

Resolution 19-238

Early Testimony

MISC. COM. 668

ZH

October 22, 2019

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 19-238 Ala Moana Neighborhood Draft TOD Plan

Dear members of the City Council,

On behalf of Albert C. Kobayashi, Inc., I would like to extend my support of Brookfield's proposed amendment to the Ala Moana Transit Oriented Development plan. Our local workforce will benefit because thoughtful development in this area will not only mean more jobs, but it will also bring much-needed affordable housing to Honolulu.

As a local general contractor that has been serving its community since 1963, we have a strong understanding of the housing needs of Honolulu residents, including our workers. Over 65,000 additional housing units are needed by 2025 to serve Hawaii's residents. With homeownership out of reach for many, revising the Ala Moana Draft TOD plan is essential to allow more housing in and around Ala Moana Mall to address the shortfall.

Brookfield has shown their commitment to provide affordable housing for kamaaina with the completion of Pacifica and Symphony Honolulu, both projects providing a total of 224 Reserved Housing units to the Kakaako community, and the recent groundbreaking of Līlia Waikīkī, a mixed-use rental development poised to revitalize Kuhio Avenue and bring much-needed affordable housing to Waikiki. Even though there are no affordable housing requirements tied to this development, Brookfield is reserving 20% of the project's 454 total rental units for families earning up to 80% of the Area Media Income. This project will allow more Waikiki workers to live close to where they work, exchanging stressful commutes for quality time with loved ones. I am confident that Brookfield will replicate the merits of this project in the Ala Moana community if allowed the height and density amendment they are requesting.

We need Brookfield to have the flexibility to support our economy, help create new inventory of much needed rental housing in urban Honolulu and improve the community. By granting them the requested 400' height and 7.0 FAR, Brookfield will have the opportunity to develop more affordable housing and provide even more community benefits in the Ala Moana neighborhood.

Thank you for the opportunity to share our support for this Ala Moana TOD plan amendment.

Sincerely,



Michael Young, Vice President
Albert C. Kobayashi, Inc.



October 21, 2019

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 19-238 CD-1 Ala Moana Neighborhood Draft TOD Plan

Dear members of the City Council,

I am writing in support of Brookfield's proposed amendment to the Ala Moana Transit Oriented Development Plan. Allowing Ala Moana Center the same height and density limits as the rest of the neighborhood in the TOD Plan will enable Brookfield to better meet the needs of our community and create a stronger more sustainable neighborhood.

Brookfield has a proven track record led by a local team who care deeply about their home and community. Most recently, their Līlia Waikīkī development project, the first 100% rental development to be built in Waikiki in years, is bringing much-needed affordable housing to one of Oahu's biggest employment hubs. And despite no affordable housing requirement, Brookfield is setting aside 20% of its rental units for families earning no more than 80% of Area Median Income, a housing level that has historically been underserved on Oahu. Workers in Waikiki will now have the opportunity to live footsteps from their workplace, allowing them to spend less time commuting and more time with family, ultimately improving their overall quality of life.

The proposed amendment will allow Brookfield the opportunity to bring the same improved quality of life to workers in the Ala Moana neighborhood through additional rental housing and affordable housing solutions, similar to Līlia Waikīkī. It will also allow flexibility for a thoughtful development plan that promotes economic growth, benefits local businesses, and provide improved public spaces and infrastructure, while complementing the rail station and reducing traffic.

Brookfield's proposed Ala Moana TOD amendment, coupled with its expertise and resources will deliver significant economic and social benefits to our community. Thank you for the opportunity to share my support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Mizuno', with a large, stylized flourish at the end.

Tony Mizuno
Senior Executive Vice President
Bank of Hawaii

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 19-238 CD-1 Ala Moana Neighborhood Draft TOD Plan

Dear City Council Members,

On behalf of CallisonRTKL, I am writing this testimony in support of Brookfield's amendment to the Ala Moana TOD plan. We have had the privilege of serving alongside Brookfield, assisting with some of the recent improvements to Ala Moana Center. We believe the amendment provides flexibility to build with the most thoughtful approach, ultimately allowing Brookfield to help address community needs like affordable housing.

This proposal will also deliver economic benefits to the Ala Moana neighborhood through the creation of hundreds of jobs, new office and retail spaces for new and growing businesses, and significant construction jobs. Millions of dollars of additional tax revenue will likely be generated from property and sales taxes.

I urge you to support Brookfield's plans, which will put more housing in Honolulu's urban core and allow Brookfield the flexibility to enhance Ala Moana Center in the most thoughtful and strategic way.

Thank you,

A handwritten signature in black ink, appearing to read 'Todd Enoki', written in a cursive style.

Todd Enoki
Vice President
CallisonRTKL



October 22, 2019

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 19-238 – Amendment to Ala Moana Neighborhood Draft TOD Plan

Dear City Councilmembers,

This letter is to support the efforts of Brookfield Properties and the proposed Amendment to the Ala Moana Neighborhood Draft TOD Plan outlined in Resolution 19-238.

As the Owner of Ala Moana Center, Brookfield controls one of the most important properties and significant economic engines for Honolulu. With the proposed new rail terminus and new bus transportation center for the City & County of Honolulu, Ala Moana Center becomes an even more important and significant landmark property.

The proposed amendment to the TOD plan will allow for responsible, high rise development that includes rental and affordable housing which is critical for the community and the success of the rail. In addition, the amendment provides equal height and density zoning that is comparable to the rest of the Ala Moana neighborhood.

Brookfield Properties and the former OliverMcMillan team have made significant investments in our community, and their new project, Lilia Waikiki, will provide 100% of their housing as much needed rental units, and a significant number of affordable housing units. It is our understanding that similar high rise residential rental projects will be developed as part of future development plans at Ala Moana Center.

We sincerely appreciate the opportunity to provide this letter of support of Brookfield's development plans and the proposed amendment to the draft TOD Plan in Resolution 19-238.

With Aloha,

FIRST HAWAIIAN BANK

A handwritten signature in black ink, appearing to read "Daniel A. Nishikawa", written over the printed name.

Daniel A. Nishikawa
Executive Vice President & Division Manager
Commercial Real Estate Division

1065 Ahua Street
Honolulu, HI 96819
Phone: 808-833-1681 FAX: 839-4167
Email: info@gcahawaii.org
Website: www.gcahawaii.org



GCA of Hawaii

GENERAL CONTRACTORS ASSOCIATION OF HAWAII

Quality People. Quality Projects.

Uploaded via Website

TO: HONORABLE COUNCIL CHAIR ANDERSON AND MEMBERS OF THE
HONOLULU CITY COUNCIL

SUBJECT: TESTIMONY IN SUPPORT OF RESOLUTION 19-238 CD1 - Ala Moana
Neighborhood Draft TOD Plan

Hearing

DATE: Thursday, Oct 24, 2019
TIME: 9:00 A.M.
PLACE: Council Meeting Room
Honolulu Hale

Dear Council Chair Anderson and members of the City and County of Honolulu Council:

The General Contractors Association of Hawaii (GCA) is an organization comprised of over five hundred general contractors, subcontractors, and construction related firms. The GCA was established in 1932 and is the largest construction association in the State of Hawaii. The mission of the GCA is to represent its members in all matters related to the construction industry, while improving the quality of construction and protecting the public interest.

We appreciate the opportunity to share our **support** of Resolution 19-238 CD1 regarding the Ala Moana TOD amendment proposed by Brookfield to allow additional height and density to match the rest of the Ala Moana neighborhood.

We strongly believe that the proposed amendment will promote economic development and bring affordable housing to our urban core.

Brookfield has already demonstrated its commitment to rental and affordable housing through its Lilia Waikiki project. Similarly, Brookfield's proposed Ala Moana Plaza project is targeted for 550 rental units with 20% of the units reserved for families making up to 80% AMI, an income range that is direly underserved in our State.

We also believe that this resolution will allow for positive change through thoughtful master planning and the enhancement of public spaces, the creation of safer pedestrian walkways, and the addition of diversified services and housing solutions, all while complementing and fully integrating the future rail station.

GCA is in support of Resolution 19-238 CD1.

Thank you for the opportunity to share our support.

Hawai'i Construction Alliance

P.O. Box 179441
Honolulu, HI 96817
(808) 220-8892

October 9, 2019

The Honorable Ikaika Anderson, Chair
The Honorable Ann Kobayashi, Vice Chair
and Members
Honolulu City Council
530 South King Street,
Honolulu, Hawai'i 96813

RE: Support for Resolution 19-238 CD-1 Ala Moana Neighborhood Draft TOD Plan

Dear Chair Anderson, Vice Chair Kobayashi, and members:

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Operative Plasterers' and Cement Masons' Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; the Laborers' International Union of North America, Local 368; and the Operating Engineers, Local Union No. 3. Together, the member unions of the Hawai'i Construction Alliance represent 15,000 working men and women in the basic crafts of Hawai'i's construction industry.

We write in strong support for of Brookfield's proposed amendment to the Ala Moana Transit Oriented Development plan.

Brookfield's proposed amendment requesting additional height and density at Ala Moana Center is aligned with HCA's core goals to attain job security for our members and to achieve higher standards of living and working conditions. The amendment will allow Brookfield the flexibility to thoughtfully develop additional housing opportunities and provide meaningful community benefits to further revitalize the Ala Moana neighborhood. Most importantly, the amendment will provide future employment opportunities and affordable rental housing in Honolulu, where too often our members are faced with limited housing choices, long commutes, and limited family time throughout the work week. Projects like Brookfield's proposed Ala Moana Plaza, comprised of 550 rental units with 20% affordable are greatly needed in urban Honolulu.

Therefore, we request your support for Resolution 19-238

Mahalo,

A handwritten signature in black ink, appearing to read "Nathaniel Kinney". The signature is fluid and cursive, with a large initial 'N' and a stylized 'K'.

Nathaniel Kinney
Executive Director
Hawai'i Construction Alliance
execdir@hawaiiconstructionalliance.org

HEYER & ASSOCIATES LLC

October 22, 2019

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 19-238 Amendment to Ala Moana Neighborhood Draft TOD Plan

Aloha Honorable Chair Ron Menor,

On behalf of Heyer & Associates, we'd like to extend our written testimony in support of Resolution 19-238 with an amendment to the Ala Moana Neighborhood Draft TOD Plan to include Ala Moana Center to receive equal zoning consistency with the rest of the Ala Moana neighborhood.

As Heyer & Associates has been directly involved in the sales and marketing of over 3,500 high rise for-sale condominiums in the Kaka'ako Redevelopment Area and Honolulu Urban core in the past 25 years, we'd like to encourage the City to recognize that it is an extremely rare opportunity that Brookfield, as the landowner of Ala Moana Center, are able to put forth new mixed-use projects directly adjacent to a major employment hub and what will likely be a popular rail station in the heart of the most popular Ala Moana Center.

Our State is facing a housing crisis and home ownership remains out of reach for many. Part of the housing solution is to encourage the development of rental housing in the urban core. Currently, there aren't enough rental units in urban Honolulu for people to live and work. Brookfield has already proposed its second 100% rental apartment tower with 550 units, 20% of which will be affordable housing, on the small piece of Ala Moana Center that already allows for 400' height and 7.0 FAR. Because this is a rental project with no condo presales required to start construction, Ala Moana Plaza will deliver a mix of approximately 440 market rentals and 110 affordable units into the housing market of Ala Moana, one of the largest employment centers in our state, much quicker than a similar for-sale project could.

We are proud to have teamed with OliverMcMillan, now Brookfield, on Pacifica Honolulu and Symphony Honolulu, where after 2016, have delivered a total of 224 reserved inclusionary for-sale Reserved housing units, representing 33% of all inclusionary Reserved Housing ever built in Kaka'ako since HCDA created its Reserved housing program over 30 years ago. On top of that, Symphony Honolulu was the first LEED Certified 400 ft. tower ever built in the State of Hawaii.

Each project can be planned and should be considered carefully as the process takes time. To put a timeline in perspective 1350 Ala Moana was completed in 1968. The Ala Moana superblock started with the completion of Nauru Tower (1990), 1133 Waimanu (1996), Hawai'iiki (1999), Hokuia (2006), Koolani (2006), Waihonua (2015), and lastly, Hale Kewalo (2019). It has literally taken over years 30 to complete the last tower, after obtaining the development permit in the late 1980s. Brookfield's planning for Ala Moana Center will be thoughtful with the community in mind and not be built overnight.

We need more projects like Ala Moana Plaza to help to create new inventory of much needed rental housing in urban Honolulu and improve the community. To allow Brookfield to do so, I urge you to approve Resolution 19-238 and the proposed amendment to include Ala Moana Center. Mahalo for the opportunity to share our support.

Sincerely,
Heyer & Associates, LLC


Karl Heyer
Managing Member


Jeanne Murata
Principal Broker

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Proposed Amendment to the Ala Moana Draft TOD Plan – Ala Moana Center

Aloha esteemed Councilmembers,

Loco Boutique, founded in 1978, is an exclusive swimwear and townwear collection that attracts the distinguished local shopper as well as a growing international clientele. We have two locations in Hawai'i and employ approximately 50 local employees. One of our store locations is in Ala Moana Center, and we have been a tenant at Ala Moana Center since 2002.

We are excited to have witnessed the Ala Moana neighborhood grow and evolve over the last 2 decades, and appreciate that Honolulu's urban core has a future vision of higher density housing options in the urban core surrounding the transit stations. TOD development that uses transportation to tie housing with community services of grocery, restaurants, and retail truly promotes residents to realize the many benefits of urban city living.

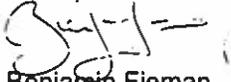
As the retail market continues to evolve, we have been in tune with the demands of the customer and the delivery methods and marketing channels in which our customers shop. We are encouraged to know that the new rail line and station to be located at Ala Moana Center will bring both locals and visitors to our store, but that is not enough. Smart high density development surrounding rail stations, especially Ala Moana Center should be encouraged. We believe that commercial spaces will continue thrive with increased foot traffic, and we also know that people need places to live along these routes.

To provide housing options and additional neighborhood community benefits via redevelopment, we support Brookfield Ala Moana Center's request to City Council and the community to amend the draft Ala Moana TOD plan to increase height and density across the shopping center in order for Ala Moana Center to be able to bring more projects, create jobs, build housing and introduce additional mixed-uses which will help to improve the entire Ala Moana neighborhood.

It is hard to imagine if Brookfield/ Ala Moana Center did not have the foresight or willingness to reinvest in this community, the people's mall, and instead allowed the center to sit unchanged with an empty Sears box and old parking structure instead of the Ewa expansion. A retailer willing to reinvest in the community is a positive thing, and as the premier shopping center in the State and as the largest landowner in the area, TOD redevelopment at Ala Moana Center can drive a wide range of community benefits to the area.

We would like to see the same opportunity afforded to all people that want to choose to live in a TOD area where they can enjoy a quality lifestyle with mobility and convenience between where they live, work, play and shop. Thank you for doing your part to help our future generation and aging kupuna have options for places to live and for local businesses to continue to thrive in constantly changing retail times.

Aloha,



Benjamin Fieman
Loco Boutique
1450 Ala Moana Blvd. Block B
3rd Floor, Space 3016
Honolulu, HI 96814

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 19-238 CD-1 Ala Moana Neighborhood Draft TOD Plan

Aloha members of Honolulu City Council,

My name is Zyron Schoniwitz, the GM of Morton's Steakhouse. I am writing to lend my support for Brookfield Ala Moana Center's request to amend the draft Ala Moana Neighborhood transit oriented development plan.

Ala Moana Center has been an important part of the Ala Moana community for 60 years, and has been a major source of employment and contributor to the economy and local community.

I am excited that our neighborhood has a unique TOD plan for redevelopment around the upcoming rail station at Ala Moana Center. The revitalization of the Ala Moana neighborhood will create an influx of new residents to the area and will spark a need for more everyday services like grocery and health care, more retail and dining options, and safer and inviting outdoor spaces.

I have seen how Ala Moana Center has evolved over the last 15+ years, and when Ala Moana Center says it will bring additional public benefits to the community in exchange for the opportunity to build higher density developments with more housing for residents, I believe this is a win for the community, a win for Ala Moana Center and a win for the City of Honolulu, given what Ala Moana Center means to locals, residents, and tourists.

I also firmly believe that Ala Moana Center, and its ability to evolve with the community and maintain itself as the premier retail shopping center is essential to the neighborhood, which helps to promote businesses like Morton's Steakhouse.

Providing Brookfield the opportunity to build a variety of building types will reinvigorate the neighborhood, create more jobs for locals, provide spaces for businesses to meet the daily needs of residents and shoppers, and allow current small businesses in this community a chance to continue serving their customers.

As a current tenant of the Ala Moana Center, Brookfield recognizes the need for a variety of community-serving businesses and understands that the businesses like Morton's provide a valuable contribution to the community. I know Brookfield will be careful and thoughtful as they plan for the future of Ala Moana Center.

Thank you for the opportunity to consider Brookfield's amendment, as it stands to benefit both residents and businesses in this community. Thank you for the opportunity to voice my support.

Mahalo,



Zyron Schoniwitz, GM
Morton's Steakhouse,
Honolulu, Hawaii

**Testimony of
Pacific Resource Partnership**

City & County of Honolulu
City Council
Committee on Zoning, Planning and Housing
Councilmember Ron Menor, Chair
Councilmember Tommy Waters, Vice Chair

Resolution 19-238 – Approving the Ala Moana Neighborhood TOD Plan
Thursday, October 24, 2019
9:00 a.m.

Dear Chair Menor, Vice Chair Waters and Members of the Committee:

1. Pacific Resource Partnership writes in **strong support of Resolution 19-238, approving the Ala Moana Neighborhood TOD Plan**. The Ala Moana Neighborhood TOD Plan provides a long-term vision for the Ala Moana Center rail transit station area—supporting the development of an equitable transit-oriented community where housing, including affordable housing, commercial/retail, and community services will be facilitated by a robust multimodal transportation network comprised of public and private modes. The City and County of Honolulu needs to create more housing opportunities, especially affordable housing, for Oahu’s residents. In 2015, the Department of Business, Economic Development & Tourism quantified the housing demand in the City and County of Honolulu at an additional 25,847, or 40% of the statewide demand for new housing between 2015 and 2025. As of 2017, the Census estimated that 39% of resident homeowners and 58% of renters in the City and County of Honolulu paid 30% or more of their income for housing. The building of a transit-oriented community in the Ala Moana neighborhood will help to address the County’s unmet housing demand.
2. PRP also writes in **strong support of Brookfield Ala Moana Center’s request to amend the draft Ala Moana Neighborhood TOD Plan**. As noted previously, PRP supports additional housing paired with more affordable housing. This is especially important in transit-oriented communities where residents of all income levels can live, work and/or play in close proximity to multimodal transit systems that connect them to jobs, people and places across Oahu. Ala Moana Center, the east side destination rail station for the Minimal Operating Segment (MOS), is a major employer of local workers, already serves as the hub of both publicly and privately operated transit systems and will play an increasingly critical role in the success of the Ala Moana Neighborhood TOD Plan.

Brookfield’s amendment will also promote strong economic growth, jobs for our local workforce, and bring much needed affordable housing to our urban core. Brookfield has exemplified its commitment to rental housing and affordable housing through its Lilia Waikiki project. Similarly,



Brookfield's proposed Ala Moana Plaza project is targeted for 550 rental units with 20% of the units reserved for families making up to 80% AMI.

In conclusion, PRP supports Ala Moana Center being included in an amended Ala Moana TOD plan. As the largest landowner in the Ala Moana neighborhood, Brookfield will be able to create meaningful, equitable and positive change through thoughtful planning and significant community benefits that enhance and improve the City's multimodal transit network, create safer pedestrian walkways, and add diversified mixed-uses and services with housing solutions that complement the retail mall's prime location in the Ala Moana transit-oriented community.



Sueda & Associates, Inc. / Architects and Planners

October 23, 2019

Honolulu City Council
530 South King Street, 202
Honolulu, HI 96813

Re: Resolution 19-238 CD-1 Ala Moana Neighborhood Draft TOD Plan

Dear Members of the City Council:

My name is Lloyd Sueda and I am an Architect that lives in the Ala Moana Neighborhood. I would like to submit my written testimony in support of Brookfield's amendment to the Ala Moana Transit Oriented Development Plan.

The Ala Moana neighborhood is experiencing a revitalization with a number of new residential towers being built along the Kapiolani and Keeaumoku corridors. This will create an influx of new residents to the area and will spark a need for more everyday services like grocery and health care, more retail and dining options, and safer and inviting outdoor spaces.

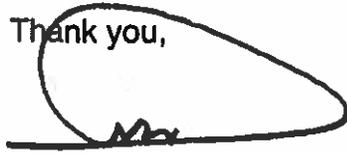
Ala Moana has the largest footprint in the community and therefore can create the greatest positive impact in the neighborhood. If allowed 400 feet height allowance and 7.0 density FAR. Their amendment is not unconventional, rather it will create parity with the other development already approved in the Ala Moana neighborhood. With this amendment, Brookfield will gain the flexibility to plan for a variety of buildings and open spaces throughout Ala Moana enter. Without this amendment the existing TOD plan places all future development along Kona Street, the one area of the mall where height limits are 350 feet.

From my experience as one of the organizer and architect for Kahauiki Village, an affordable plantation-style rental community for homeless families and working as a professional architect for the past 48 years, I am keenly aware of 1) the great need for affordable housing for lower income families, and 2) how allowing additional height and density at Ala Moana Center is a smart way to drive more affordable housing development to one of Honolulu's greatest economic engines.

The amendment Brookfield is seeking will allow for more careful development by using the entirety of its property to bring a variety of benefits to the Ala Moana community. Vertical, high, density development at Ala Moana Center will leave space on ground levels for more retail and dining options, safer and wider walkable paths, inviting sitting areas surrounded by beautiful landscaping, bike lanes, and a mix of high-, mid- and low-rise developments that protect mauka to makai views.

Thank you for the opportunity to share my support for Brookfield's TOD amendment. I hope you will find the value these changes can bring to the Ala Moana neighborhood—an area that deserves to become an even more vibrant, exciting and welcoming community in Honolulu.

Thank you,

A handwritten signature in black ink, appearing to be 'Lloyd T. Sueda', enclosed within a large, hand-drawn oval shape.

Lloyd T. Sueda

From: CLK Council Info
Sent: Monday, October 21, 2019 6:02 PM
Subject: Zoning, Planning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name George Chan
Phone 808-949-1607
Email georgechan28@yahoo.com
Meeting Date 10-24-2019
Council/PH Committee Zoning
Agenda Item Resolution 19-238 - Ala Moana Center TOD Amendment
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Support of Ala Moana Center's Amendment to the Ala Moana Neighborhood Draft TOD Plan (Resolution 19-238)

Aloha members of Honolulu City Council,

My name is Dr. George Chan, DMD, a small-business owner and long-time local tenant of the Ala Moana Office Building for over 30 years. I am writing to lend my support for Brookfield Ala Moana Center's request to amend the draft Ala Moana Neighborhood transit oriented development plan.

Written
Testimony

Ala Moana Center has been an important part of the Ala Moana community, and has been a major source of employment and contributor to the economy and local community. I am one of the 180 local tenants in the two office buildings at Ala Moana Center, and have seen positive change at Ala Moana Center over the decades as our community has grown and evolved.

I am excited that our neighborhood has a unique TOD plan for redevelopment around the upcoming rail station at Ala Moana Center. The rail will allow some of my employees and patients to commute to our dental practice to receive care, and have less cars on the road. Often times, I have found that my patients often frequent Ala Moana Center before or after their patient visits, to run errands, shop or dine given the many conveniences in the area. I have seen many people continue to move to the neighborhood, because it is convenient, desirable and has access to groceries, shopping, dining and employment.

I have seen how Ala Moana Center has evolved over the last 30 years, and when Ala Moana Center says it can and will bring to the community additional public benefits in exchange for the opportunity to build higher density developments with more housing for residents, I believe this is a win for the community, a win for Ala Moana Center and a win for the City of Honolulu, given what Ala Moana Center means to locals, area residents and tourists.

I am especially supportive of additional housing and more affordable housing, something sorely needed in Honolulu's urban core, which will bring more residents who will need health care services close to where they live. I also firmly believe that Ala Moana Center, and its ability to evolve with the community and maintain itself as the best shopping center is essential to the neighborhood, which helps to promote businesses like mine and many others that are here to serve the growing and changing community.

Providing Brookfield the opportunity to build a variety of buildings and developments will reinvigorate the neighborhood, create even more jobs for locals, provide spaces for businesses to meet the daily needs of residents and shoppers, and allow current small businesses in this community a chance to continue serving their customers.

As a longtime tenant of the Ala Moana Office Building, I can attest that Ala Moana Center recognizes the need for a variety of community-serving businesses, knowing that the businesses like mine the Ala Moana Office Building provide essential needs to the community. They have current plans to renovate the office building, and I know they will take the same care and thoughtfulness as they plan for the future of Ala Moana Center and the Ala Moana neighborhood.

I hope you will carefully consider Brookfield's amendment as it stands to benefit both residents and businesses in this community. Thank you for the opportunity to voice my support.

Mahalo,

Dr. George Chan, DMD

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Tuesday, October 22, 2019 5:06 PM
Subject: Zoning, Planning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Nadine Yafuso
Phone 808-896-2526
Email didiyafuso@gmail.com
Meeting Date 10-24-2019
Council/PH Committee Zoning
Agenda Item Resolution 19-238 TOD Amendment Ala Moana Center
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Dear members of the Honolulu City Council,

My name is Nadine Yafuso and I strongly support the proposed amendment to the Ala Moana TOD plan to allow Ala Moana Center to redevelop.

I am born and raised in Hilo and after pursuing higher education on the mainland, I returned to the islands and moved to Honolulu in 2006. At that time, I rented a house in Kaimuki and eventually moved to the Manoa area, as single-family home living was all I was accustomed to.

Written
Testimony

But as the cost of homeownership in Honolulu continued to increase, I realized that purchasing a single-family home in Honolulu wasn't easy, and instead I bought a condo 7 years ago in the Ala Moana neighborhood just mauka of Ala Moana center. I specifically chose to live in the Ala Moana neighborhood because of the urban environment that provides many conveniences, restaurants and services within walking distance of my home.

Ala Moana Center and Ala Moana beach park is a huge benefit to me because it is 3 blocks away, and I take my 18-month old son there to play, run errands, do my grocery shopping, etc. We watch the Waikiki fireworks almost every other Friday night at the beach park, and go to the beach almost every weekend. It is my impression from speaking to my neighbors and other neighborhood residents that they too chose this area to live for similar reasons.

This area that has many conveniences has attracted a lot of redevelopment. Even with these new buildings coming up that are going to partially block my views, the change is ok as

there are many parts of this neighborhood that is in dire need of cleaning up.

I have an 18-month old son and walking him in his stroller through the shopping mall is a great experience. However, walking him to the mall or the beach park is a different story. There are homeless that have heckled me, there is barely a single tree to provide shade on any street in the area and the intersections are dangerous to cross. It is an overall unpleasant experience and doesn't promote a friendly street scene.

Allowing additional height and density on Ala Moana Center makes sense for many reasons. The primary reason is that it will motivate Brookfield to redevelop the mall, including the surrounding pedestrian zones.

If Ala Moana Center is the largest land owner in the area, and they are asking for the opportunity to one day improve and build on the mall with height and density, we then have the opportunity to encourage you, our city council members (who will vote on their future projects) to have Ala Moana Center help improve the pedestrian experience, provide tree lined streets and provide safer crosswalks.

With the eventual addition of the rail station, it will make these improvements even more critical so our neighborhood doesn't become a congested mess with the new rail riders coming in. Without this TOD plan amendment to include Ala Moana center, it will be much more difficult to ask Brookfield to make the improvements we want and greatly need.

Thank you for allowing me the opportunity to provide my support for the TOD plan amendment. My hope is that you take this letter to heart and understand how important this amendment is to the future of the Ala Moana neighborhood.

Mahalo,

Nadine Yafuso

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, October 23, 2019 3:11 PM
Subject: Zoning, Planning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Karen Piltz
Phone 808-528-8200
Email kpiltz@chunkerr.com
Meeting Date 10-24-2019
Council/PH Committee Zoning
Agenda Item Resolution 19-238
Your position on the matter Support
Representing Organization Self
Do you wish to speak at the hearing? No

The Honorable Ron Menor, Chair and Committee Members
Committee on Zoning, Planning and Housing
Honolulu City Council
City & County of Honolulu
Honolulu, HI 96813

Dear Chair Menor and Committee Members:

Written
Testimony

I write in support of Resolution 19-238 Approving the Ala Moana Neighborhood Transit-Oriented Development Plan. A lot of work and community discussion have gone into making the Ala Moana Neighborhood plan very cohesive and community oriented. The plan allows for future economic growth and sets out the community's vision, while taking into account the cultural importance of the Ala Moana area. No plan is a hundred percent perfect. However, the plan is flexible enough to allow for changes in the years to come as the community moves forward.

I ask for your support of Resolution 19-238. Thank you for this opportunity to testify.

Karen Piltz

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, October 23, 2019 3:11 PM
Subject: Zoning, Planning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Karen Piltz
Phone 808-528-8200
Email kpiltz@chunkerr.com
Meeting Date 10-24-2019
Council/PH Committee Zoning
Agenda Item Resolution 19-238
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

The Honorable Ron Menor, Chair and Committee Members
Committee on Zoning, Planning and Housing
Honolulu City Council
City & County of Honolulu
Honolulu, HI 96813

Dear Chair Menor and Committee Members:

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