinds of things that this community was created to do.

11

1 And I think the GGP Master Plan gives us the
2 opportunity for enhanced opportunities. Thank you
3 very much.

4 PRESIDING OFFICER KIMURA: Thank you. I'll
5 go down the list of the next five: Buzzy Agard, Al
6 Fink, Peter Schall, Lauri Yanaga and Michael Rock.
7 Would you come forward. Go ahead, sir.

8 MR. AGARD: Aloha. Aloha ahi ahi. My name is
9 Buzzy Agard. I'm here this evening to modify why I'm

10 here. I think this is an opportunity to get in on the
11 leading edge of a development which has been proposed
12 before.

13 I've attended the meetings where some of the
14 these plans were evolved. And I find that one of the
15 renderings that was shown to all of us a few minutes
16 ago is something that I think is worthy. And I'd like
17 to recommend that this particular Project be as green
18 as possible.

19 People are always talking about our carbon
20 footprint. But especially where I've been since 1943
21 I worked on the tuna boat the Ki a Maru for the
22 Hawaiian Tuna Packers. And I'm still there working in
23 Kewalo trying to make a living.

24 So I think this plan being offered is the
25 opportunity to really go green, everything green.

12

1 The development of the technology to air
2 condition all the buildings on this shoreline is
3 available. There are other projects that are
4 available because of the proximity to the ocean. A
5 thought has always been it's a people place. Possibly
6 with this kind of a development you might be able to
7 continue that.

8 But everything should be as green as
9 possible. Utilize all the technology. And I think
10 some of us old-timers would be happy when you finish
11 the Project that does do exactly that. And you're
12 considering the future of the community.

13 So I'm supporting a development like this.
14 Thank you very much.

15 PRESIDING OFFICER KIMURA: Thank you.

16 Mr. Al Fink.

17 MR. FINK: Yes, thank you. Thank you for
18 the opportunity to be here and testify. I'm
19 testifying in support of the Project. I've been a
20 resident -- I moved to Hawai'i since 1970 so I've been
21 around here for about 38 years.

22 And I think from my perspective it's really
23 important to revitalize an area. We have, as Charles
24 Pankow Builders, we actually owned this property at
25 one time in the front parcel.

13

1 Maybe it isn't even in the written
2 testimony, but I was directly involved in this
3 alleyway right here called Hakuhaku Street. We ended
4 up getting that from the city. It was actually a
5 small little alleyway. There were smaller little
6 businesses right in the front that were built in the
7 '50s or so.

8 HCDA encouraged the consolidation of this.
9 We built this piece right here. And I think it's
10 important to continually revitalize an area.

11 We just finished the revitalization down in
12 Waikiki with the Beachwalk Project and with the Royal
13 Hawaiian Center. You can read the testimony here.
14 There's been a lot said about the benefits of this.

15 But there comes a time when the old
16 environment starts to fade and it has to be
17 revitalized. It has to be done in a proper, planned
18 way.

19 And I think, you know, General Growth is
20 definitely open to getting input from everybody. It
21 has to be a plan that satisfies the community,
22 satisfies everyone here. Otherwise it's not a good
23 plan. It's good to see. I'm sure there's a whole
24 wide spectrum of opinion here. And that has to be
25 provided. Thank you.

14

1 PRESIDING OFFICER KIMURA: Mr. Peter Schall.

2 MR. SCHALL: Aloha, Chair and members of the
3 Neighborhood Board. (sic) I'm here tonight as a
4 private citizen. And I support the Master Plan. I
5 think it's an opportunity to really look at what is
6 needed and what can be developed over the next 20
7 years.

8 When you go today to Kaka'ako you see old
9 infrastructure. You see buildings that are no longer
10 up to par and standards. You see an infrastructure
11 that really cries for help.

12 And I believe by the redevelopment of
13 Kaka'ako the opportunities are tremendous to create
14 open space, to create a community where people can
15 live, work and enjoy themselves, have cafes, outdoor
16 cafes, courtyards, outdoor dining, create activities
17 that people can participate.

18 And I believe that would go, make a
19 tremendous improvement for the area. Also to preserve
20 the type of shops that currently is being offered in
21 Ward that is more of a local flavor.

22 And I believe it would be terrific for
23 visitors who come to the islands to see the

24 differentiation between, like, the major shops in
25 Waikiki or even the major shops in Ala Moana to have

15

1 the local flavor which they're really going to enjoy
2 and participate. I believe the community would come
3 really to life and make better change.

4 Today parking in the area is very tight.
5 You can't find spaces. We would create additional
6 parking, correct traffic flow, provide better
7 circulation, a pedestrian experience,
8 bicycle/walk-runways, and most importantly, create
9 more open space.

10 And by the orientation of having buildings
11 mauka-makai I believe you open the view corridors.
12 People question high-rise buildings.

13 But then you have the green spaces canopy
14 trees, your eyes are more on low-rise focus. And the
15 largeness of the buildings kind of disappears on you.

16 I used to work for many years at Hilton at
17 Hawaiian Village. When you walk there there are a lot
18 of high-rise buildings in a very dense area.

19 You don't even notice it because of the
20 landscaping, the shops and all of that keeps it on a
21 level that you enjoy and large buildings really
22 disappear.

23 Thank you for the opportunity. And I hope
24 you vote in favor of the development.

25 PRESIDING OFFICER KIMURA: Thank you. Lauri

16

1 Yanagawa.

2 MS. YANAGAWA: Good evening. And thank you
3 very much to the Authority for letting us testify.
4 I'm Lauri Yanagawa, born and raised in Hawai'i. And
5 Honolulu is my Eden. There is nowhere else in the
6 world I would rather live and work.

7 Over the past six months I've been looking
8 at this Ward Neighborhood Plan. What strikes me most
9 are the opportunities which you can create in this
10 privately owned area.

11 As an employee of a small business, a very
12 small business whose owners are Honolulu residents,
13 I'm really, really selfish about this because I want
14 to see a healthy economic growth right in the heart of
15 our city.

16 The 20-year Ward Master Plan would do that,
17 not as a shortsighted, short-term quick fix, but with
18 a long-term infusion of capital and timely growth
19 within our urban core.

20 It also doesn't rely on government financing
21 intervention with costs passed on to us taxpayers.
22 This plan puts financial responsibilities where it
23 belongs on the developer and private sector to create
24 our own successful business enterprises.

25 Speaking of responsibility, another

17

1 important aspect of the Ward Master Plan is the added
2 values being proposed by and paid for by the developer
3 including improvements to Kaka'ako's public streets,
4 walkways and utilities, new, safe, family-friendly
5 public areas for gathering and other enhancements to

6 serve the community.

7 As a long-term Project based on Smart Growth
8 principles instead of some kapakahi approach, these
9 kinds of benefits can be planned for and incorporated
10 by the developer.

11 The final aspect dear to me and I work
12 with -- our company is very much into this -- is the
13 Master Plan's environmentally sustainable
14 sensibilities.

15 The sustainable practices proposed in the
16 plan will not only serve to protect our environment
17 but will also provide a benchmark for other builders,
18 other developers to create economically feasible
19 developments while still being environmentally
20 friendly.

21 The Ward Neighborhood Master Plan has my
22 support. And truly I would want to live and work
23 there. Thank you very much.

24 PRESIDING OFFICER KIMURA: Mr. Michael Rock.

25 MR. ROCK: Good evening. My name is Michael

18

1 Rock. I'm here as a private citizen. I've only been
2 living here in Hawai'i for 4 and a half years. But I
3 bring a uniqueness, I think. I've lived in many
4 states and I've seen these planned developments in
5 just about every major city I've been in.

6 Every single time they have created jobs,
7 they have brought in tax revenues and they have
8 actually improved the area overall.

9 As everyone knows the city and county of

10 Honolulu and state of Hawai'i is facing a budget
11 deficit this year and looking at cuts, especially in
12 education. And that bothers me. As a former educator
13 I find it totally unacceptable.

14 So when you have the opportunity to employe
15 people, to bring in more property taxes, bring in more
16 jobs, to collect more taxes, that's what we need to
17 do.

18 And I think that seeing that everywhere I've
19 been that it's worked, I really think we need to step
20 forward.

21 So rather than look at the Ward Neighborhood
22 as a change I think what we really need to look at it
23 as the next logical evolution in urban land
24 development.

25 And I just hope that the Authority members

19

1 here are enlightened enough to see that, understand
2 that and go ahead and approve the plan as it's
3 currently proposed. Thank you.

4 PRESIDING OFFICER KIMURA: I'd like the
5 record to reflect that the following members are now
6 here: Member Saito, Member Bradley and Member
7 Kobayashi. Seven to 12: Alan Murakami, Sean Johnston,
8 Mary Steiner, Chuck Heitzman, Jim Tollefson, Jim
9 Frierson.

10 If we could have just the next two speakers
11 sit here. And then when the speaker leaves then the
12 next one can testify. Thank you.

13 MR. MURAKAMI: Good evening, members of
14 HCDA. My name is Alan Murakami. I'm with the Native

15 Hawaiian Legal Corporation.

16 I currently represent Hale Loa Ai au in a
17 matter before you in this proceeding because of the
18 very important cultural concerns that my client has
19 particularly in the cultural resources including
20 burial remains.

21 I'm not here to talk about so much whether
22 this Project should be built. I think there are many
23 speakers that are going to probably address that as
24 well or better than I can. But I want to address you
25 doing it right. And I'm talking about doing this

20

1 under the law.

2 What we have is several serious concerns
3 about the process by which you're following to
4 approve, potentially approve this particular Master
5 Plan.

6 We have constitutional concerns about
7 protections afforded to Hawaiians, particularly their
8 cultural concerns, that are embodied in Article XII
9 section 7 and other provisions of the constitution.

10 That has been recognized under decisions of
11 our Supreme Court that deserve the highest recognition
12 procedurally that they be identified, that any Project
13 effects be assessed; and that you, in fact, as a
14 public body take reasonable steps to protect them.

15 In that regard there are two particular
16 concerns that we have. Number 1, that there should be
17 an environmental impact statement, despite what Ms.
18 Yokota says.

19 I disagree. That it is required and it is
20 triggered in this instance because of the use -- of
21 potential use of state and county lands. And it
22 should be required before any action be taken.

23 It should, in fact, be prepared and
24 presented at the earliest practical time as the Super
25 Ferry decision intimated.

21

1 Second, that an archaeological inventory
2 survey be done, not a cultural analysis as the
3 September 30th letter of GGP suggests it's being done,
4 but an inventory survey that specifically identifies
5 the cultural resources, particularly burials that are
6 in this 60-acre property.

7 Now, I do not want to see the horror of the
8 GGP construction project at Whole Foods repeated.
9 Nobody does. I hope nobody in this room does. We
10 started with 11 known burials and ended up with over
11 60 in the middle of construction.

12 In the midst of that Whole Foods was
13 delayed, the Project building and the condominium was
14 stopped. That doesn't serve anybody's interest
15 anywhere.

16 So I would urge you to consider carefully
17 the process by which this review is being conducted
18 and to perform under the law as required so that the
19 interests of Hawaiians are, in fact, protected. Do it
20 right. (Applause)

21 PRESIDING OFFICER KIMURA: Mr. Sean
22 Johnston.

23 MR. JOHNSTON: Good evening. My name is
Page 18

24 Sean Johnston. I represent myself, some of my friends
25 here I brought tonight. I represent young adults,

22

1 young working adults. I'm a teacher.

2 What we're worried about is the tough market
3 as far as housing goes. And looking at the plan I
4 really like the ideas of the affordable housing in
5 this area. I really like the area, the plan, the
6 development. And for young working adults this plan
7 looks feasible. That's why we want to support it.

8 Me being a PE teacher I also like the plan
9 that you can walk. All the shops are close together.
10 It just looks like a good idea. I'm in full support
11 of this. I hope you guys vote yes. Thank you.

12 (Applause)

13 MS. STEINER: Thank you for receiving our
14 testimony tonight. I'm Mary Steiner, CEO of The
15 Outdoor Circle. We have submitted written testimony.
16 But I did want to say that as Hawai'i's oldest
17 grassroots environmental organization, The Outdoor
18 Circle's mission is to protect the scenic beauty and
19 visual environment of our islands.

20 After reviewing the Ward Neighborhood Master
21 Plan, we have concluded that it fails to provide
22 adequate information to evaluate the cumulative
23 effects as to how the many projects and elements of
24 the plan might impact view-planes, open space, street
25 trees, landscaping and other issues that directly

23

1 impact the quality of life for people who work, live
2 and play in Kaka'ako.

3 Listening to Ms. Yokota's presentation she
4 was very clear that this was "a Project." She used
5 that term several times. Yet we've been told that the
6 impacts will be viewed on a project-by-project basis.

7 This is really one very large Project that
8 will have cumulative impacts which I think really do
9 need to be addressed. And it's quite troubling that
10 an EIS is not going to be asked for.

11 You people have -- you have the ability
12 (applause) to require the EIS as part of this process.
13 And I hope you'll use your power and do it correctly.
14 Thank you. (Applause).

15 PRESIDING OFFICER KIMURA: Chuck Heitzman.
16 Chuck Heitzman? (No response) Jim Tollefson. Go
17 ahead.

18 MR. TOLLEFSON: Good evening, Chair and
19 members of the Authority. My name is Jim Tollefson.
20 I'm the president of the Chamber of Commerce of
21 Hawai'i.

22 And I'm here to state the Chamber's support
23 of the General Growth Properties' Ward Neighborhood
24 Plan. I submitted written testimony so I'm not going
25 to read my testimony.

24

1 I just want to reiterate a couple things
2 that we touched upon tonight and we touched upon in
3 our testimony. One is housing.

4 There's a need for housing, especially in
5 the inner core of the city. This is going to provide

6 for housing, provide for much needed affordable
7 housing.

8 It also, as pointed out earlier, will
9 provide for jobs, especially in today's environment
10 this is very, very important.

11 The other thing I'd like to touch on briefly
12 is the fact that this actually goes back to 1976.
13 This is a 20-year plan going forward but it's been 30
14 years since this was first envisioned by Governor
15 Ariyoshi. It's going to be a 50-year Project when you
16 really add it all together.

17 So it's very important that we give this a
18 very positive look see and do it right. I also would
19 like to also say we are pleased that this is going to
20 be looked at on a phase-by-phase Project.

21 There's going to be plenty of opportunity
22 for those who have concerns to come back and review
23 each step of the way.

24 So we support this and we ask that you
25 support it. Thank you for the opportunity, time to

25

1 testi fy.

2 PRESIDING OFFICER KIMURA: Thank you. Jim
3 Frierson.

4 MR. FRIERSON: Aloha. My name is Jim
5 Frierson. I'm a Kaka'ako business owner and business
6 operator, have been operating for 30 years now in
7 Kaka'ako.

8 I think I share the concerns of the small
9 business citizens located near this Project area.

10 Obviously there will be many impacts. I would
11 encourage the HCDA to not approve the Master Plan as
12 submitted.

13 My specific concern is insufficient
14 addressing of traffic and some conflicts with the
15 Kaka'ako Mauka Plan.

16 In the existing Kaka'ako Mauka Area Plan,
17 for example, there's the intention of extending
18 Halekauwila Street through the Sports Authority area
19 and up to Queen Street to create a traffic couplet
20 that would help the Diamond Head/'Ewa traffic which is
21 very congested right now.

22 I believe the revised Kaka'ako Mauka Area
23 Plan is discouraging consolidation of streets. An
24 example in the Master Plan, as submitted, is a
25 consolidation of, I believe, several streets. I can

26

1 think of a couple of them that are frequently used by
2 the public.

3 These streets have sidewalks and curbs and
4 are located just 'Ewa of Ward Avenue. They are Kamani
5 and Auhui Streets.

6 I believe that the -- although I understand
7 that the Projects when they are approved, will address
8 traffic, I don't think that we can take a look at such
9 a large 60-acre development and make decisions without
10 addressing the traffic concerns at this time. Thank
11 you. (Applause)

12 PRESIDING OFFICER KIMURA: Speakers 13
13 through 18: Steve Scott, Gary Dill, Lavonne Sexton,
14 Michelle Matson, Ron Iwami, Mike DeRego.

15 MR. SCOTT: Good evening. I'm Steve Scott,
16 owner of Scott Hawai'i. My parents started the
17 company and has been in Kaka'ako since 1932. We
18 started off Cooke Street and since 1955 have been on
19 Kona Street.

20 Earlier there was some testimony about the
21 amount of money that's been spent in the
22 infrastructure in Kaka'ako. I can tell you that on
23 Kona Street not one dime has been spent.

24 So I'm telling you that my concerns are
25 3-fold. First, you're not addressing the cost to the

27

1 local businesses, to the owners of property in
2 Kaka'ako.

3 Traffic is horrendous. I live in the shadow
4 or work in the shadow of what you have allowed between
5 Waimanu, Pi'ikoi and Ala Moana. Right now there are
6 five buildings, high-rises there. Another one is
7 coming online. GGP is going to build 20.

8 Yet the traffic on Kona Street can't take
9 what's currently demanded in the way of access from
10 Ala Moana to Ward.

11 So this is one of the concerns that I have
12 that you are not, as the Authority for Kaka'ako,
13 really understanding what the consequences are for
14 business owners that work down there and have been
15 there.

16 So far you have a lot of the people who have
17 come up, they're looking at what they're going to get
18 out of it, whether it be jobs, whether it be

19 construction, shopping, housing.

20 Although the buildings that have been built,
21 so far no one here that's gotten up so far can
22 probably afford something in Hokuia or Ko'olani or any
23 of the other buildings. (Applauses) So this is not
24 affordable.

25 The other thing that I have, concern that I

28

1 have is property taxes. Right now my property taxes
2 have gone up multiple times. Probably in the last 5
3 years have gone up a hundred percent.

4 When all of sudden GGP comes online, I'm
5 going to be assessed based on what I could be in
6 comparison to GGP.

7 In other words, they're encouraging or
8 you're going to be encouraging, by approving GGP
9 without an EIS, you're going to be encouraging
10 businesses to ultimately move because they're not
11 going to be able to afford working in Kaka'ako.

12 That's all I had to say. Thank you very
13 much. I appreciate your time. (Applause)

14 PRESIDING OFFICER KIMURA: Gary Dill.

15 MR. DILL: Mr. Acting Chairman, six members
16 of the board that could make it this evening,
17 executive officer director, good evening. My name
18 Gary Dill. I'm a commercial fisherman. My vessel,
19 the Imua, has been moored in Kewalo Basin for the last
20 20 years.

21 I'm here tonight with a little different
22 slant, but it's one that's gained by experience in
23 working with this agency over the last 2 and a half

24 years.

25 My comment is actually a plea that this

29

1 board change the way this agency has been doing
2 business.

3 I've had to deal --(applause) -- to deal, as
4 a member of the executive officer of KOA, the Kewalo
5 Ocean Activities, with three different men in the
6 position of the executive director and several
7 different faces on your board.

8 And my confrères and I there, my fellow
9 fishermen and small business owners, have come to the
10 conclusion that personalities aren't what the problem
11 is.

12 There's some sort of pervasive pattern that
13 results in at least our organization suffering
14 misinformation, disinformation, lack of information,
15 distortion, and spin, just downright spin from this
16 agency.

17 And more than anything else a general
18 pattern of ignoring what we have to say at the same
19 time saying, "Oh, we want to hear what you've got to
20 say."

21 So I urge you gentlemen this sort of change
22 must come from the top -- and lady -- this change must
23 come from you.

24 If this agency is to open itself up to the
25 honest appraisals of the issues in plans like, it's

30

1 got to start with you.

2 So please consider what's been going on in
3 the past with community meetings like this and make
4 sure that your agency changes its way of operation.

5 Thank you. (Applause).

6 PRESIDING OFFICER KIMURA: Lavonne Sexton.

7 MS. SEXTON: Aloha. My name is Lavonne
8 Sexton and I work at Hawai'i Technology Institute
9 which is located at 629 Pohukaina Street.

10 But I'm here speaking on behalf of people
11 who couldn't make it today and probably won't be able
12 to make it to other meetings and the previous meetings
13 that you've had.

14 You know, everything, the pictures looked
15 really good. Ms. Yokota, that was maika'i. Those
16 pictures were so beautiful. And they looked really
17 good.

18 And everything that people are saying in
19 favor of the plan as is it sounds so maika'i, plenty
20 jobs, nice landscaping, what have you.

21 I'm thinking about the tutu aunty that I was
22 speaking to yesterday in Papakolea Community Center,
23 because they have the kupuna program up there. And
24 many of the people there reside in Kaka'ako. And she
25 came up to me. We were talking about the proposed

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1 development plan from GGP.

2 And she told me, "You know, if they build in
3 my area, where am I going to live?" And I said -- I
4 told her about the affordable housing units that there
5 are going to be.

6 She said, "Oh, I read about that. They said
7 the rent is going to be \$900 a month. But I only make
8 \$1100 a month. And I have to pay for medicine, doctor
9 and this and that. How am I going to live?"

10 She said, "Poho wale noi. It's useless
11 already." And that broke my heart.

12 And I think about one of the students in our
13 school where they stay, Kamake'e Vista.

14 She lives on a fixed income. And she's
15 wondering what is worse: Having to leave the place
16 that she's been in for over a decade because the rents
17 have gone up? Or staying there and being in a place
18 that has lost the faces and the feel; it's not
19 familiar anymore.

20 I'm looking at the chapter 343 triggers.
21 And I don't see anything about those people in that
22 list.

23 And so I'm agreeing with people that are
24 calling for you to do an EIS, not just for GGP but do
25 one for Kamehameha Schools, the DOE when they do the

32

1 McKi nley Sports Compl ex.

2 Your environmental impact statement,
3 hopefully, at least will take these people into
4 consi derati on.

5 They're not here right now. They don't know
6 enough about writing testimony and what have you. So
7 I don't know -- do what the gentleman before me said:

8 Do it a different way. Do it pono. Do it
9 right. Let it start with you guys for once. Thank

10 you. (Applause).

11 PRESIDING OFFICER KIMURA: Michelle Matson.

12 Michelle Matson? (no response). Ron Iwami.

13 MR. IWAMI: Good evening, Board. Thank you
14 for this opportunity to testify. I'm the president of
15 Friends of Kewalo Basin Park Association. And I
16 represent a lot of surfers who use Kewalo Basin Park
17 and the surrounding area.

18 I'd like to mention our mission statement so
19 you folks are clear where we're coming from. Our
20 mission is to protect and preserve Kewalo Basin Park
21 and the surrounding areas and waters to ensure that
22 the recreational users will continue to have access
23 and ability to enjoy the park for future generations
24 to come.

25 That being said, we are very passionate

33

1 about the ocean and we spend our times almost daily
2 there. It gives us release from a stressful day at
3 work. So we are very concerned about the access that
4 this Project will, I guess, create, the access for us
5 that we are not lucky to live right across the street.

6 But we live in the valleys surrounding the
7 area. And we come down to traffic is very important
8 for us.

9 So my first statement that I would like to
10 make is before General Growth Properties Ward
11 Neighborhood Master Plan is approved, they must
12 complete an EIS to address the increased traffic that
13 would directly impact the access to Kewalo Basin Park,
14 Ala Moana Park and the other shoreline areas.

15 The next statement from Kewalo Basin Park
16 Association has to do with the process of this plan
17 being, I guess, coming into being, is that we would
18 like to say that no development application should be
19 accepted for any area of Kaka'ako Mauka until the
20 revised Kaka'ako Mauka Area Plan and the supporting
21 supplemental EIS impact statement is completed.

22 This ongoing process will ensure public
23 input and this is something that's very important. We
24 need more public input on this. And this process will
25 ensure that.

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1 Basically I just want to end with that.
2 Hopefully, HCDA, I urge you to listen to the public
3 and, GGP, also listen to the public carefully. So do
4 it right 'cause, you know, as you know I experienced a
5 Project that was stopped. Yeah?

6 So I don't want that to happen again. I
7 want you guys to do it right and get public input.
8 Thank you. (Applause).

9 PRESIDING OFFICER KIMURA: Next, Mike
10 DeRego.

11 MR. DeREGO: Good evening, members of the
12 board, everybody. My name is Mike DeRego. I'm a
13 small business owner in Kaka'ako specifically in
14 Kewalo Basin since 1950. I'm also a member of KOA,
15 organization that Gary spoke of.

16 We're a membership of about 35 boaters in
17 Kewalo Basin. And I think we've gotta say what Gary
18 said was very true. I think it's very important that

19 the board listen and turn a page and try to function
20 in a different manner so that you actually listen to
21 what we have to say, what the public has to say.

22 I'd like to say as a matter of record KOA
23 strongly opposes the Ward Neighborhood Board Plan.
24 (sic)

25 We feel the plan is incomplete and does not

35

1 address specifically traffic. In our area traffic is
2 a big factor. All of us need to work there every day.
3 Tourists need to pass through there.

4 At this point, for example, we have no
5 access to left turn Kewalo Basin. That for us as a
6 small business is a very important feature. It causes
7 a lot of grief in our small business.

8 KOA also feels that HCDA may be in violation
9 of its mandate for proper community development. KOA's
10 dealings with HCDA concerning Kewalo Basin have been
11 very frustrating and difficult.

12 In fact KOA asks HCDA to take a more
13 important, honest approach in dealing with the public
14 and Kaka'ako community than they have with the Kewalo
15 Basin business owners.

16 HCDA's proposed rules for Kewalo Basin will
17 mean the end of a number of small businesses in Kewalo
18 Basin.

19 As a result I think KOA is asking HCDA to be
20 responsible to its mandate for proper community
21 development and to require GGP to conduct an
22 environmental impact statement on its Ward
23 Neighborhood plan.

24 I just ask this board please think about
25 what's going on and let's try to avoid another

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1 conflict like what we have had.

2 I think all of us would prefer to spend our
3 days working instead of testifying.

4 PRESIDING OFFICER KIMURA: Thank you for
5 your patience. At this time we'd like to take a 10
6 minute break. We will have a recess for 10 minutes.
7 Thank you.

8 (Recess was held. 7:05.)

9 PRESIDING OFFICER KIMURA: We will resume
10 the public hearing. Give some people time to get back
11 to their seats. Numbers 19 through 24: Chauncey
12 Ching, Nancy Marker, Carol Tsai, Leighton Hara.

13 MR. CHING: Sir, can you state your name.

14 MR. C. CHING: My name is Chauncey Ching.
15 I'm a private citizen. But we also, my family owns a
16 very small piece of property on Queen Street and we
17 have been leasing it out to small businesses for
18 probably 25 or 30 years now.

19 I thank the Authority for letting me offer
20 some testimony. I prepared written testimony and ask
21 that it be submitted for the record.

22 The perspective that I come from this
23 evening is from existing small businesses. And I
24 emphasize the word "existing".

25 In this global climate that we are in, which

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1 is an awful recessionary climate, I think that the
2 small businesses, especially the existing ones, are
3 going to be key to our recovery and future prosperity.
4 So I come from that perspective.

5 As a concerned citizen I take every chance I
6 get to urge public policy decision-makers such as
7 yourself to get full information before making
8 decisions.

9 I'm not so naive to think that you can get
10 full information so I usually fall back to adequate
11 information. You should have at least adequate
12 information before making decisions of the type before
13 you today.

14 The adequate information set, as I look at
15 it, consists of two things. One is the consequences
16 to existing small businesses if this plan is
17 implemented. And I think this can only come about
18 through a rigorous environmental impact statement.

19 The second piece of information is a revised
20 Kaka'ako Mauka Plan that is revised with the idea of
21 looking at the -- looking at it proactively what the
22 consequences are on small businesses.

23 So I come before you this evening to urge
24 you to table any motion to approve the plan before you
25 until adequate information is available, these two

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1 that I've defined.

2 And if you are not able to table then I urge
3 you to deny it. Thank you.

4 PRESIDING OFFICER KIMURA: Nancy Marker.
5 Nancy Marker? Carol Tsai.

6 MS. TSAI: My name is Carol Tsai. I belong
7 to the Ko'olani Neighborhood Subcommittee, but I'm
8 speaking on my own behalf. I just want to say that
9 looking at the -- we don't have adequate information
10 about what this plan is going to be.

11 We just see a beautiful rendering that
12 makes -- and the description that is hard for anyone
13 to oppose.

14 But we don't know what is the detail, how
15 tall they are. I look at the website. I can't even
16 see the streets, street names and the orientation of
17 the buildings. So we are concerned about that.

18 Another thing, one of our Neighborhood Board
19 members came. And she said when GGP first made the
20 presentation to our Neighborhood Board all the 400
21 feet high-rises were towards the mauka end of this
22 property. And she doesn't know when it was moved to
23 Ala Moana Boulevard.

24 Just because they are entitled to build
25 400-foot high buildings they don't have to build it on

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1 Ala Moana Boulevard.

2 So I think if they move it towards mauka
3 end, leave Ala Moana Boulevard with the low-rise as it
4 is, everybody will enjoy the benefit and they can also
5 sell their property for a very good price because they
6 can control not to block those views.

7 So that is all I'm saying: Don't allow
8 400-foot height buildings along Ala Moana Boulevard.
9 Otherwise all the residents will suffer and GGP will

10 gain maximum profit. Thank you. (Applause)

11 PRESIDING OFFICER KIMURA: Leighton Hara.

12 MR. HARA: Good evening, Mr. Chairperson and
13 members of the board. My name is Leighton Hara. I'm
14 here to testify as a concerned citizen in support of
15 GGP's Master Plan.

16 I've been living in O'ahu all my life. Most
17 of that time has been spent living in Leeward O'ahu
18 and the Waipahu community. I've gone to school in
19 town, and I've worked in town most of my life. So I'm
20 intimately familiar with the traffic congestion from
21 someone going from Leeward O'ahu to town.

22 Based on that I've seen problems with
23 traffic and that's compounded by the lack of
24 affordable housing. You know, the first gentleman
25 that spoke today mentioned that there's a problem with

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1 multigenerational living. That hit home with me
2 because I've lived here for 31 years.

3 Thirty of those years were spent living in
4 Waipahu. So the last year was one year that I finally
5 got into urban O'ahu Nu'uanu area.

6 That's where I live in now. But for that
7 one year when I was married with my wife I was living
8 at home with my parents, so it was kind of
9 embarrassing.

10 I think I speak for all those people out
11 there who are living in multigenerational situations
12 who weren't able to get into town or get that place
13 close to their work. I speak for all of them and
14 support GGP's plan.

15 I know that the affordable housing units may
16 not be available within my time, but hopefully for my
17 future children's time it will be available for them.
18 Thank you for this opportunity to talk.

19 PRESIDING OFFICER KIMURA: Thank you.
20 Speakers No. 25 to 30: Penny Shiroma, David Arakawa,
21 Karen Arakawa, Tek Yoon, Senator Carol Fukunaga,
22 Senator Sam Slom. State your name, please.

23 MS. SHIROMA: Good evening, Chair, members
24 of the board. My name is Penny Shiroma. I come
25 before you as a private citizen in support of the Ward

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1 Neighborhood Plan.

2 I believe that this offers Honolulu a really
3 unique opportunity for a comprehensive urban planning
4 taking into consideration the aspects of creating
5 neighborhood and community within our urban
6 environment.

7 Again, I state that I am in support of the
8 plan and hope that you will vote in favor of it.
9 Thank you.

10 PRESIDING OFFICER KIMURA: Thank you. Mr.
11 David Arakawa.

12 MR. ARAKAWA: Good evening, Acting Chair
13 Kimura, members of the Authority. My name is Dave
14 Arakawa and I'm the executive director of the Land Use
15 Research Foundation.

16 We appreciate the opportunity to testify
17 before you tonight in support of the proposed Ward
18 Neighborhood Master Plan application.

19 Our support is based on sound Master
20 Planning principles and the process and among other
21 things the following: We submitted our written
22 testimony. Just going to go over a few items.
23 No. 1. The Ward Neighborhood Plan fulfills
24 the original and ongoing vision, intent and objectives
25 of the Kaka'ako Community Development District which

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1 started in the 1970s.

2 Those objectives and intent were to
3 revitalize the significantly underutilized and
4 relatively undeveloped Kaka'ako area by using the
5 strengths and cooperation of both private and public
6 sector to create a livable mixed use urban community
7 with compatible industrial, commercial, residential
8 uses and which also provide public amenities such as
9 reserve affordable housing, recreation and other
10 community facilities.

11 Second. The overall Master Planning process
12 creates more predictable, more cost-effective and
13 long-term development plans, yet allows for
14 flexibility to address the changing market conditions
15 and the changing needs of the community.

16 This plan also incorporates sound planning,
17 sustainable and Smart Growth principles and also a
18 wide range of housing opportunities for families
19 including 20 percent reserved low to moderate income
20 housing.

21 Lastly, it includes significant investments
22 in new public facilities and infrastructure
23 improvements estimated to exceed 300 million including

24 new street networks, better traffic circulation,
25 parking, public plazas, as well as improved utilities,

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1 sewers, water, drainage, electrical and
2 telecommunication which would benefit the Project
3 area, surrounding communities and the public at large.

4 LURF is in support of the Neighborhood Plan
5 and its proposed modifications. We respectfully urge
6 the Authority to approve the Plan and its proposed
7 modifications. Thank you very much for the
8 opportunity to testify.

9 PRESIDING OFFICER KIMURA: Thank you. Karen
10 Arikawa. Please state your name.

11 MS. ARIKAWA: My name is Karen Arikawa. I'm
12 here as a citizen of Honolulu. I'm a 15-year resident
13 of Mililani and after 15 years of that I moved closer
14 to town.

15 I'm living downtown two blocks away from my
16 work. I gotta say I'm in total support of the Ward
17 Neighborhood Master Plan.

18 First, it's readily apparent that the
19 structures on the property are aging and improvements
20 are going to become necessary.

21 This is now a unique opportunity that if
22 you're going to have to address all those aging
23 structures anyway, this is an opportunity to create
24 comprehensive and long-range plan.

25 Maybe it's because I grew up in Mililani

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1 where there's a structured and planned community, but
2 I see a huge benefit to that.

3 This is a chance to create stores nearby, to
4 create an affordable housing, to have, to plan for
5 green and open spaces in an area that currently
6 doesn't have that.

7 I now have the luxury of living downtown.
8 Like I said I'm just two blocks away from my office.
9 But I save so much money on gas. I also save time,
10 time to do activities that I otherwise would not be
11 able to do instead of sitting in traffic trying to
12 travel further out.

13 So I appreciate the opportunity and I really
14 hope that you folks will consider supporting the
15 Master Plan.

16 PRESIDING OFFICER KIMURA: Thank you. Tek
17 Yoon.

18 MR. YOON: Thank you for the chance to
19 testify. I'm 67 years old. This is my turf. I was
20 born and raised, played over here, fought over here,
21 worked over here. My parents had businesses over
22 here. This is my turf.

23 I don't know if you guys read the Hawaii
24 Revised Statutes on hearings. I read the thing, the
25 whole thing. It's about three, four paragraphs on

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1 hearings. And I read it word-by-word.

2 Basically to abstract, the Hawaii Revised
3 Statutes on hearings, this hearing, what comes down
4 and can be boiled down as far as inputs from this
5 community is your mandate. It's not simply input and

6 comments. No, no. You go read the statutes if you
7 differ with me.

8 I believe that today is a waste of time.
9 You want to approve a Master Plan. But, what I see
10 over here in the handouts -- I'm not that smart -- I
11 don't see all the plans -- but this is not for an
12 approval of a Master Plan. It's an approval of a
13 master concept.

14 You got no plans. I don't see no plans.
15 You got a lot of smoke in here about a lot of things
16 and concepts. You know what another word for concept
17 is is a dream. You want us to approve a dream. You
18 must be nuts.

19 You guys got a lot to catch up on. All the
20 greenies from HDA, HCDA before, put all those rich man
21 condos up now.

22 You guys got the chance to turn the tables
23 on that and make something good out of it. Everybody
24 is watching you guys. I not the only one. Back
25 there -- how much time I get?

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1 MR. CHING: One minute.

2 MR. YOON: One minute. (Audience laughter)

3 Thank you very much.

4 On the screen over here when George Ariyoshi
5 started the HCDA, 19,000, according to that figure out
6 there that you guys flashed -- Ms. Yokota, 19,000
7 people got displaced, kicked out of Kaka'ako or were
8 affected faced by you folks' action. 19,000 family
9 structures, family units. Maybe a little bit under

10 50,000 people involved in those structures.

11 As far as I remember -- I have friends in
12 Kaka'ako. I used to play with them down here. There
13 was no rich guys. They were like us, moderate income,
14 low income. Okay.

15 You guys, I should think that there's enough
16 input over here that you should see in your guys' plan
17 a moral mandate, a clean moral mandate to have
18 50 percent of all condos low income. Thank you.

19 (Applause)

20 PRESIDING OFFICER KIMURA: Senator Fukunaga.

21 SEN. FUKUNAGA: Thank you very much. Carol
22 Fukunaga, State Senate. I represent the district
23 immediately mauka of this area.

24 You have written testimony submitted by area
25 legislators that have been working very closely with

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1 small businesses in this area over the last 4 years.

2 What I'd like to talk about very briefly
3 tonight is that for many of us who have been working
4 with the small businesses, and who have seen many of
5 the frustrations that have been spilled over in the
6 public and in the legislative arena during the last
7 several years, we think that the, you know, the time
8 is really now for HCDA to step up to the plate and to
9 require an environmental assessment of the GGP Master
10 Plan.

11 There's many things in the plan that are
12 laudatory that could be very exciting and very
13 dynamic. Say, for example, in my area. I represent
14 the people who have traffic nightmares as a daily

15 experience.

16 We are the residents who cannot get in and
17 out of their driveways because traffic is backed up on
18 all of the streets through the Ala Moana/Sheridan/
19 McCully and Lower Maki ki area.

20 So with that I'd like to close. I do want
21 to emphasize that, you know, the Legislature has tried
22 very hard to ensure that your board does include the
23 appropriate representation of Kaka'ako small
24 businesses on the board.

25 I don't know whether the governor has taken

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1 action on the legislation that we adopted this past
2 session to ensure that small business interests on the
3 board are represented indefinitely.

4 I hope that you will make those designations
5 before you take your action. Thank you.

6 PRESIDING OFFICER KIMURA: Senator Sam Slom.

7 SEN. SLOM: Aloha. I'm Sam Slom. I'm
8 president and executive director of Small Business
9 Hawai'i and also a state senator, former resident,
10 business owner and commercial lessee of Kaka'ako until
11 high taxes, high rents, special assessments made us
12 move. You want to see where we were?

13 Go look at the Imperial Park Plaza. That
14 used to be our headquarters in Kaka'ako.

15 I think the plan has, as Senator Fukunaga
16 said, many laudatory aspects to it. But on the basis
17 of your noncompletion of your work to date,
18 specifically EIS and speaking for Small Business

19 Hawai'i we stand in opposition to the plan as stated
20 right now.

21 I think that it really is important that you
22 listen to the people. I have been here. I was at the
23 original hearing for the creation of HCDA standing
24 alongside of Lex Brodie.

25 I heard the promises. I heard the plans. I

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1 heard the mission. I heard the vision, very little of
2 which has been accomplished in 30 years.

3 I know about broken promises. I know about
4 alternative plans. And I certainly know about
5 increased costs so that businesses that were there at
6 that time are no longer there.

7 I heard the spokesperson talk about
8 relocations, successful relocations. That's true.
9 There were a number of businesses that were relocated.
10 But they were relocated out of their business and out
11 of their area into other areas.

12 I think this plan has many good merits. It
13 would be great in Beverly Hills or Utah. But it really
14 doesn't fit in Kaka'ako.

15 And I think we should be cognizant of the
16 very special nature and of the mission of HCDA which
17 was to protect and enhance small businesses.

18 And I noted that when the list of items were
19 given by the proponents of General Growth Properties,
20 small businesses was down near the end right near the
21 bones of the dead.

22 I think that we should understand that small
23 business, one of the gentlemen said earlier, really is

24 the key to recovery, the key to job creation, the key
25 to wealth and alternatives. So that's why we really

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1 should give it more than short shrift.

2 Finally, I'd like to say that we have
3 watched on our island many different areas where
4 people have talked about overdevelopment or different
5 kinds of development.

6 I'm pro-development but it's got to be the
7 right kind of development and you've got to have all
8 of the people involved. We have seen farmers pushed
9 off ag lands.

10 We don't want to see small businesses pushed
11 out of Kaka'ako. Aloha. Thank you for having me.

12 (Applause).

13 PRESIDING OFFICER KIMURA: Testifiers 31 to
14 36: John Alves, Scott Schumaker, Marilyn Michaels,
15 Melinda Arakaki, Nalani Holliday, Rozell Agag.

16 MR. ALVES: Good evening and aloha. My name
17 is John Alves. I'm president of the Pacific Basin
18 Communications. I speak on their behalf in wanting to
19 support GGP's planned Master Plan for the Ward area.

20 On a personal note -- I have submitted
21 written testimony and I will let that stand in support
22 of the Project.

23 But on a personal note I'm a 35-year
24 resident of Honolulu. I couldn't imagine, as someone
25 else said, a better place to live. I walk often along

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1 the Waterfront Park and I just imagine what our city
2 can become.

3 As Mr. Peter Schall, who has done such a
4 marvelous job with the Hilton Hawaiian Village, I look
5 forward to the open air, the shops, the cultural
6 opportunities that the plan presents.

7 And I entrust you with the direction to make
8 sure that all things are taken care of. On working
9 closely with GGP I can tell you you've got a first
10 class operation and someone who wants exactly what all
11 the people want in this room. And that is a wonderful
12 place to live and the development of our city as a
13 city. Thank you.

14 PRESIDING OFFICER KIMURA: Thank you.
15 Mr. Scott Schumaker. Scott Schumaker? (No response)
16 Marilyn Michaels.

17 MS. MICHAELS: Good evening. I'm Marilyn
18 Michaels. I'm speaking here this evening as a private
19 citizen who lives on the edge of Kaka'ako and Ala
20 Moana side of this area. And I walk Kaka'ako every
21 day on my way to and from work. And I'm intimately
22 familiar with the neighborhood.

23 I also have seen presentations in the past
24 and have met personally with General Growth on their
25 plan. And I still don't see any details. Somebody

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1 kind of made the comment about it being smoke and
2 mirrors. That's what I'm seeing.

3 It's hard to support a plan when you don't
4 know the details. So far I see something turning our
5 unique characteristics of this neighborhood into

6 Anywhere Mainland, USA, just like Ala Moana Shopping
7 Center, just like all these other shopping centers
8 around. You could be in the middle of Kansas and it's
9 going to look exactly the same. By their visions this
10 will no longer look like Hawai'i.

11 We're certainly not a Kaimuki, a Moiliili or
12 something with a sense of character. It's taking
13 something that used to be a sense of character and
14 turning it into something that's very homogenous.

15 Another issue I have is I'm very, very much
16 in favor of affordable housing. General Growth is not
17 in this in order to help the neighborhood. They're in
18 here to make a profit. They make a profit by building
19 dense neighborhoods with expensive housing.

20 The vast majority of it, I would submit to
21 you, is going to end up expensive housing like we see
22 here now. There will be people coming in from the
23 mainland that have a lot of money that are going to
24 buy up these places.

25 The people who -- "live, work and play" is a

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1 nice slogan but the people who work there are not
2 going to be the people who are living there because
3 they're mostly going to be service industry people who
4 are not going to be making the kind of income to be
5 able to afford to live there.

6 I think we need more affordable housing on a
7 very wide scale of affordability and have a very mixed
8 neighborhood so young people can afford to live there;
9 they can afford to rent places, they can afford to buy

10 places.

11 We're talking anywhere from college
12 students, people just out of college, people that are
13 working in the shops and making minimum wage or barely
14 above minimum wage, ought to be able to afford to live
15 in that area so they can walk to work and we don't
16 have people just driving in the neighborhood.

17 I guess my last issue is traffic. The
18 traffic has been absolutely horrendous with the new
19 buildings that have gone up. And it's just going to
20 get considerably worse.

21 You look at the number of units they want to
22 put it. They take it times two peoples times at least
23 two cars per unit and think about it. Thank you.

24 (Applause).

25 PRESIDING OFFICER KIMURA: Melinda Arakaki.

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1 Melinda Arakaki? Nalani Holliday.

2 MS. HOLLIDAY: Hi. I'm Nalani Holliday.
3 I'm kind of on the flip side of this. I'm actually a
4 current tenant of Ward Center. I'm here to represent
5 myself as a small business owner.

6 And I look at this Project as a huge
7 opportunity. I've always seen Ward Center and the
8 whole property as a small incubator for small
9 businesses.

10 I understand it's very specific to retail.
11 I love the Project because I thought it esthetically
12 was really fantastic and I would love to have my store
13 there because the building I'm in now isn't so great.
14 So for me I consider it as an upgrade.

15 I think overall the Project is so massive.
16 It's 30 years in the planning. And I already have
17 people coming into my store saying, "When are you
18 moving?" My building's not going anywhere for a
19 really long time.

20 But I think the scope of the Project is so
21 big and so far in the future that I think we have to
22 start somewhere with improving the area.

23 As a small business owner, and as a younger
24 person in the community, I look around the room, I see
25 a lot of people that are in their 60s. I'm sure a lot

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1 of their kids who are in their 30s don't live in
2 Hawai'i.

3 I see this as the one component of urban
4 living that does not exist in here. Having the
5 opportunity to live in the mainland for a little
6 while, this is the state that I would like to live in.
7 Maybe I can't afford it right now.

8 But it's someplace that I'd much rather have
9 people spend money, their money here than move to
10 Seattle, move to San Francisco, move to Boston. I
11 think it's an element that's really missing in our
12 city.

13 I hate the fact that a lot of my friends are
14 moving away because they just want more, more city
15 living. I understand this is Hawai'i. But we really
16 are a growing city. I think it offers a lot of
17 opportunity.

18 As a store owner I love the area because we

19 have a lot of elderly people that come in my store.
20 And I felt really disappointed for a lot of people,
21 looking at just the economics.

22 We have a lot of elderly women that come in
23 the store that have been coming every Thursday or
24 every Tuesday. They just come to chat and for
25 conversation.

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1 You really can't get that in a lot of places
2 on the island. They never spent a penny in my store.
3 (audience laughter) They just come to get -- well,
4 they just come for a sense of community.

5 I think the sense of community is happening
6 right now in Ward. I think this will be a beautiful
7 expansion because it includes the green space. People
8 can ride their bikes.

9 People can walk. I think that's a great
10 vision. I would love it if I didn't have to drive my
11 car to work. Thank you.

12 PRESIDING OFFICER KIMURA: Rozelle Agag.

13 MS. AGAG: Good evening, members of the
14 board and good evening to members of the community.
15 My name is Rozelle Agag.

16 I come before you as a private citizen in
17 support of the Ward Neighborhood Plan. I'm excited
18 about the revitalization of the urban core where I
19 spend a lot of my time, probably a majority of my
20 time -- and my money -- with my friends and family
21 shopping, eating, dining, drinking.

22 And I was born a towny. And I would like to
23 be able to afford to stay a towny. I'm very excited

24 about this plan and I hope you vote yes.

25 With that said I do believe that as the plan

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1 continues I think that the number of affordable units
2 needs to be higher. It needs to be increased, maybe
3 even lower income units.

4 I also believe that provisions need to be
5 made for housing for the elderly in our community.
6 I'm not only talking about the elderly now.

7 I'm talking about the elderly that we're all
8 going to be in about 30 years when the Plan will be
9 realized. So with that said I'd like to thank you for
10 this opportunity. Thank you.

11 PRESIDING OFFICER KIMURA: Okay. Testifiers
12 No. 37 to 42: David Bylund, Mike Fitzgerald, Tim
13 Ambrose, Kiersten Faulkner, Geoff Misnik, Cliff
14 Garcia. Please state your name, sir.

15 MR. BYLUND: Aloha. I'm David Bylund,
16 architect here in Honolulu. I support General
17 Growth's proposed Master Plan in Kaka'ako for these
18 four reasons: One, that smart sustainable use of
19 existing city infrastructure and services be part of
20 this.

21 Development in Kaka'ako in a sensitive way
22 creates a community whose residents don't need to
23 drive and commute as much as residents of suburban
24 communities.

25 Existing water, sewer, communications and

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1 power systems are more easily and cost effectively
2 updated than the extensions required in the new
3 suburban communities.

4 Second reason: An attractive balance of
5 open space and landscaping with the development. So
6 the Master Plan requires maintenance and creation of
7 views and movement mauka-makai.

8 The strategy for spacing and the orientation
9 of the tall buildings preserves many of the
10 mauka-makai views keeping the visual connection with
11 the interior neighborhoods with the ocean.

12 The streets and spaces are planned to
13 include generous landscaping with street and shade
14 trees and park and garden areas.

15 Third, Master Plan's designed to develop and
16 adapt over time. This is really important. An
17 evolving community development invites continual
18 involvement and input from us, the public.

19 New elements of the community can respond
20 to older elements always finding better solutions that
21 fit our Hawai'i requirements.

22 Fourth is what I say is probably the most
23 important reason for me, is that this Master Plan
24 represents a rich framework for a vital, diverse and
25 sustainable community.

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1 It's a neighborhood that will continue to be
2 a pleasure to live, to work in. It's a neighborhood
3 founded on diversity, which is essential:

4 Diversity of uses and activities live, work
5 and play.

6 Diversity of economic situations and
7 incomes.

8 Diversity of character and styles.

9 Diversity of points of view.

10 Diversity that connects history and heritage
11 of Kaka'ako with modernity and progress.

12 Now, at the same time I believe we have a
13 responsibility to stay vigilant through the coming
14 decades to ensure that the promise of this Master Plan
15 is fulfilled. We need to demand these things: That
16 the development in Kaka'ako is sustainable, managing
17 resources, making sure the future generations enjoy at
18 least the benefits that we enjoy.

19 All the buildings need to be LEED-Silver or
20 better. That the diversity of people and uses and
21 economic groups, buildings and landscape remain
22 central to the community.

23 That the landscape and open space are lush
24 and well maintained; that this community honors its
25 past, its present and leads into the future.

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1 And finally, that the development process
2 remains transparent and available for public input.
3 Mahalo. Thank you.

4 PRESIDING OFFICER KIMURA: Mike Fitzgerald.

5 MR. FITZGERALD: Thank you, members of the
6 committee. My name is Mike Fitzgerald. I'm president
7 and CEO of Enterprise Honolulu.

8 Our goal and our purpose for existence is to
9 accelerate the diversification of Hawai'i's economy

10 particularly with the focus of creating more good
11 paying jobs and exciting careers for primarily young
12 people but we're not exclusive about that.

13 We support this. You've got copies of my
14 testimony. I think it's a well-thought out plan.
15 There are challenges to it. It certainly is not
16 perfect.

17 There's going to be challenges with the
18 existing small businesses but there's ways to
19 accommodate that. They can be compensated. They can
20 have their taxes grandfathered in. There's creative
21 ways to solve those problems.

22 This plan makes way more sense than allowing
23 single housing all over the flat areas of the Ewa
24 Plain.

25 We need to be doing more density, more

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1 concentration if we're going to get people out of
2 their cars.

3 And we're going to have to start doing more
4 if we're going to keep 20 to 40 year-olds in this
5 state and have living wage jobs for 'em.

6 Finally, two points I just want to end with:
7 Two-thirds of the 600,000 people that have jobs in
8 Hawai'i do not have living wage jobs but the basic
9 self-sustainable measurements.

10 That is for basic food, housing, utilities,
11 child care, transportation.

12 We have the highest multiple of people
13 working per families of any state in the United
14 States.

15 We have the lowest per capita homeownership,
16 and therefore the lowest per capita home equity. Two-
17 thirds of the people in this state, if they don't
18 already have houses, couldn't possibly afford them now
19 unless we take some significant new moves to
20 accommodate creating better paying jobs, a more
21 boisterous economy, not moving everything to the
22 lowest common denominator, which has been too often
23 the case here in the past. Thank you. (Applause)

24 PRESIDING OFFICER KIMURA: Tim Ambrose.

25 MR. AMBROSE: I'm a resident of Ko'olani. I

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1 don't have much clout, I don't think, after all these
2 pros. But I'm in favor of the Project. But I hope
3 the board really takes a good look at the way it's
4 planned and the way it's developed.

5 I know that General Growth wants to make
6 money, of course. They want to make it with land use,
7 as minimal land use for a profitability. As a
8 resident looking out over the Project it will be my
9 entertainment for 20 years.

10 And right now I'm overlooking the existing
11 Project for the last 2 and a half years from 6 in the
12 morning 'til 6 at night. With, you know, a health
13 problem with dust and so forth it's been really tough.

14 I just want to make sure that the plan is
15 correct, it will be fair to everyone. With existing
16 high-rises running along Ala Moana Boulevard I'm just
17 wondering as a pre-development how about, have you
18 considered demolition and access with demolition of

19 the IBM Building and the shopping centers how it will
20 affect residents in the area in the two high-rises or,
21 three, for health problems of dust and removal?

22 We'll have access problems with trucking
23 trying to get all the demolition debris out. You
24 know, these are the kind of things that residents
25 think about with a Project like this. It'll be

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1 difficult for us to live with this going on.

2 Now, the last part is density of access for
3 automobiles. With all those planned high-rises what
4 about "at least 2 to 3 cars per unit"? How are they
5 going to be -- how are they going to access to work?
6 On what thoroughfare?

7 The way it is now they can barely get out as
8 it is with what we have now.

9 So these are the kind of things I'm hoping
10 you will think about especially this running 40 story
11 high-rises along Ala Moana Boulevard so General Growth
12 can profit.

13 Wouldn't it be more advantageous to scatter
14 them, straddle them a little bit to allow people who
15 live there, like myself and the people in my buildings
16 who have spent a lot of money on our units, so we
17 won't eliminate the entire view that we have paid for?
18 Thank you very much.

19 PRESIDING OFFICER KIMURA: Ki ersten
20 Faulkner.

21 MS. FAULKNER: Good evening. I'm Ki ersten
22 Faulkner, executive director of Historic Hawai'i
23 Foundation. Historic Hawai'i Foundation is a

24 nonprofit 501-C-3 membership-based organization that
25 advocates for the preservation of historical and

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1 cultural resources.

2 In many ways the Master Plan for the Ward
3 Neighborhood is really dynamic and very exciting. It
4 provides a vision of the compact walkable, dense,
5 urban environment that is very compelling in many
6 ways.

7 However, Historic Hawai'i Foundation is very
8 concerned that in the 60 acres not one parcel is being
9 proposed for preservation and reuse. It's 100 percent
10 demolition.

11 Kaka'ako has a rich and varied history. The
12 architectural elements that remain there today add to
13 that character, reflects that history, tells the story
14 of Kaka'ako.

15 I'd like to commend GGP. At our request
16 they did conduct a historic building survey. Went
17 through the area site by site. Consulted with
18 Historic Hawai'i on a preliminary draft of that
19 inventory.

20 They found that 13 of the parcels have some
21 historic integrity either today or will be attained
22 over the buildout of the planned planning horizon.

23 Of those 13 we believe that 12 are not
24 exceptionally significant. They retain integrity but
25 don't really rise to the level of "significant" that

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1 preservation is truly warranted.

2 However, one of those parcels, the IBM
3 Building, is architecturally significant. It reflects
4 the work of master architect Vladimir Ossi poff. And
5 it's truly an important example of the Modernist
6 movement in Hawai'i.

7 That building is incredibly significant.
8 Therefore, we would like to recommend the plan be
9 amended that that parcel, the IBM Building be
10 preserved, retained, reused, kept as a truly
11 significant landmark and gateway into the Kaka'ako
12 area.

13 It has the potential to be a community
14 facility or any other use. Right now it's an office
15 building. It can certainly remain an office building.
16 But it's actually used and certainly has potential.

17 So you have my written testimony. Just want
18 to be very clear that Historic Hawai'i Foundation
19 opposes the demolition of the IBM Building and also
20 would like to see some reflection of the contributions
21 of the historic resources in the area. Thank you.
22 (Applause)

23 PRESIDING OFFICER KIMURA: Geoff Miasnik.

24 MR. MIASNIK: Good evening. Aloha,
25 Chairman, members of the Authority. Thank you again

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1 for allowing all of us the opportunity to speak with
2 you today.

3 As both a member of the Honolulu community
4 and as an architect I stand here tonight in support of
5 the Ward Neighborhood Project and GGP primarily

6 because of several keystone principles.

7 You have my testimony. I'll just go through
8 it and highlight a couple of those points here.

9 These keystone principles I feel are
10 beneficial to not only the Kaka'ako neighborhood but
11 the greater city of Honolulu.

12 In your consideration of approving the
13 Project in this great comprehensive urban plan
14 together with the high density, the mixed use and the
15 revitalized urban neighborhoods, the people have stood
16 in support of tonight, I really look at this Project
17 as a catalyst, as a way of changing the fundamental
18 land use patterns not only here on this island but
19 potentially across the state.

20 There are ideas here that will have a
21 significance over many, many years in our history to
22 look forward to.

23 I will rewind one slide that was shown
24 tonight, the comparison with the 4,000 homes that are
25 considered in this particular Ward Neighborhood and

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1 the use of only 60 acres.

2 Where, in a normal or ordinary Hawai'i,
3 excuse me, O'ahu land pattern, that would utilize 850
4 acres.

5 For those that are concerned about keeping
6 agricultural land in its native form, those people
7 should stand in support of this particular Project.

8 It's projects like these that will help keep
9 those things that we hold dear over the long term.

10 The Smart Growth principles, of course, have been
11 discussed.

12 I support the idea of a pedestrian-oriented
13 neighborhood where we work away from the focus on the
14 automobile. The improved qualities of life that the
15 housing choices certainly are gonna be significant.

16 I would say that it's going to be very
17 important to have both rental and for sale programs as
18 a part of the housing opportunities.

19 And the set aside certainly for moderate
20 income families are something that we certainly
21 support.

22 The public benefit created within and beyond
23 the boundaries of the Ward Neighborhood we can expect,
24 as this project develops, especially from the unseen
25 necessities of improved utilities to newly organized

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1 improved streets and sidewalks, open spaces, the open
2 spaces and the other public gathering spaces.

3 This is a significant investment in the
4 public benefit General Growth being in our
5 neighborhood, and it is significant.

6 Thank you again for allowing us the
7 opportunity to present to you tonight.

8 PRESIDING OFFICER KIMURA: Thank you. Cliff
9 Garcia.

10 MR. GARCIA: I'm Cliff Garcia, small
11 property owner, Tropical Lamp and Shade Company, which
12 my dad started in the 1940s. We've been on Queen
13 Street. When I looked at the slide tonight and I look
14 at this plan I'm no longer in business. I'm a bunch

15 of trees. I'm in the middle of General Growth's plan.
16 I don't know if they have submitted this to
17 you people: They don't own that property. But that's
18 in their Master Plan.

19 So I guess small business will get beaten up
20 by big developers here. There's a lot of small
21 businesses in Kaka'ako and services we provide.
22 That's gonna be gone. What they're planning -- it
23 looks nice, okay?

24 You're going to have a lot of big dollar
25 shops there just like Ala Moana Center, Tiffany's and

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1 everything else and high-rises.

2 When I open my door I can't even see
3 Tantalus anymore with the new building coming up.
4 Things have to be in Kaka'ako. Why don't they revise
5 Kaka'ako, Old Kaka'ako? A lot of people agree they
6 like it. And I don't think they're owners of small
7 businesses.

8 We provide services to this island. And
9 it's gonna be done. When this goes it's going to
10 continue all the way through town to Aloha Tower. The
11 whole area from Ala Moana Center, all small businesses
12 will be gone.

13 I oppose their plan. I think it needs to be
14 redone. Thank you. (Applause)

15 PRESIDING OFFICER KIMURA: Testifiers No. 43
16 to 48: Richard Quinn, Brian Shimokawa, Geoff Masnik,
17 Doug Ing, Jeannine Souki, Amy Anderson.

18 MR. QUINN: Hi. My name is Richard Quinn.

19 I'm a resident of Kaka'ako. My family and I have
20 lived there for 12 years. I live at 1133 Wai manu
21 Street which is right behind Ward Center.

22 My family and I moved in knowing that
23 Kaka'ako was evolving and changing. The 1133 Wai manu
24 Street Building was built as an affordable building.
25 It's a tremendous opportunity for us. We're really

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1 grateful for that.

2 I've seen the Master Plan that General
3 Growth has. I think it's a good plan. My family and
4 I are really looking forward to a livable, walkable
5 community that this plan envisions.

6 We want that kind of density in the urban
7 core area because traffic is bad. We want to be able
8 to walk in our community to enjoy our neighborhood.
9 This is the urban core area, the heart of Honolulu.
10 There's no other place in Honolulu that this kind of
11 plan makes more sense.

12 We have seen the changes. The existing
13 businesses are being crowded out by residential and by
14 commercial activities. I think it makes sense -- I'm
15 sorry -- I think it makes sense in the urban core
16 area.

17 I think that -- I work downtown, would love
18 to be able to ride my bike from where I live to
19 downtown. I just like this vision. And my family and
20 I support it. We hope you support it. Thank you.

21 PRESIDING OFFICER KIMURA: Thank you. Brian
22 Shimokawa. Please state your name.

23 MR. SHIMOKAWA: Aloha, Director Ching and
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24 the HCDA Board. Thanks for this opportunity to
25 testify.

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1 I'm a member, as I wrote down on that
2 signup, member of the Friends of Kewalo Basin Park
3 Association but I come before the board, everybody on
4 the board, as a private citizen. I oppose this plan.

5 No. 1: I feel really deceived about reading
6 they're going to preserve the view-plane. Nothing
7 really more deep than that. But I don't know what we
8 consider the view-plane here. Because there is no,
9 what is considered a view-plane to me personally. I
10 should have looked it up in the dictionary again.

11 But I as a surfer who go out to relax, as
12 Mr. Iwami said, to get away from the everyday stress
13 of work and dealing with these kinds of issues with
14 the state and all departments, there is no view-plane.

15 St. Louis Heights is broken up. You can see
16 only the top, maybe the 1/3 of the top of the
17 mountain. You got those clusters of hotels. You got
18 all the other clusters. You got the Moana Vista
19 coming up 35 stories right in the middle of
20 everything. That's a basic sore thumb.

21 Any of you stand up paddle surf, you go
22 paddle out to the brink, right outside and tell me if
23 you have a view-plane that is even worth preserving.
24 It is so broken. If you want to preserve it stop now.

25 Second on this Project is these

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1 high-rises -- besides these high-rises that block the
2 view-plane a lot of them are up on Kapiolani. Imagine
3 anything more forward on Ala Moana Boulevard, anything
4 under a hundred feet, fine. You're going to preserve
5 some of that view-plane.

6 Next, all these high-rise towers, is who
7 does it benefit? I personally think it's going to
8 benefit the more upper class rich people.

9 I've heard before, "We want to bring in the
10 everyday workforce housing, blue collar workers that
11 work in our main industry that supports Hawai'i which
12 is tourism in Waikiki."

13 Do you think all those people working in the
14 hotels live in 'Ewa, Kapolei, whatever, can afford any
15 of this?

16 And the percentage, the number of units that
17 they save for a hundred percent income, that's such a
18 minute, minute amount to try to get the workforce
19 people in here.

20 Third is: How can an EIS not be triggered?
21 Traffic congestion, all the cars, 2 per unit, whatever
22 it be, you're touching public roadways. You've
23 already said you're going to make different
24 thoroughfares. That triggers an EIS.

25 Without an EIS then to allow GGP to operate

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1 under the rules and not have income repeated for the
2 KCDD leaves too many gray areas, in my opinion, for
3 them to do things incorrectly without the proper
4 community input.

5 To close, the only good thing that possibly

6 could come out of this Project, if it is passed,
7 according to city and county standards with the
8 projected population increase we're going to be
9 deficient 50 acres of park and open recreation space.

10 That happens and you let it go through, how
11 about letting GGP do all the Kaka'ako Mauka, Kaka'ako
12 Makai that was saved from A&B, build the Project,
13 build it as open spaces and make GGP pay for it and
14 maintain it because it's always a problem. The state
15 does not have money to maintain more open space and
16 park space. Thank you very much for the opportunity.
17 (Applause).

18 PRESIDING OFFICER KIMURA: Geoff Masnik.
19 Geoff Masnik? Douglas Ing. Please state your name
20 for the record.

21 MR. ING: Thank you, Vice-Chairman Kimura
22 and members of the board. Aloha and good evening. My
23 name is Douglas Ing. I am one of the attorneys for
24 General Growth Properties and Victoria Ward.

25 And I'm here to speak on their behalf solely

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1 on the issue of whether or not an environmental impact
2 statement is required by this Project.

3 I'm going to give you two reasons why it is
4 not. First, the Master Plan is not an action that
5 requires review under chapter 343. I'm in agreement
6 with Executive Director Ching on that point.

7 Hawai'i's Environmental Policy Act requires
8 an environmental assessment be prepared for certain
9 types of actions. These actions are listed in the

10 statute.

11 The Master Planning process required by the
12 Mauka Area Rules does not constitute an action. It
13 only assures the landowner that the applicable mauka
14 area rules that are in effect at the time the Master
15 Plan is approved will remain in effect for the
16 duration of the Project under the Master Plan.

17 Secondly, an environmental impact statement
18 has already been prepared for the Mauka Area Rules.
19 It was done in 1983 and supplemented in 1985.

20 That EIS addressed the use of state roads,
21 pedestrian walkways, and view-planes, among other
22 things. Current rules are consistent with the impacts
23 assessed in that environmental impact statement.

24 The fact that that EIS is more than 20 years
25 old does not mean that it is invalidated. Hawai'i's

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1 appellate courts have not invalidated any
2 environmental impact statement on the grounds that it
3 was out-of-date due to the passage of time.

4 The law in Hawai'i places no shelf life on
5 an environmental impact statement.

6 Several federal courts have already ruled
7 that the mere passage of time does not warrant a
8 supplemental environmental impact statement. Thank
9 you very much. (Applause)

10 PRESIDING OFFICER KIMURA: Jeannine Souki.

11 MS. SOUKI: Aloha, members. My name is
12 Jeannine Souki. I'm here to testify today as a
13 resident of the downtown Chinatown area and talk about
14 the benefits that I experience living in a mixed use

15 communi ty.

16 As a resident of downtown Chinatown I am
17 able to live so close to work, to shopping, to civic
18 and cultural attractions, and to mass transit. My
19 husband and I have one car.

20 We had two but we chose to sell our second
21 car because everything is close to where we need to
22 get to.

23 We have been fortunate to be shielded from
24 being paying more at the pump, from enduring long
25 daily commutes and stress that accompanies hours in

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1 traffic, and think that we're much happier for that.

2 The Ward Plan is nearly a 60-acre Master
3 Plan that will integrate commercial, office and
4 residential uses together. It will have neighborhood
5 support services like dry cleaners, doctors and
6 dentists, as well as industrial uses.

7 It will create what will likely be a popular
8 promenade that stretches mauka to makai opening up
9 views that are not present to the Kewalo Basin today.

10 The plan will also incorporate 20 percent
11 reserved housing which will be one out of every 5
12 units built. While I do support the affordable
13 housing components in addition to other housing for
14 various income ranges, I'm concerned by the HCDA staff
15 comment that GGP needs to provide more than the
16 minimum required reserve units to be consistent with
17 the Mauka Area Plans and Rules. I'm concerned that
18 this may stymie the plan.

19 I think the statement appears to be
20 unspecific and an unfunded mandate which makes
21 projects like this difficult to build, more expensive
22 to build and often ends up making housing in our
23 communities more expensive.

24 To get the kind of affordable housing that
25 we want to build, HCDA, the state, the county agencies

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1 ought to work together to create a positive economic
2 climate for development to occur.

3 If we think about what any individual would
4 need to build a multiuse project that incorporates
5 affordable low income, market rate, and commercial
6 space together, we would find that a good incentive
7 plan could get us a lot closer than a mandate.

8 By using incentives like leveraging
9 government funding with private funding, using state
10 and county-owned land for affordable or the low income
11 projects, incorporating mixed use zoning, bringing
12 housing closer to jobs and transportation and making
13 it easier for developers while providing proper
14 safeguards for neighborhoods.

15 I think things like these can help us get a
16 little further to getting the kind of housing that we
17 need. Just last month Los Angeles Mayor Anthony
18 Villaraigosa unveiled a \$5 billion plan to build
19 20,000 affordable homes in the city over the next five
20 years. It's like his Marshal Plan for integrating.

21 So all housing and planning departments
22 together are working to coordinate effort with one
23 strategy to invest in affordable housing.

24 This effort will leverage one billion in
25 public funds into a 5 billion investment in an

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1 affordable housing throughout all local neighborhoods.

2 There are a number of other incentives, but
3 the point is that if we want affordable housing built
4 it takes more than leveraging that against private
5 development. It takes government working together to
6 help get things done. Thank you.

7 PRESIDING OFFICER KIMURA: Amy Anderson.

8 MS. ANDERSON: Amy Anderson, professor of
9 architecture and urban design. I believe in
10 densifying the city if it's coupled with agricultural
11 land open.

12 I urge you to put pressure on the other side
13 of that equation by whatever means you can, and to be
14 clear on the presentation about how agricultural land can be
15 preserved as you densify the city.

16 I read through most of the information on
17 the web page, and did a task of saying: What are the
18 goals that are being presented and how does it play
19 out in space?

20 I think there actually is a lot of
21 information there to read what the spacial intent is.

22 I'd offer a couple critiques on that and
23 maybe a response or remedy to them. I'm not sure the
24 massing is very responsive to a tropical climate. But
25 that can change in particular at the lower levels.

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1 I think it's much more continuous relative
2 to airflow than it need be. Relative to spacing I
3 think it doesn't really reflect Polynesian culture. I
4 think that could change also.

5 I don't think the sustainability agenda is
6 aggressive enough. LEED is actually the minimum
7 standard. You have ARUP as one of your consultants.
8 And they have an excellent track record of doing a
9 much more rigorous analysis of the environmental needs
10 and environmental load on the situation.

11 It may even be a way of answering some of
12 the questions that people are asking and calling for
13 an environmental assessment statement. Might actually
14 be accomplished by more rigorous analysis by ARUP
15 Associates.

16 PRESIDING OFFICER KIMURA: This is our last
17 page of signed testifiers. Amy Hennessey, Christine
18 Kaneshiro, Donna Wong, John Arnest, Matt Gilbertson,
19 Albert Del Rio and Charlotte Kaluna.

20 MS. HENNESSEY: Hi, board members. I'm Amy
21 Hennessey, and I'm here to testify as a private
22 citizen. I'm a member of a Fellows group.

23 We are young ladies and I was fortunate
24 enough to be selected for that. We had the
25 opportunity to hear Ms. Yokota present her plan to us,

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1 that's the first I heard about it in depth. I was
2 excited because it spoke to me as a young
3 professional.

4 I work in Honolulu, well, downtown Honolulu.
5 I live in Makihi. And I spend quite a bit of time in

6 the Ward area and I like to walk to work. My friends
7 think I'm nuts because I walk 2 miles.

8 I'm excited to have the opportunity to do a
9 lot more walking, a lot more of not being in my car.
10 In fact I'd love to get rid of my car and just use the
11 beautiful spaces that we have.

12 I think that the small businesses who feel
13 that they're going to be displaced, I hope that they
14 took a look at what GGP did with the other folks.
15 Because I did watch them move everybody around, very
16 successfully it seemed.

17 And I think that we could or they could work
18 together with them to get that to happen. But I think
19 it's really important for the vision of the future of
20 Hawai'i to do this Smart kind of planning. I'm just
21 excited to see it take place. Thank you.

22 PRESIDING OFFICER KIMURA: Christine
23 Kaneshiro.

24 MS. KANESHIRO: My name is Christine
25 Kaneshiro and I'm a small landowner in Kaka'ako. I'm

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1 not necessarily against development.

2 However, I am concerned about the
3 modifications that are being proposed regarding this
4 plan and in particular regarding the view-planes the
5 setbacks.

6 And especially since the Mauka Area Rules
7 are being revised I'm wondering if this plan comprises
8 1/3 of Kaka'ako.

9 And I guess at some point Kamehameha might

10 be proposing their plans, then who is this Mauka or
11 modified Mauka Area Rules revision for?

12 Is it for small landowners? If this is
13 really a concept then I think maybe if they follow
14 more what the proposed Mauka Area Rules revisions are
15 being done I would be more in support of it.

16 Because if it is a concept then I don't see
17 a problem in waiting just a bit until the EIS, for
18 example, is completed. Thank you.

19 PRESIDING OFFICER KIMURA: Donna Wong.

20 MS. WONG: Donna Wong, executive officer
21 director of Hawai'i's Thousand Friends. We have
22 several concerns. The first is the financial
23 stability of GGP.

24 As you notice in our attachment to our
25 testimony the October 9th "Star Bulletin" article

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1 talked about the tumbling shares of 42 percent and the
2 concern of the \$27 billion debt.

3 So we're concerned that if this plan is
4 approved that with entitlements in hand GGP will
5 either be forced or will volunteer to sell all or part
6 of their property.

7 Where does that leave the whole Master
8 Planning process? And as the agency entrusted to
9 serve the public's interest in Kaka'ako, approval of
10 GGP's plan in whole or in part, given this financial
11 instability would be reckless and not in the public's
12 best interests.

13 We do believe, contrary to what we have
14 heard, that GGP's Master Plan requires and triggers

15 Chapter 343 of the CNR in our testimony. Next time
16 hold up signs. It's better.

17 It triggers chapter 343 because you notice
18 in our testimony we outline all the use of public
19 lands and public funds as well as we identify areas
20 that are deficient. And all of these have been
21 identified in GGP's plan. Okay. (Pause).

22 Under HRS 6(e) requires that: Before an
23 agency approves any project involving a permit, land
24 use change or other entitlements many for use which
25 may adversely affect historic property or a burial

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1 site, the agency shall advise the department, which is
2 the Department of Land and Natural Resources, and
3 prior to any approval allow the department an
4 opportunity to review and comment on the effect of the
5 proposed Project in historic properties or burial
6 sites.

7 HCDA's involvement in processing GGP's
8 Master Plan triggers public review under 6(e).
9 Therefore Hawai'i's Thousand Friends requests to
10 intervene as an interested party in their required
11 6(e) process.

12 The timing of GGP's plan, as well as the
13 soon-to-be-released Kamehameha Schools Master Plan for
14 their areas in Kaka'ako Mauka is highly inappropriate.

15 Accepting those two plans, especially where
16 they differ from the proposed new Kaka'ako Mauka Plan
17 and Rules, makes the planning and preparation of the
18 new Kaka'ako Mauka Plan and Rules nearly meaningless

19 and determine such plans and rules make up a very
20 large part of Kaka'ako.

21 Instead of letting these large landowners
22 get under the wire, HCDA should declare a moratorium
23 on Kaka'ako Mauka development until an environmental
24 review is conducted and the 6(e) process is completed.

25 PRESIDING OFFICER KIMURA: Thank you. John

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1 Arnest.

2 MR. ARNEST: Thank you. My name is Jack
3 Arnest, private citizen. But I put "John". And I
4 appreciate the board providing this forum for us. I'm
5 in construction. Construction is -- I'm not strictly
6 against the Project.

7 My concern is -- and this is reiterated from
8 previous testimony -- not enough affordable -- the
9 definition of "affordable" is not there.

10 I'm concerned under the demographic of the
11 new area is going to reflect a very high end profile.
12 I think it ought to be addressed, it could mandate
13 additional or change rules for affordable. Maui has
14 50 percent. Builders have to provide 50 percent
15 affordable.

16 We have to stop putting people in the Ewa
17 Plain, do smart infill in town. I don't think that
18 current pattern of land use in Kaka'ako is reflecting
19 that kind of demographic. I just wanted to bring this
20 concern up. That's all I had to say.

21 PRESIDING OFFICER KIMURA: Thank you. Matt
22 Gilbertson.

23 MR. GILBERSTON: Hello. I'm Matt

24 Gilbertson. I speak as a citizen and also an
25 architect in Honolulu. I've listened to the whole

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1 testimony.

2 I felt the urge to come up to say something.
3 I might be one of the last. My statements are very
4 broad. I as an architect, and many others in the
5 room, could get very, very, very specific as to bike
6 lanes, bike paths details here.

7 But I have to say that I'm almost like with
8 the presidential election right now. We could try to
9 nickle and dime every single answer that we are
10 hearing as well.

11 But at this early, early stage of the
12 relationship it's really about who the team members
13 are going to be. And I happen to -- I've been in
14 Hawai'i now nearly 20 years.

15 And I've never worked for General Growth,
16 never even done a project near them. In fact I
17 learned of General Growth before they ever set foot in
18 Hawai'i and bought their first property.

19 I learned it from some conferences I went on
20 the mainland in retailing and other development. They
21 were a world class developer from the start. So, many
22 people in the room may not know that. They are a
23 world class developer.

24 They bring a reputation of integrity to
25 every project. Developers like this do not survive

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1 without that.

2 And they know how to come into a community
3 as they have here, and hire excellent people who know
4 the community well and speak well for the community.

5 So I simply say this is the first fork in
6 many, many, many forks in the road that we're going to
7 be facing.

8 I look at the developer and I ask: Is this
9 the kind of developer that will have the
10 sensitivities, have the foresight, have the
11 wherewithal to survive and develop a concept like this
12 aside from the current financial crises that
13 everybody's going through?

14 We're all seeing that in our own
15 pocketbooks. So I kind of have to say that has to be
16 put aside for now.

17 This is a world class developer that can
18 bring these resources. You've heard some of the
19 development team that are up on things. These people
20 are going to bring the latest and greatest ideas of
21 community development to Kaka'ako.

22 I can only say I've been here, like I said,
23 nearly 20 years. I remember when I came here and I
24 picked up the first Kaka'ako Master Plan where I saw
25 the elevated city concept. Remember that?

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1 It was, what, 40 feet above the street. We
2 were going to build this second city world to float
3 across the street so we would never have to touch the
4 ground.

5 My stomach turned. I wondered where in the

6 world did I move to. I was worried to death for
7 Kaka'ako. Thank God that didn't get developed. I
8 have to say it's probably -- it's taken this many
9 years for a world class development to show up in
10 Hawai'i.

11 I think we should be thankful, frankly, that
12 we have the opportunities for developers that have
13 this insight to come and participate and create as
14 many opportunities for the team to proceed.

15 Naturally there will be many, many steps
16 along the way. And there'll be scrutiny along the
17 way. But this is a world class developer and I'm
18 proud that they have an interest in making this
19 better. So thank you.

20 PRESIDING OFFICER KIMURA: Thank you.

21 Albert Del Rio.

22 MR. DEL RIO: I disagree with what -- a lot
23 of people here. I agree with the plan. I'd like to
24 see it revised though. I'd like to see them go a
25 little bit higher.

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1 I think we ought to be looking at a
2 legislative plan to facilitate the development rather
3 than dragging it down.

4 First of all, I'd like to see a museum at
5 the property to rebury the future iwi that we will
6 find. Because we will definitely find more iwi.
7 That's my main historic concern with the property.
8 And facilitating the development, not being caught up
9 with the burial sites.

10 And I think we ought to pass a law to
11 determine the lineage by DNA test whether they be of
12 culture or familial because most of them are not
13 lineal or cultural.

14 I don't think that the IBM Building ought to
15 stand. I think it ought to be torn down, though I
16 don't mind the architecture.

17 I think the height ought to be increased in
18 the area to preserve the view-planes. We ought to
19 have fewer buildings and higher buildings in order to
20 create some additional view-planes.

21 I don't think General Growth owes -- I don't
22 think General Growth owes anything to the, I don't
23 think, existing property owners.

24 And if we go to 100 to 200-foot properties
25 and cover the lot with 100 to 200-foot structures,

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1 we'll get no view from the ocean or Nu'uauu.

2 And I don't think we have any -- that
3 General Growth has any obligation for existing
4 property owners who are greedy and selfish in their
5 desire to preserve their views.

6 They should have had a disclosure from the
7 realtors they purchased from.

8 Finally, regarding the affordable
9 requirement, I don't think the -- I don't think the
10 city needs affordables. It needs low cost. Needs low
11 cost off property.

12 These are serving a hundred, a hundred
13 eighty percent of the median income for the area. And
14 these people are asking for a handout. They ought to

15 be looking for entry level properties.

16 When General Growth develops this will
17 create liquidity in the resale market and put price
18 pressure on the resale market. And these people have
19 opportunities in the resale market.

20 And I don't think the General Growth can
21 afford to put these affordables on there without some
22 government funding.

23 They should put it in Iwilei and put in-lieu
24 -- they should pay fees to redevelop Mayor Wright's.

25 And Iwilei area has a lot of property that

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1 needs to be developed, low cost housing, not
2 affordable housing. Let me see. Finally, like I
3 said, the height increase.

4 Finally, most of the traffic -- we have
5 plenty of lane capacity for this property. Street
6 parking is blocking most of the lane capacity.

7 I say we open these lanes up sooner than
8 later and we ought to open up right now the Kinau/Ward
9 Avenue/Pi'ikoi/Pensacola. That we move to open these
10 lanes immediately.

11 And we have plenty of lane capacity to
12 provide automated street parking for General Growth
13 property and possibly some additional parking for the
14 neighboring, for the neighboring areas. Thank you.

15 PRESIDING OFFICER KIMURA: Charlotte Kaluna.

16 MS. KALUNA: Aloha. My name is Charlotte
17 Kaluna. I'm a fourth generation resident of Papakolea
18 whose family originated from Kaka'ako back when it was

19 Kaka'ako Kealia, back when the first development came
20 through and the Quonset huts were knocked down.

21 I wasn't sure what I was gonna say today to
22 all of you. I wasn't even sure I was going to give
23 testimony because this is the second time I sat
24 through GGP's presentation. I met her. She's a
25 wonderful person. Met her at CNHA's conference, in

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1 fact.

2 I did not learn any more today than I did
3 the first time I heard the presentation. Did that
4 mean I was going to -- I would urge you to vote
5 against? No.

6 But I am going to say that we don't have
7 enough information for you to go anyway to approve it.
8 We really do need an environmental impact statement.

9 And although there was someone who came up
10 and said that the law doesn't require it because 20
11 years it doesn't mean that the streets have changed,
12 the traffic has changed.

13 But I live about a 10-minute drive away. My
14 daughter and I left about 15 minutes early to reach
15 here 10 minutes late. In 20 years a lot has changed
16 really. Let's be for real.

17 In fact, it changed so much that I had to
18 leave my daughter in the car in the intersection on
19 Kapiolani because I couldn't turn left on Pi'ikoi to
20 come here with my car.

21 So she needed to drive through Ala Moana to
22 come back up so she could reach the parking lot to
23 come up here where I could sit in this wonderful

24 environment and give testimony about how 20 years have
25 not changed. (Audience laughter)

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1 Although it sounds sarcastic I'm really not
2 meaning to be. Because I sat there for a long time.
3 I heard testimony from people who favored progress and
4 they were passionate about it.

5 I heard testimony from people who favor
6 perpetuation, the small businesses, the people who
7 live there now. And they were passionate about it.

8 And I believe both sides are correct. So
9 what do we do? Well, it's a process. Because I read
10 the triggers that flashed up very quickly on the board
11 twice. And people are not part of those triggers.
12 People. That is your resource really.

13 All I'm going to say today is that an honest
14 decision by your board really cannot be made to
15 approve, whether it's a vision or a dream.

16 Because I doubt if 20 years ago you
17 envisioned that I would be here 10 to 12 minutes late
18 and I couldn't take a turn to get here to speak.
19 (Audience laughter)

20 So I'm going to say although you had 200
21 days, 200 years, don't rush it. Because the impact of
22 what happened to people who were moved out of Kealia
23 they still felt today five generations later. Thank
24 you. (Applause).

25 PRESIDING OFFICER KIMURA: That was the end

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1 of our scheduled testifiers. Is there anyone who
2 would like to testify who has not signed up? No? Oh,
3 step forward, please. Please state your name.

4 MR. HILEA: Hello. My name is David Hilea.
5 As you can see by my shirt I'm supporting Save
6 Kaka'ako. I wasn't going to speak. But when I heard
7 everybody speaking it kinda, it kinda touched my heart
8 to hear all these things.

9 Everybody had a good point: The people that
10 want the development done and the people that want to
11 preserve the land.

12 I've been going to the Neighborhood Board
13 meetings so see Mr. Ching speaking at our board
14 meetings.

15 And the part that I was kind of -- when I
16 heard General Growth come to our Makiki Christian
17 Church and present what they were gonna do as far as
18 developing Kaka'ako, I thought oh, it was a good idea.
19 I was thinking, "I want to catch that girl. I want to
20 ask her what kind of plans they have for Kaka'ako."

21 Because I was thinking that there's a way to
22 develop Kaka'ako that would be -- like they want to
23 say that it's gonna be friendly for the people that
24 live there.

25 But when you develop something you're

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1 looking at points that what -- you wanna, you wanna
2 show the underlying thing is you make money out of the
3 Project.

4 What I wanted to talk to General Growth
5 about is: Are you folks talking to the medical school

6 that the state built right across the street?

7 And when the medical school people came I
8 asked them at the board meeting, "Are you folks
9 talking to General Growth?" They said, "No." So I
10 said, "You mean you got two big things going right
11 next to each other and you guys not talking to each
12 other what your needs are?"

13 Kaka'ako right now -- you folks don't know
14 it -- but when you get my age things like dialysis,
15 things like medical care, things like housing for
16 senior citizens, you folks aren't going to realize
17 this, but when you get to that age you gonna
18 understand that a lot of these facilities are not
19 available.

20 So in developing Kaka'ako I thought it was a
21 good time for General Growth to be talking to the
22 medical school to get what things they might need:
23 Student housing.

24 And they could provide for the community in
25 that area where a person, a nurse that does dialysis

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1 can afford to buy a condominium over there because the
2 amount she's making she probably can afford.

3 But there was no talk on two sides. They
4 weren't talking to each other. To me that was stupid
5 to have General Growth not even go across the street,
6 and not even the medical school, for them to go across
7 the street and say, "You know, you guys developing
8 this area. Now, this is something that we could
9 provide for the area."

10 And General Growth could provide some things
11 for the medical school. But two hard-head people
12 right next to each other, State, General Growth not
13 talking to each other.

14 And what I'm worried about is everything's
15 going to be approved what you guys gonna do but you guys
16 gonna miss an opportunity, not for me because I'll
17 probably be gone by then, for you folks.

18 All you folks here that are younger than me,
19 that gonna be my age and you gonna need all these
20 facilities, it's not gonna be available.

21 So I would urge you to have that
22 environmental impact statement done because too many
23 years has passed since one was done.

24 I thank you for your time. (Applause).

25 PRESIDING OFFICER KIMURA: Thank you. Is

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1 there anyone else who would like to testify? If not,
2 thank you very much for all attending.

3 I think we had a healthy conversation. And
4 I think the board has learned a few things. On behalf
5 of the HCD Authority and the staff I'd like to thank
6 you all for coming. And the hearing is adjourned.

7 (The proceedings were adjourned at 8:20 p.m.)

8 --oo00oo--

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

That I was acting as shorthand reporter in the foregoing HCDA matter on the 15th day of October 2008;

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

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

DATED: This _____ day of _____ 2008

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HOLLY M. HACKETT, CSR #130, RPR
Certi fi ed Shorthand Reporter

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