



## ALA MOANA/KAKAAKO NEIGHBORHOOD BOARD NO. 11

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 406 • HONOLULU, HAWAII, 96813  
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### **DRAFT REGULAR MEETING MINUTES TUESDAY, MAY 28, 2013 MAKIKI CHRISTIAN CHURCH**

**CALL TO ORDER:** Chair Larry Hurst called the meeting to order at 7:00 p.m. **Quorum was established with eight (8) members present.** (Note - This nine (9) member Board requires five (5) members to establish quorum and to take official Board action.)

**Board Members Present:** Larry Hurst, Wayne Ibara, Tony Kato, P. Nathan Minn, Steven Okumoto, Dexter Sensui, Kevin Shiota and Michael Zehner.

**Board Members Absent:** Chelsea Tanimura.

**Vacancies:** None.

**Guests:** Senator Susie Chun Oakland, Representative Tom Brower; Representative Scott Saiki and Jonathan Tungpalan (Representative Scott Saiki's Office staff); Mike Formby (Mayor's Representative, Department of Transportation Services, Director); Councilmember Ann Kobayashi; Captain Robert Hoopii Jr. (Honolulu Fire Department); Officer Kaipo Paiwa, Officer Barton Lee and Officer Jonathan Castro (Honolulu Police Department); Pat Lee (Honolulu Rail Transit Project), Dexter Okada (KBLA), Rick Stack (A&B Properties), Paul Ostio (A&B Properties), Dave Striph (Howard Hughes), Race Randle (Howard Hughes), Nick Vanderboom (Howard Hughes), Doug Johnstone (Howard Hughes), Francisco Gutierrez (General Growth Properties), Lori Lum (Watanabe Inc.), Roy Grifter, Steve Miller, Joyel Hirata, David Vines, James Kramer, Joyce Thompson, Jeanne Murata, Sam Manuel, Stanley Yon, David Fukinaga, Sharon Moriwaki, Gailen Fox, Daniel Simonich, Tino Balcita, Kwok-Wing Shum, Gerald Chun, Lina Chun, Paula Tadaki, Ruth Kobelansky, John Kobelansky. Alice Bratton, Charles Bratton, Chris James, Isaac Smyth, Hannah Jurinka, Connie Smyth, Ian M. Washburn, B. Nunies, Clara Morikawa, F. Morikawa, Caroline Kishida, Janice Shon, Jun Kubota, James Lawson, Ryan Tam; K. Russell Ho and Jenilea M. Heath (Neighborhood Commission Office staff).

### **CITY MONTHLY REPORTS**

**Honolulu Fire Department (HFD):** Captain Robert Hoopii Jr. reported the following:

1. **May 2013 Statistics:** Statistics included 5 structure, 0 wildland, 4 rubbish, and 3 vehicle fires; 151 medical, 1 search/rescue, and 9 miscellaneous emergencies; 1 major incident, to which five (5) companies responded. There were no unusual incidents.
2. **Fire Safety Tip:** The risk of wildland fires increases as summer approaches. Make a 30-foot wide fire break by clearing vegetation and clutter around all structures. If property borders an area where a wildland fire could occur, consider the need for fire department access in case the fire approaches the home. Have an emergency preparedness plan available. Consider the route you would take and other preparations, in case evacuation are needed.

**Honolulu Police Department (HPD):** Officer Kaipo Paiwa reported the following:

1. **May 2013 Statistics:** Statistics included 22 assaults, 8 burglaries, 72 drug offenses, 38 D.U.I.s, 8 family offenses, 12 graffiti responses, 149 motor vehicle collisions, 12 motor vehicle thefts, 24 property damage responses, 3 robberies, 0 sex offenses, 32 unauthorized entries into motor vehicles (UEMV), and 394 miscellaneous services.
2. **Safety Tip:** Individuals are reminded to be especially careful when utilizing an ATM. Avoid using street ATMs during night time hours, and trust gut feelings if the situation does not feel right. Don't write you ATM personal identification number on your card or keep the number in your wallet. If a robber demands your money, don't argue or fight with the suspect. Note the robber's description and give the robber the money. Remember the money is not worth getting hurt over. Report all robberies to police as soon as possible by calling 911.
3. **Community Security Watches:** If anyone would like to join or participate in a Neighborhood Security Watch (NSW), Business Security Watch (BWS) or Citizen Patrol Group, contact Sergeant Derek Valoroso at 529-3695 or at [dvaloroso@honolulu.gov](mailto:dvaloroso@honolulu.gov).



Comments followed:

1. Hostess Bar Complaint: A follow-up question from last month's meeting about a hostess bar in the area was passed along to the narcotics division of HPD. Please contact Lieutenant Hew from narcotics with any further information.
2. Karaoke Violence: A community member noted a recent rash of violence in front of a karaoke bar near YogurStory.
3. (De)Occupy Honolulu: Officer Paiwa reported that the City, including HPD and the Department of Facility Maintenance (DFM), is strategizing on how to deal with the issue of homeless individuals camping on the sidewalks around Thomas Square. HPD officers can only respond to specific complaints or offences. It is technically legal for people to sleep and live on sidewalks.
4. Liquor Commission Representative: Members of the Board and community agreed that a representative of the Liquor Commission should be present at future Ala Moana/Kaka'ako Neighborhood Board meetings to report on, and hear concerns about the growing number of liquor licensed events in the Ala Moana/Kaka'ako area.

## RESIDENTS' CONCERNS

Letter Concerning Sewage: Chair Hurst requested that the Board reach a consensus about sending a letter Hurst drafted to the Mayor's Office regarding sewage rising out of a manhole for six (6) weeks at 1122 Elm Street. There has been no response from the Mayor's Office yet to complaints about the sewage, which is not only a public nuisance, but is also threatening an underground retaining wall and the building of a high-voltage transformer, making a stench of methane-sulfide in the area, causing rat and mosquito infestations, and is "an obvious health and safety issue."

**Minn moved and Zehner seconded that the Ala Moana/Kakaako Neighborhood Board No. 11 send the letter, as drafted by Hurst directly to the Mayor, through the Mayor's Representative. The motion was ADOPTED by UNANIMOUS CONSENT, 8-0-0 (Aye: Hurst, Ibara, Kato, Minn, Okumoto, Sensui, Shiota, and Zehner).**

Street Closures in Kaka'ako: Residents have raised concerns about liquor-licensed events, such as "Eat the Streets," which require streets or sections of streets, including Auahi Street, to be closed. Residents feel these events are becoming too frequent. Chair Hurst noted that the Board will be opposed to these events in the future.

New Building at YMCA: A community member raised a recent concern about a new development on Atkinson Drive, which would affect views, traffic, and thus property value in the neighborhood. It was reported that the YMCA and their partner, Aloha Kai Development, LLC are applying for a zone change, which would allow the building of a 350-foot tower at the current Atkinson YMCA site. By law, the applicant is required to notify all property owners within 300 feet of the property of the intended building plans. As of January 9, 2013, the Department of Planning and Permitting (DPP) was accepting any comments or unfavorable evidence against the zone change application. However, none of the area residents and owners had been informed of the application, and was unable to raise their concerns during the given time. It was asked that the Board add to its regular agenda a section for reports from any upcoming building projects. Chair Hurst answered that the YMCA property is under the Hawaii Community Development Agency (HCDA). The Board voted in March 2013 to oppose the project due to the negative impact it will have on traffic in the area.

King Street Crosswalk: Community member Steve Miller noted that the crosswalk signal, crossing King St. at Pensacola Street is too long, and does not allow enough time for cars to turn left. He measured the times and reported them as: 7 seconds of "walk now" white walking man signal, 24 seconds of "do-not-begin-crossing" red flashing hand, and 5 seconds of solid red "do-not-cross" hand, before the traffic signal turns yellow, thus allowing only about 5 seconds for cars to turn. Miller would like to know if the flashing hand could be shortened, to allow more turning time for cars.

## COMMITTEE REPORTS

Chair's Report: Chair Larry Hurst reported the following:

1. Kaka'ako Waterfront Park Event: Hurst noted that an upcoming concert at Kaka'ako Waterfront Park was extended from one (1) to two (2) days, and has requested a special liquor license.

**Minn moved and Sensui seconded that the Ala Moana/Kakaako Neighborhood Board No. 11 oppose any event involving sales of alcohol for a for-profit venture in any public park. The motion was ADOPTED with a vote of, 7-0-1 (Aye: Hurst, Ibara, Kato, Minn, Okumoto, Sensui, and Shiota; Abstain: Zehner).**

2. Mid-Autumn Festival: The event will be taking place on a weekday night on Ke'eaumoku Street, between

Kapiolani Boulevard and Rycroft Street. The Board voted to oppose this event and will continue to be opposed.

Citizens Patrol Permitted Interaction Group (PIG) Report: Dexter Sensui reported the following:

1. Increased Visibility: HPD has increased visibility and has increased foot patrol on Ke'eaumoku Street around Wal-Mart. HPD has been assisting the Liquor Commission during inspections of bars. Despite increased presence, HPD has responded late to calls about graffiti.
2. Meetings: The annual Citizens Patrol gathering will be on Monday, August 12, 2013 at 5:30 p.m. The District 1 group meets on Monday and Tuesday evenings at Sheridan Park.

Community Relations: In the interest of time, a report was not given.

Health: Tanimura was not present; no report provided

Land Utilization:

Howard Hughes Corporation: David Striph reported the following: The first phase of construction has been submitted for development. June 19, 2013 will be the first public hearing for the residential tower on the corner of Ward Avenue and Halekauwila Street, and the second hearing will be on July 17, 2013. The tower is the first part of Howard Hughes' four (4) part Kaka'ako Master Plan. There will be 415 units, most of which will be reserved workforce housing. Renovation of the IBM building began in February 2013, which will be partly kept as office space, and partly converted to an information center and sales gallery for the Master Plan. Two (2) other projects will be coming up in the future, but do not have hearing dates set yet. One will be the surface parking lot across from the Ward movie theatres, and also the corner that currently has Pier 1 Imports.

City and State Agencies: Minn noted that within the Ala Moana/Kaka'ako neighborhood, there are some properties under the State Hawaii Community Development Authority (HCDA), and some under the jurisdiction of the City Department of Planning and Permitting (DPP).

General Growth Properties: Francisco Gutierrez reported the following:

1. Sears: The old Sears location will be cleared and taken apart from the inside out, and then that section of the building will be taken down. The building will be re-built, extended out toward Pi'ikoi Street, the parking area will be rearranged, and the mall will be made more pedestrian accessible. No major construction will be done in that area until after July 5, 2013 to avoid exacerbating the 4th of July crowd traffic. The farmers market held on Saturdays in that area will be moved toward Neiman Marcus.
2. Trenches: 26 trenches have been dug, and no archeological findings have been found.
3. History: GGP is working with the State Historic Preservation, and will be trying to share the history of the mall, not as a footnote, but on prominent display throughout the mall. Gutierrez noted that the mall opened two (2) weeks before Hawaii statehood was declared.
4. Bloomingtondale's: The newest major attraction will be Bloomingtondale's, which sounds "high-end," but many new, "not-so-high-end" stores will also be opened on the street level.
5. Center Stage: The mall will be made longer, so a second center court will be added, which will be larger than the current one. The new stage will open on November 15, 2013. Though shows have been cancelled for the time being, once both stages are up, Ala Moana Center will host over 1000 shows a year, and GGP recognizes the importance and tradition of these productions for community events, schools, churches, etc.
6. Parking: More parking will be added on the mauka side of the center. Traffic studies are being conducted to address the poor traffic flow in the parking lots. Changes will be made to pull cars in from the street, and manage traffic in the lots, to prevent back-ups on surrounding roads.
7. Renovations: Older areas of the mall will also be renovated and the street level bathrooms will be open before July 2013.

Parks and Waterways: Steven Okumoto reported that there was a water main break on McCully near Ke'eaumoku.

Board of Water Supply (BWS): A representative was not present; no report was provided.

Legislation and Public Safety: In the interest of time, reports were not given.

Transportation, Honolulu Authority for Rapid Transportation (HART): Kevin Shiota reported the following:

1. Change orders for delay or halting of construction from the Hawaii Supreme Court are in, and on Thursday, May 2, 2013, HART approved \$10.3 million. Shiota was not sure of time line, but noted that the orders came in slowly.

2. The 9th U.S. Circuit Court of Appeals is scheduled to consider a federal case to stop the rail project on August 12, 2013.

Honolulu Rail Transit Project: Pat Lee reported the following:

1. Bills: The Honolulu City Council will be deliberating on the three (3) HART bills (Bill 19 – the operating budget; Bill 20 – the capital budget, and Bill 21 – bond authorization) on June 5 for the third and final reading. The Council meeting starts at 10:00 a.m.
2. HART Art: HART is seeking professional artists or artist teams to submit qualifications for evaluation for inclusion into HART's Art-In-Transit Program. State and City policy calls for one percent (1%) of the construction costs of new public buildings dedicated to public art. The \$5 million transit art program will highlight work created by artists who have a strong understanding of and affinity for Hawaii's history and culture. The art will be displayed at the 21 stations along the rail route and at the train control center in Waipahu. Applications for the transit art program must be submitted by the deadline of June 20, 2013. A pre-submittal workshop for interested applicants will be held Saturday, June 1 from 9:00 to 11:00 a.m. at the HART offices at Ali'i Place, 1099 Alakea Street, Suite 150.
3. More Information: For more information on the Honolulu Rail Transit Project, visit [www.honolulutransit.org](http://www.honolulutransit.org), call the project hotline at 566-2299, or email at [info@honolulutransit.org](mailto:info@honolulutransit.org)

ELECTED OFFICIALS

Councilmember Carol Fukunaga: Councilmember Fukunaga circulated a newsletter and reported the following:

1. Housing First: Councilmember Fukunaga highlighted the Mayor's homelessness solutions. A community briefing will be scheduled toward the end of June 2013. Multiple locations within the Ala Moana/Kaka'ako neighborhood have been identified as possible locations for a Housing First shelter facility.

Comments followed:

1. Drain: Chair Hurst noted that he appreciated Councilmember Fukunaga's efforts to have drain lines renovated on Sheridan Street.
2. Property: The City has recently sold some property, but that it is also looking into acquiring a building for the new Housing First facility.

Councilmember Ann Kobayashi: Councilmember Kobayashi circulated a newsletter and reported the following:

2. Budget: Final vote on the City budget will be held on Wednesday June 5, 2013. The Mayor will then have a chance to veto the budget. However, as there is no line-item veto, the Mayor would have to veto the entire budget. The budget has been balanced, without a necessary increase in taxes.
3. Bus Service: Some bus services are slowly being restored.

Mayor Kirk Caldwell's Representative: Mike Formby reported the following:

4. 803 Waimanu: Formby noted that the development at 803 Waimanu is not restricted by DPP.
5. Mayor's City News: Formby reminded the audience that the Mayor's City News newsletter was available, and asked if there were any questions regarding it.
6. Howard Hughes and GGP: Howard Hughes and GGP regularly report to Department of Transportation Services (DTS), as well as the Neighborhood Boards, and Formby thanked the companies for their understanding and participation in the community.

Comments followed:

1. Road Funds: Zehner noted that the Mayor's report shows a substantial increase in road repair funding, and asked what the anticipated revenue source for the additional expenses would be. Formby answered that the Mayor had proposed an additional gas tax, which had not been approved by the City Council. The costs were factored into the balanced budget that Councilmember Kobayashi had spoken about.
2. Crosswalk Lengths: Formby noted that in answer to a community member's earlier question, regarding the length of time allowed to cross King Street at Pensacola Street, the time allowed is based on the width of the road and is measured by national standards that say an individual has to have "x-amount" of seconds per feet of road to cross. It was added that that specific crosswalk can be re-evaluated.
3. 803 Waimanu: Formby is not aware of anyone from 803 Waimanu contacting DTS about the new property.
4. Walking Audit: The City is very much dedicated to the new "Complete Streets" initiative, and Honolulu will become a more pedestrian friendly city. There are multiple locations around the island which are candidates for walking audits by the Mayor and his staff. The City Council proposed \$5 million to be added to the DTS budget to be contributed towards Complete Streets.

Senator Brickwood Galuteria: A representative was not present; no report was provided.

Senator Suzanne Chun Oakland: Senator Chun Oakland departed early; a newsletter was provided.

Representative Tom Brower: Representative Brower circulated a newsletter and reported the following:

1. Kaka'ako Concerns: Representative Brower noted that if any individuals have any concerns with his report, or in general, he is available at the Capitol every day. Brower noted some concern with Kaka'ako development, and shared that he meets regularly with developers in the area.
2. Assessment: Representative Brower will be participating in the Kokua Council meeting at the Legislature for "The Good, the Bad and the Ugly: An Assessment of the Past Session by Legislative Leaders" on May 29, 2013, at 7:30 p.m. Public is invited.

Representative Scott Saiki: Representative Saiki circulated a newsletter and reported the following:

1. HCDA Open House: Representative Saiki noted that there are many public hearings coming up in the future, and that the HCDA will be holding an open house to review the draft Kaka'ako Transit Oriented Development Plan. The last open house will be Thursday, May 30, 2013.

Governor Neil Abercrombie's Representative: Barbara Krieg reported the following:

1. Bills to be Reviewed: Hundreds of bills passed by the 2013 Legislature are now under review and on their way to Governor Abercrombie's desk for signature. The Governor invites community members to express their thoughts on specific measures. To do so, go to the State of Hawaii's new Web portal at Hawaii.gov and search for "Contact Governor Abercrombie." Be sure to include the specific bill number. In general, the Governor has until early July to sign bills passed by the Legislature. However, the Governor must notify the Legislature of potential vetoes by June 24, 2013, and will be reviewing bills together with his staff and departments prior to that date, so please provide your comments as soon as possible.
2. Enacted Bills: The Governor has already enacted several dozen measures during session. These include House Bill 411, which strengthens the rights of female sexual assault victims by ensuring that they are provided accurate, unbiased information about - and access to - emergency contraception when receiving emergency medical care at Hawaii's hospitals.

## PRESENTATION/BOARD BUSINESS

803 Waimanu Project: A representative was not present; no report was provided. Discussion followed:

1. Kaka'ako Do-It-Right!: Chair Hurst counts around 27 individuals present at the meeting, all wearing red t-shirts, in support of the "Kaka'ako Do-It-Right!" movement, which is opposed to the 803 Waimanu Project. There was announced a public hearing for the project on June 5, 2013. Chair Hurst and other Board members agree that the Board should not take a position on the matter, as there was no representative present to give a report.
2. Public Hearing: The project's next public hearing will be held on June 5, 2013 at the HCDA. Chair Hurst noted some inconsistencies regarding DTS and Department of Environmental Services (ENV) regulations, and commended members of the audience for their participation. Chair Hurst also noted a petition opposing the project, which had gained 43 signatures.
3. Commendation: Minn also commended the Kaka'ako Do-It-Right! members in the audience, as their presence at previous public hearings had caused officials at HCDA to defer actions taken to a later date.
4. Reasons: A community member spoke on behalf of the opposing group to mention that the problem is with the amount of exceptions the developer of the 803 Waimanu project is asking for, including less-than-required distance between buildings, zoning descriptions, exceeding building height allowances, and others. There is fear that allowing these exceptions to be made will set a low precedent for other developers to bypass rules. There are also issues with infrastructure challenges regarding the Department of Education (DOE), BWS, DTS, and Department of Environmental Services (ENV). DTS recommended a Traffic Impact Analysis Report (TIAR) be done, but has not been completed.
5. Work Force: Chair Hurst added that there is some question as to the amount of work force or reserved housing that would be included in 808 Waimanu, what exactly "work force" and "reserved" mean in context, and what benefits they would allow. Community members also expressed confusion.

**Zehner moved and Minn seconded that the Ala Moana/Kaka'ako Neighborhood Board No. 11 oppose the 803 Waimanu Project. The motion was ADOPTED by QUORUM with a vote of 5-0-3 (Aye: Minn, Zehner, Ibara, Kato and Sensui; Abstain: Hurst, Okumoto and Shiota).**

The Collection at 600 Ala Moana Boulevard: Rick Stack from A&B Properties reported the following:

1. Location: The proposed property will be at the former location of Comp USA on Ala Moana Boulevard. Kamehameha Schools currently owns the land.

2. **Parts of Development:** There will be multiple parts of the new development. First, there will be a 43-floor high-rise residential building. Second, there will be a four (4) story mid-rise building, the first floor of which will be commercial and storage space, then three (3) residential floors, with 54, mostly, studio units. The third part will be 16 three (3) story town homes, each of which will have a garage, front porch, and steps, creating a pedestrian environment. There will be some typical convenience, retail and restaurant space. There will be a total of 367 units and 888 parking spaces.
3. **Parking:** In the center of the property will be a seven (7) story parking structure, including bicycle, surfboard, and kayak storage. The design is to have the parking blocked from view from the outside by the surrounding buildings. A&B are asking HCDA for an exception to allow parking to be taken up, instead of out, giving room for more open and green space.
4. **Locals:** The target market will not be work-force or reserved, but also not luxury. The aim is for middle-ground, local families. It will be a good location for locals to live and walk to work.
5. **Hearing:** The development application has been submitted. The public hearing will be Wednesday, June 19, 2013, and the decision meeting will be Wednesday, August 7, 2013.

Comments followed:

1. **Concerns:** Community members living at 1 Waterfront Tower, nearby the future Collection property, are concerned that their views will be blocked by the parking structure, or by the residential high-rise. They would prefer for the town homes to not be added, and for the parking structure to be wider and lower.
2. **Green Space:** There will be over 10% green space, which is the legal requirement for such a development.
3. **Tower Placement:** The placement of the 43-story residential tower is planned to be placed in the optimal position for minimizing view blockage from other buildings.
4. **Rules:** There was some confusion about different sets of HCDA, Kamehameha, and City rules. Stack noted that all specifics about the development application are available online on the HCDA website
5. **Tower Measurements:** Stack noted that the 400-foot limit for the residential tower may be exceeded by 18 feet for equipment, such as elevator motors. There will also be basement space. The building will be narrow; about 200 feet long and 40 feet wide.
6. **Lead:** Environmental studies have been done going back 20 years, and there is a certain underground area on the property which has a higher level of lead than allowed. It is being dealt with by a hazardous materials division. This information is in the development application.

**Minn moved and Okumoto seconded that the Ala Moana/Kakaako Neighborhood Board No. 11 support the Collection project by A&B Properties. The motion was ADOPTED by UNANIMOUS CONSENT, 8-0-0 (Aye: Minn, Zehner, Ibara, Kato, Sensui, Hurst, Okumoto and Shiota).**

**Approval of the April 23, 2013 Regular Meeting Minutes: Minn moved, and Zehner seconded to approve the April 23, 2013 regular meeting minutes as amended. The motion was ADOPTED by UNANIMOUS CONSENT, 8-0-0 (Aye: Hurst, Ibara, Kato, Minn, Okumoto, Sensui, Shiota and Zehner). Corrections included:**

- Page 2, under **RESIDENTS CONCERNS**, it should read, "Chair Hurst clarified that the report was of "raw sewage discharging from a manhole at 1122 Elm Street. The Department of Transportation Services has refused to address problem. Reports have been made, with no response."

**TREASURER'S REPORT:** Sensui read the Treasurer's report and noted a previous balance of \$269.75, expenditures of \$51.52, and a remaining balance of \$218.23. The report was filed.

**ANNOUNCEMENTS**

1. **Next Meeting** - The next meeting of the Ala Moana/Kakaako Neighborhood Board No. 11 will be on Tuesday, June 25, 2013 at 7:00 p.m. at Makiki Christian Church, 829 Pensacola Street

**ADJOURNMENT:** The meeting adjourned at 8:56 p.m.

Submitted by:  
Jenilea M. Heath  
Neighborhood Assistant

Reviewed by:  
K. Russell Ho  
Neighborhood Assistant, and  
Larry Hurst  
Chair