



ALA MOANA/KAKA'AKO 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, MARCH 25, 2014 MAKIKI CHRISTIAN CHURCH

CALL TO ORDER: Vice Chair Michael Zehner called the meeting to order at 7:03 p.m. **Quorum was established with five (5) members present.** Note - This nine (9)-member Board requires five (5) members to establish quorum and to take official Board action.

Board Members Present - Rodney Chang, Julianne Irace (arrived at 7:10 p.m.), Duane Komine (departed at 8:04 p.m.), Aaron Landry (appointed at this meeting), Tom McLaughlin, Ryan Tam, and Michael Zehner.

Board Members Absent - Larry Hurst and Matt Johnson.

Vacancy - There was one (1) vacancy in Subdistrict 2.

Guests - Michael Fujimoto (Senator Suzanne Chun Oakland's Office staff), Raytan K. Vares (Senator Brickwood Galuteria's Office staff), Anthony Ching and Lindsey Doi (Hawaii Community Development Authority), Mike Formby (Mayor Kirk Caldwell's Representative, Department of Transportation Services, Director); Chris Delaunay (Councilmember Carol Fukunaga's Office staff); Councilmember Ann Kobayashi and James Larson (Councilmember Ann Kobayashi's Office staff); Brittany Mounce (Councilmember Stanley Chang's Office staff), Captain Richard T. Tsugawa (Honolulu Fire Department, Pawaa Station); Lieutenant Baron Lee and Sergeant J. Castro (Honolulu Police Department, District 1), Michael Domion and Jill Kuramoto (Board of Water Supply), Pat Lee (Honolulu Rail Transit Project); James Kramer, Richard Riegels (Stanford Carr Development), James Dennelly (Make-A-Wish Hawaii), Roy Gritter, Dexter Okada (KBLA), Steve Miller, M. Tait (Hawaii Convention Center); Lee Cranmer [Kamehameha Schools (KS)], Lori Lum, Pam and John Wood, and K. Russell Ho (Neighborhood Commission Office staff).

CITY MONTHLY REPORTS

Honolulu Fire Department (HFD) - Captain Richard T. Tsugawa reported the following:

- **March 2014 Statistics** - There were a total of 6 fires - 3 structure, 1 cooking, 1 rubbish, and 1 vehicle fires; 145 medical emergencies, 3 hazardous conditions, 15 service calls, 87 good intent calls, and 18 false alarms.
- **Fire Safety Tips - Barbeque Grills:** Propane and charcoal barbeque grills should only be used outdoors. The grill should be placed well away from the home and deck railings and out from under eaves and overhanging branches. Propane and charcoal grills may not be used on apartment or townhouse balconies. Keep children and pets three (3) feet from the grilling area. Remove grease or fat buildup from the grills and trays below the grill. Ensure that the gas grill lid is open before lighting it. Never leave a lit grill unattended. Ensure coals are completely cooled before disposing in a metal container.

Comments followed: **Renovations of the HFD Headquarters** - Firefighters from the Pawaa Station were moved to the Makiki Station for eight (8) months.

Honolulu Police Department (HPD) District 1 - Lieutenant Baron Lee reported the following:

- **March 2014 Statistics** - There were 26 motor vehicle thefts, 31 burglaries, 258 thefts, and 108 unauthorized entries into motor vehicles (UEMV). There were 10,884 calls for service for District 1. There is more statistical breakdown at the HPD's public website at www.honolulupd.org.

Comments followed:

1. **Homeless** - Komine thanked HPD for its service. There are still issues with the homeless fronting Hokua and Nauru Tower. There is a guy in a wheelchair, who continues to park his wheelchair on the bridge, blocking the path. He also urinates from his wheelchair. Another man has his tent set up and continues to use the trough as his restroom. Komine gave a few pictures to Lieutenant Lee. HPD must witness the offense and HPD will follow up. It was added that the guy at the bridge goes to the bus stop in front of the IBM building.



2. Sirens at 2:00 a.m. - Komine received a call from a resident in a neighboring building, asking what the reasoning was for turning the sirens on at 2:00 a.m. when there is no traffic on the street. Lieutenant Lee replied that HPD policy is that sirens are used going through intersections for safety reasons.

At 7:10 p.m. Irace arrived at the meeting; **six (6) members present.**

Neighborhood Security Watches (NSW)/Citizen Patrols - There were no representatives present and no reports available.

Board of Water Supply (BWS) - Jill Kuramoto reported the following:

- Water Main Breaks - There was one (1) break on Keawe Street.
- Telephone Scam Warning - BWS was alerting the public of a telephone scam where customers were called in an attempt to fraudulently collect money. The most current incident involved an early evening call to a customer, where the caller claimed that a balance must be paid immediately or else service would be discontinued. The customer asked to speak to a supervisor and the individual continued to demand credit card payment at that time. BWS would like to inform the public of its collection procedure:
 1. BWS does not call customers outside its business hours of Monday-Friday, 7:45 a.m. to 4:30 p.m., to request for payment.
 2. BWS does not call customers, demand payment, and collect payment all in the same phone call.
 3. If a customer is contacted for overdue payment, the customer will be asked to call 748-5030 to make credit card payment.

BWS also reminds the public that, if a customer is approached by someone claiming to be from the BWS, all personnel involved in official BWS activities will be properly credentialed, wearing official BWS attire with the BWS logo, driving BWS labeled vehicles, and carrying an official City and County of Honolulu badge, with the agency identified as BWS. Residents are encouraged to call the Honolulu Police Department at 911 if they observe any suspicious activity. The community may also call the BWS at 748-5041 to file an additional report.

- Kapiolani Boulevard Construction Project - Kuramoto distributed a flyer and announced a water system improvement project along Kapiolani Boulevard from McCully Street to Date Street. BWS will replace 3800 feet of water main, starting around March 31, 2014 and lasting eight (8) months.

Comments followed:

1. Questions - BWS engineer Michael Domion was available to answer technical questions. There will be 2,800 feet of 12-inch pipes and 1,000 feet of eight (8)-inch pipes for connections.
2. Customer Service - It was reported that for seven (7) months, a customer received no billing. Kuramoto will follow up.

FILLING OF BOARD VACANCY, Subdistrict 2 (Boundaries - King Street, Keeaumoku Street, Kapiolani Boulevard, and Pensacola Street) - Aaron Landry volunteered to fill the vacancy in Subdistrict 2. Landry provided a brief background and why he wanted to join the Board. (Neighborhood Assistant Ho had verified Landry's residency before the meeting.) **Tam nominated and Komine seconded that the Ala Moana/Kakaako Neighborhood Board No. 11 appoints Aaron Landry to fill the vacancy in Subdistrict 2. The motion was ADOPTED by UNANIMOUS CONSENT, 6-0-0. (AYE: Chang, Irace, Komine, McLaughlin, Tam, and Zehner).**

Vice Chair Zehner called for a recess.

Administration of the Oath of Office - Neighborhood Assistant Ho administered the Oath of Office to Aaron Landry; **seven (7) members present.**

Vice Chair Zehner called the meeting back to order.

NEW BUSINESS

Ai Kea Movement to Limit Hotel to Condo Conversions - There was no representative present and no update available. Discussion followed. There was no action taken, as more information was needed.

RESIDENTS'/COMMUNITY CONCERNS

Sidewalks in Kaka'ako - Roy Gritter had concerns about sidewalks in Kaka'ako. Hawaii Community Development Authority (HCDA) Executive Director Anthony Ching responded that there are two (2) projects. The project on Ala Moana Boulevard is under the State Department of Transportation (HDOT).

Kolowai Park - Komine asked HCDA Anthony Ching about landscaping maintenance at Kolowai Park. The soil/sod needed replacing.

Homeless - Ching clarified that HCDA works with groups that utilize the homeless to pick up trash.

Make-A-Wish Hawaii - James Denny introduced himself and his organization.

COMMITTEE REPORTS

Chair's Report - As Chair Larry Hurst was not present, there was no Chair's Report.

Community Relations - Duane Komine reported that according to John Horvath's City & County Sewer Task Force Update, there appears to be improvements to conditions related to sewer odors in the Kaka'ako area.

Hawaii Community Development Authority (HCDA) Committee - Tom McLaughlin filed a written report. Rodney Chang had no additional report.

Health - Julianne Irace had no report.

Legislation - Michael Zehner reported the following:

- Bill 16, Relating to Hotel to Condo Conversion - Zehner was following the hotel to condo conversion issue. Bill 16 was deferred. If the bill returns, then the Board can take action.
- Banning Electronic Cigarettes - Zehner has met with the supporters of this issue. Pharmacies have opposed the ban, due to loss of sales. Zehner mentioned that the Neighborhood Board can support the bill with more discussion.

Parks/Waters - Matt Johnson was not present. Ryan Tam reported the following:

- More Green Space - There continues to be community pressure for the HCDA to follow its own plan by increasing the amount of open green space in relation to the amount of new buildings and increased population planned for Kaka'ako. Urban Land Institute, Save Our Kaka'ako Coalition, Friend of Kewalos, Oahu Island Park Conservancy, and Kaka'ako Community Planning Advisory Council are stating the need for more urban green space. This committee formally requests an update from HCDA and all developers, presenting new projects to the Neighborhood Board, to present their plan for adding green space. Building condos with the intent of maximizing profits without planning for the quality of life of the people who live in the neighborhood is unacceptable. HCDA Anthony Ching may respond next month and pro-development people may be invited to the next meeting.
- Bicycle-Friendly Neighborhood - This committee will reach out to groups including Honolulu County, Cycle on Hawaii and Hawaii Bicycle League to see how the Board can be involved with supporting a bike friendly neighborhood.

Special Guest - Stanford Carr, 801 South Street Update - Note: This agenda item should have been listed as Keauhou Place and Keauhou Lane Projects.

Keauhou Place Project - Richard Riegels from Stanford Carr Development gave an update on the project, which is a portion of the Keauhou Lane mixed-use project (below).

Keauhou Lane Project - Lee Cranmer from Kamehameha Schools (KS) and two (2) associates gave an update of the Keauhou Lane Project, which is a mixed-use project being developed in conjunction with Gerding, Edlen, and Kamehameha Schools. This project is located on the city block bounded by South, Halekauwila, Keawe and Pohukaina Streets. Cranmer had come before the Board last October 2013 and had presented the Kamehameha Schools Master Plan. Today, the Keauhou Lane Project made its initial presentation to the HCDA Board and the development team wanted to review in more detail the design specifics and planning details of the Keauhou Lane mixed-use project. Block A is the Honolulu Rail Transit Project (HRTTP) station. The development team is asking for three (3) modifications, including a height on the parking structure to 61 feet. There will be 280 parking stalls. There should be 300 feet between buildings and there is a mauka/makai orientation. There is a Joint

Development Permit which allows for two (2) projects - one (1) for Stanford Carr Development and one (1) for Kamehameha Schools, which is asking for Affordable Housing modifications.

Comments followed: Space Between Buildings - Tam was concerned about the 250 feet to the One Waterfront Tower (OWT).

Planning/Transportation(Oahu Metropolitan Planning Organization (OahuMPO)/Transit-Oriented Development (TOD) - Tam deferred to Pat Lee for the following report.

Honolulu Authority for Rapid Transportation (HART)/Honolulu Rail Transit Project (H RTP) - Pat Lee summarized the following report:

HART has a new rail transit information center at Ala Moana's Satellite City Hall to provide updated information on the project's progress. This is will be one of several that will be featured at satellite city halls on Oahu. The display has an aerial map of the 20-mile route, the latest renderings of the rail stations along the first 10-miles of the route, a model of the West Loch Station, and facts and figures about the rail system. The Ala Moana Center Satellite City Hall had more than 136,000 customers last year.

The Obama Administration has just appropriated another \$250 million towards the Full Funding Grant Agreement for rail construction. The \$250 million for Fiscal Year (FY) 2015 would be in addition to the \$250 million for FY 2014. Both installments would be added to the \$556 million in federal New Starts transit funds. The full amount of the grant is \$1.55 billion.

A new report confirms what most motorists on Oahu already know: Traffic congestion on the H-1 Freeway is bad and getting worse. Honolulu ranked second, behind only Los Angeles, among cities with the worst traffic congestion in the country.

More people are using public transportation in the U.S. today. In fact, 2013 was a record-setting year. Americans took 10.7 billion trips on public transportation, the highest ridership in 57 years. The data was compiled by the American Public Transportation Association (APTA) which annually publishes ridership data collected from transit agencies all across the country.

The H RTP has over 1,000 workers currently working on the rail project, and during peak construction, rail will generate up to 4,000 construction jobs per year. HART also plans to put four (4) construction contracts out to bid later this year - totaling some \$1.2 billion - for future rail project construction. When completed, rail transit will eliminate an estimated 40,000 vehicles from the congested streets and highways in the future.

Rail work is taking place all along the 20-mile alignment. As safety is a main priority for HART, motorists are advised to use caution when entering a construction zone, observe posted signs for detours and construction activity and keep a safe distance from workers and equipment. Motorists should anticipate some possible delays in traffic and proceed with caution through the work areas.

There will also be a rail transit construction update for the Kaka'ako area on Thursday night, March 27, 2014 at the Neal Blaisdell Center, Hawai'i Suites. Registration and Open House starts at 6:00 p.m. and the program will begin at 6:30 p.m.

For current traffic updates and more information, visit the website www.honolulutransit.org, call the project hotline at 566-2299, or email a question at info@honolulutransit.org.

Planning/Transportation(Oahu Metropolitan Planning Organization (OahuMPO)/Transit-Oriented Development (TOD) Continued - Tam reported the following:

- Resolution 14-16, Relating to TOD Impact Fees - This resolution was deferred in committee.
- Thomas Square Culture/Arts District - Honolulu is one of four (4) cities which were picked to participate in an Urban Land Institute Rose Center Fellowship with Portland, Indianapolis, and Memphis. The idea is to create a culture/arts district with the new Blaisdell arena site, McKinley High School campus, and Thomas Square. Tam referred this item to the Mayor's Representative Mike Formby.

Public Safety Committee - Chair Hurst was not present and no report was available.

ELECTED OFFICIALS

City Councilmember Stanley Chang - Brittany Mounce distributed Councilmember Chang's newsletter and reported the following:

- Street Light on Kapi'olani Boulevard at Atkinson Drive - The broken streetlight on Kapi'olani Boulevard at Atkinson Drive has been fixed.
- City Council Meeting - The next full Council meeting will be on Wednesday, April 16, 2014 in the Mission Memorial Auditorium. All are invited to attend and/or testify on issues.

City Councilmember Carol Fukunaga - Chris Delaunay distributed Councilmember Fukunaga's newsletter and was available to hear concerns.

City Councilmember Ann Kobayashi - James Larson distributed Councilmember Kobayashi's newsletter and Councilmember Kobayashi reported the following:

- Budget - Kobayashi supports no real property tax increases for residences, but maybe for hotels. Kobayashi does not support the \$10/month fee for trash collection and \$10 million was cut from the budget.
- Ads on Buses - Kobayashi supports other ways to find money in the budget. There will be a Special Budget meeting on Thursday, April 3, 2014.
- Parks - Kobayashi favors maintaining the City parks before building new ones.

Mayor Kirk Caldwell's Representative - Mike Formby distributed the City News March 2014 and the Waikiki Regional Circulator Study and reported the following:

- City News March 2014 - There was an article about Bike Sharing.
- Bill 69, Relating to Exterior Bus Advertising - Formby mentioned that bus advertising could raise \$5 -8 million per year.
- Road Repairs - The Ala Moana Boulevard/Auahi Street Sewer Rehabilitation should be completed by December 2014.
- Sewers - The Ala Moana Force Main No. 3 and No. 4 should be completed by December 2015.
- Thomas Square - The City will have a kick-off meeting to hear the public's insights and historical context for Thomas Square on Tuesday, April 22, 2014, from 5:30 to 7:30 p.m. at the Mission Memorial Hearings Room located at 550 South King Street. RSVP to Chris Dacus at the Department of Parks and Recreation (DPR) by phone 768-3046.
- Refuse Collection Employees Not Wearing Shirts - Employees were reminded to wear appropriate work attire, which includes a shirt, ankle length trousers and covered-toed shoes. Supervisors will be monitoring. Report improperly-attired refuse employees to the City's Refuse Inspectors Office at 768-5220.

State Representative Tom Brower - Representative Brower distributed his report and reported the following:

- Legislature - The session is at the halfway mark.
- Local 5 - The union is protesting the hotel to condo conversion issue.
- Waking the Neighborhood - Representative Brower added that he has been walking the neighborhood and that he is available to talk about concerns and the homeless.

State Representative Scott Saiki - Jonathan Tungpalan was not present and no report was available.

State Senator Suzanne Chun Oakland - Michael Fujimoto distributed Senator Chun Oakland's packet of information and was available to hear concerns. Senator Chun Oakland had introduced several bills relating to housing and affordable housing.

State Senator Brickwood Galuteria - Raytan K. Vares distributed Senator Galuteria's newsletter and was available to hear concerns.

Governor Neil Abercrombie's Representative - Barbara Krieg was not present. However, the Governor's Report was available.

At 8:04 p.m. Vice Chair Zehner called for a five (5)-minute recess.

At 8:04 p.m. Komine departed the meeting; **six (6) members present.**

At 8:09 p.m. Vice Chair Zehner called the meeting back to order.

SPECIAL PRESENTATION

Changes In Hawaii Community Development Authority (HCDA) Public Hearing Format - Anthony Ching introduced Lindsey Doi and distributed "Current HCDA Procedure for Considering Development Permit

Application, Changes Implemented to Clarify Nature of Hearing for Development Permit Application." Ching presented the current rules and procedures and clarified the stricter requirements for a contested case hearing. In a contested case proceeding, only sworn testimony is accepted. Now, public testimony is encouraged.

Hawaii Community Development Authority (HCDA) - Ching continued that the HCDA will focus on parks next month. There is no standard, but two (2) acres per 1,000 people is accepted by most people. The 77 acres of Ala Moana Beach Park is not counted. HCDA anticipates the increase of 12,000 people and plans for 50 acres of open space. HCDA plans to make developers pay 3% in land or cash equivalent to build and maintain the parks. If the HCDA provides more activities for more resident participation, the homeless will move out. HCDA wants greater community outreach through Neighborhood Board forums in the district. McLaughlin is monitoring the HCDA for the Neighborhood Board. The value of the land is \$185 per square foot and properties are owned by private entities. There have been eight (8) applications in the past year, including the Keauhou Lane project. There are six (6) or seven (7) projects coming. There are two (2) affordable housing rental projects. McLaughlin thanked Ching and Doi for coming and noted that since last summer there has been more public participation.

Comments followed: Concerns - Steve Miller was concerned about the percentage of floor area.

APPROVAL OF FEBRUARY 25, 2014 REGULAR MEETING MINUTES: As there were no objections, the Ala Moana/Kakaako Neighborhood Board No. 11 ADOPTED the February 25, 2014 regular meeting minutes as amended by UNANIMOUS CONSENT, 6-0-0 (AYE: Chang, Irace, Landry, McLaughlin, Tam, and Zehner). The amendments were as follows:

- Page 2, under O'ahu Bike Plan, delete: "Ritenberg displayed maps and noted that bike instructors are more likely to get jobs" and it should read, "Ritenberg drew on a study from the Political Economy Research Institute that talks about employment impacts of pedestrian and bicycling infrastructure. The study is available at:
http://www.peri.umass.edu/fileadmin/pdf/published_study/PERI_ABikes_June2011.pdf."
- Page 5, under City Councilmember Carol Fukunaga, it should read, "Councilmember Fukunaga was not present. However, a report was available."

TREASURER'S REPORT - Tam reported that for February 2014, \$37.74 was spent for the printing and mailing of the agenda and minutes, leaving a balance of \$261.07. The Treasurer's report was filed.

ANNOUNCEMENTS

- Next Meeting - The next meeting of the Ala Moana/Kakaako Neighborhood Board No. 11 will be on Tuesday, April 22, 2014 at 7:00 p.m. at Makiki Christian Church, 829 Pensacola Street.
- No Loitering on church grounds after 9:00 p.m.

ADJOURNMENT: The meeting adjourned at 8:45 p.m.

Submitted by: K. Russell Ho, Neighborhood Assistant

Reviewed by: Neil Baarde, Neighborhood Assistant, and

Reviewed by: Michael Zehner, Vice Chair