



ALA MOANA/KAKAAKO NEIGHBORHOOD BOARD NO. 11

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DRAFT REGULAR MEETING MINUTES TUESDAY, NOVEMBER 25, 2014 MAKIKI CHRISTIAN CHURCH

CALL TO ORDER: Chair Larry Hurst called the meeting to order at 7:10 p.m. **Quorum was established with seven (7) 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, John Horvath, Larry Hurst, Aaron Landry, Eric Marshall, Tom McLaughlin, Ryan Tam, and Michael Zehner.

Board Members Absent – Duane Komine.

Vacancies – None.

Guests – Raytan K. Vares (Senator Brickwood Galuteria's Office staff); Jonathan Tungpalan (Representative Scott Saiki's Office staff); Erron Redoble (Mayor Kirk Caldwell's Representative, Department of Transportation Services); Councilmember Carol Fukunaga; James Larson (Councilmember Ann Kobayashi's Office staff); Amanda Morales (Councilmember Stanley Chang's Office staff); Lieutenant Baron Lee (Honolulu Police Department, District 1); Captain Richard T. Tsugawa (Honolulu Fire Department); Pat Lee [Honolulu Rail Transit Project (H RTP)], Craig Charne, Dr. Curt Shimizu, James Kramer, Joyel Horita, Leslie Ogawa, James Donnelly (Make-a-Wish Hawaii), Arlene Ching; Dexter Okada; Taeyong Kim; M. Tait (Hawaii Convention Center); Tommie Masuda; Stanford Carr, Chris Oakes (Stanford Carr); Katie Kaanapu (Ward Village); Tyler Dos Santos-Tam; and Noelle Wright (Neighborhood Commission Office staff).

CITY MONTHLY REPORTS

Honolulu Fire Department (HFD) – Captain Richard Tsugawa reported the following:

- **October 2014 Statistics** – There were 1 structure and 2 rubbish fires, 123 medical emergencies, 2 search/rescues and 88 miscellaneous calls for service. There were no major or unusual incidents.
- **Safety Tips – Natural Disaster:** HFD encourages every family to take necessary steps to ensure that their family is prepared in the event of a natural disaster such as preparing a survival kit, and knowing the location of the nearest shelter. Further information is available at the City Department of Emergency Management (DEM) website at www.honolulu.gov/dem.
- **Christmas Trees** – Purchase an artificial tree if possible. If purchasing a natural tree, select a fresh tree and keep it hydrated. Choose only Underwriter's Laboratory-approved electrical decorations and follow the manufacturer's instructions for installation. Do not overload extension cords.

Comments followed: **Quick Action** – Chair Hurst noted the HFD's quick action and response to a recent fire he witnessed. He attributed it to the recent move of the fire engine.

Honolulu Police Department (HPD) District 1 – Lieutenant Baron Lee provided a handout and reported the following:

- **October 2014 Statistics** – There were 8 motor vehicle thefts, 13 burglaries, 154 thefts, 50 unauthorized entries into motor vehicles (JEMV), 24 assaults, 1 sex assault, 7 graffiti cases, and 38 drug offenses. There were a total of 9,289 calls for service for District 1. For more statistics, visit – www.honolulupd.org.
- **Burglary Prevention** – According to the FBI, burglary occurs every 15 seconds in the U.S. Use solid or metal doors to secure one's home. Report any suspicious activity to HPD. Take pictures and secure sensitive information.
- **Neighborhood Security Watch (NSW)** – If someone would like to join or participate in a Neighborhood Security, Business Security Watch or Citizen Patrol group, contact Sergeant Derek Valoroso at 723-3922 or at dvaloroso@honolulu.gov.



Comments followed: Crime Prevention Through Environmental Design (CPTED) – Chair Hurst noted landscape may be used to protect one's property. Keep the bushes low.

At 7:20 p.m. Eric Marshall arrived at the meeting; eight (8) members present.

RESIDENTS'/COMMUNITY CONCERNS

Citizen Patrols – A representative reported on the following:

- Annual Halloween Pedestrian Assistance Crosswalk – Speeding cars in the area was particularly bad this year. Concerns were also brought up about drivers not abiding by signage on Waimanu Street, which was recently converted to two-ways.
- Lack of Department of Emergency Management (DEM) Oahu Extreme Tsunami Evacuation Zone Map Workshop – Because of Kakaako flood zones - especially in Kakaako Makai - and people moving into the area, the patrol was concerned that DEM did not schedule an area-specific workshop. DEM did not give a response after the Citizen Patrol called the City. Tam suggested asking DEM to provide a presentation to the Board. Chair Hurst said the board will seek an alternative method to receive the information.

Diamonds – Craig Charne, owner of corporate adult entertainment establishments on the mainland and of the Diamonds Honolulu Club, seeks community support for his small business and practices. Landry noted that it is good to have dialog with this industry, and asked how the actions of the Board would affect his business. Charne said that in his past ventures, he has gotten community support, and seeks only that. Landry clarified that should the Board support his business, Charne could show this to the Liquor Commission and further his work in influencing Liquor Commission policy. Chair Hurst noted it could, and asked the board members if they would like to make a motion to add Diamonds to the agenda before taking action. Vice Chair Zehner noted that while he supports small business, he would not support pushing individual agendas. There was no motion made to add the issue to the agenda. Chair Hurst will put this on agenda in January 2015 and recommended members look at current Liquor Commission laws.

Ward Village – Kaanapu reported the following:

- Gateway Project – Hawaii Community Development Authority (HCDA) approved Howard Hughes to proceed with its Gateway Project at Ward Warehouse. Howard Hughes will be relocating affected tenants, and the timeline is unknown.
- Block M – There will be a public hearing regarding the Block M Project in January 2015, which includes plans for a new Whole Foods location; the public is invited to testify.
- Free Film Series – Courtyard Cinema will continue through the year. Screenings are free, but seats must be reserved at wardvillageshops.com.
- Free Yoga Series – In partnership with a new tenant, CorePower Yoga, Ward Village will be hosting weekly free yoga at the IBM Information Center, every Thursday, 5:30 p.m. – 6:30 p.m.
- Holiday events – Ward Village will be hosting various holiday events throughout December.

Ala Moana Building & Health Practitioners – Dr. Curt Shimizu, general dentist, has practiced in the neighborhood for 28 years, and is one of 84 medical practitioners in the Ala Moana Building. Two (2) weeks prior to the meeting, leaseholders saw on television that they would not be able to extend their leases past December 31, 2019. Leaseholders would only be informed by General Growth Properties (GGP), the landowner, if they inquired directly to the owner about lease extensions. The leaseholders were not communicated alternatives for 2020 and beyond. The practitioners met, and found that most do not understand the laws of being unable to extend their leases. They are also concerned that the building will be demolished or converted to condos. Shimizu noted that the Ala Moana Transit-Oriented Development (TOD) plan does not address the need for healthcare providers and its unique place in the community. With more people planned to move into the area, there will be a need for health practitioners that are easily accessible by walking, biking, bus, and, in the future, rail. A centralized location for healthcare should be planned for in conjunction with the introduction of new modes of transport. Chair Hurst agreed with Shimizu and had not heard of GGP's plans prior to the meeting. He recommended Shimizu contact Gary Omori of the Honolulu High-Capacity Transit Corridor Project (HHCTCP). All board members agreed that the issue of health care provision needs to be addressed. For the future, Shimizu suggested the board make a resolution on recommendations to GGP concerning lease terms. Chair Hurst agreed to put this on agenda in January 2015 as Old Business.

Make-a-Wish Hawaii – James Donnelly reported that the organization will hold its second Jingle Rock Run on Sunday, December 21, 2014. The 5k (kilometer) run will start at Mother Waldron Park, proceed down Ala Moana Boulevard to King Street, and finish at Mother Waldron Park. Food trucks will have food for purchase at the park at the end of the Run. Visit Hawaiiwish.org for more information. Chair Hurst confirmed with Donnelly that all necessary Department of Transportation Services (DTS) permits were arranged.

OLD BUSINESS

McKinley High School Athletic Field Renovation – Since last month, Glenn Taniguchi got in touch with the school administration and was invited to attend the school's Infrastructure committee. After providing testimony regarding the field and his concerns, Taniguchi feels he has done all he can. Chair Hurst thanked Taniguchi for looking into this.

COMMITTEE REPORTS

Chair's Report – No report was provided.

Community Relations – No report was provided.

Hawaii Community Development Authority (HCDA) Committee – Tom McLaughlin submitted a written report and highlighted the following from the final HCDA Committee meeting of the year:

- Development Permits – Two (2) development permits were approved by unanimous vote:
 1. Hughes/Victoria Ward Gateway project – Two (2) towers at 1050 Ala Moana Boulevard.
 2. Kamehameha Schools (KS)/Kobayashi's "Vida" project at 888 Ala Moana Boulevard.
- Reserved Housing – The authority approved the four (4) major goals set by its Reserved Housing Committee; namely, to:
 1. Build more low income units.
 2. Have more moderate income units built.
 3. Preserve the existing qualified income units.
 4. Support construction for all residents in Hawaii.

However, the motion to approve these goals deferred a presentation of recommended techniques for achieving those goals to a later meeting.

- Executive Director Performance Review – Tony Ching was retained as Executive Director of the HCDA.
- Artspace - Low Income Rental Housing – The Artspace project receive unanimous approval of a 65-year lease.
 - Mixed-use affordable rental project with commercial element.
 - Target 30 percent – 60 percent Area Median Income (AMI); reserved for 40 years.
 - 84 units plus art working spaces and commercial area.
 - HCDA owned the land, leased it at \$1/year plus possible residual income from commercial activities.

McLaughlin noted this as an affirmative step in providing low-income housing in the area.

- Peek in the Park – On Saturday, December 6, 2014 at Kaka'ako Gateway Park, HCDA will hold a community outreach project about the Kaka'ako Makai future. The event is free and will feature various activities and demonstrations for all ages.

Comments followed: Park Space – Taniguchi asked if there was a plan to increase park space in the neighborhood. McLaughlin noted the most significant efforts are being planned by Howard Hughes between the Ala Moana Mall and Auahi Street, paid for and maintained by the developer.

Health/Public Safety – No report was provided.

Legislation – No report was provided.

Parks and Waterways/Board of Water Supply (BWS) Report – A Board of Water Supply representative was not available and a written report was not provided.

Transportation Committee – Aaron Landry submitted a written report and highlighted the following:

- City and County of Honolulu Committee on Budget, Bill 65 – Bill 65, relating to public transit supportive services (Improving the utility of the public transit system and the mobility of Honolulu residents by providing support and regulation to car-sharing organizations and bikeshare programs.), passed first reading.
- Mayor's Advisory Committee on Bicycling – The meeting highlighted 2016 as the target year to launch Bikeshare Hawaii, which will affect the community as many stations are planned to be put in the Ala Moana/Kaka'ako Area.
- King Street Cycle Track Launch – The event will take place on Saturday, December 6, 2014 at Thomas Square Park and will feature a ride of the track with Mayor Kirk Caldwell.
- Oahu Metropolitan Planning Organization (OahuMPO) Policy Committee, November 25, 2014 Meeting – The Ala Moana/Kaka'ako Neighborhood Board No. 11 has now been reinstated as a full member of the OahuMPO Citizen Advisory Committee (CAC). For the first time in months, the policy committee had established quorum that day.

Comment followed: 24-hour Limits of Parking on the Street – Chair Hurst urged the Honolulu City Council to consider the current 24-hour limits of parking on the streets. Larson acknowledged the City Council is considering this. Landry noted all considerations are currently being discussed.

Honolulu Authority for Rapid Transportation (HART)/Honolulu Rapid Transit Project (H RTP) – Pat Lee thanked Landry for attending HART's recent Alignment tour on behalf of the Board. He reported the following:

- Rail Work – Work continues all along the 20-mile corridor, with most of the construction occurring on the western portion of the alignment. The shaft work, foundations, columns and the elevated rail guideway are taking shape in East Kapolei and now proceeding into Waipahu.
- Construction to Date – Crews have built more than 135 columns, laid more than 170 foundations, cast about 1600 guideway segments and completed about 40 spans. The columns are about 125 feet apart, and it takes 12 segments to complete a span. Each segment is individually fabricated to fit with the sections that they join, and no two segments are identical, as each segment must be configured specifically for the precise angle and alignment where it will be placed. Workers at the casting yard are fabricating about a dozen of the segments every week. The rail line will need approximately 850 columns total for the 20-mile route and 10,000 guideway segments.
- Work Near the H-1/H-2 Merge – On a portion of the guideway called the balanced cantilever, workers are installing the pier table form and rebar atop a column where work will begin next month on constructing the rail guideway across the H-1 Freeway from Leeward Community College in Waipahu to Pearl Highlands along Kamehameha Highway.
- More information – For traffic updates, meeting notices and more information, please visit the website www.honolulustransit.org, call the project hotline at 566-2299 or email a question at info@honolulustransit.org.
- Request – Lee requested five (5) minutes at the next regular meeting in January 2015 for HART to give a presentation regarding HART and HCDA coordination to the Board.

Comments followed: Traffic Concern – Chair Hurst inquired on the current traffic situation in Pearl City due to construction. Lee reported he had walked business-to-business to notify business owners, and said HART will continue to hold notice meetings. Hurst expressed concern of how traffic will be once construction starts in the downtown area.

ELECTED OFFICIALS

City Councilmember Stanley Chang – Amanda Morales distributed Councilmember Chang's newsletter and thanked the Board for its involvement in the community. This is the last meeting for Morales on behalf of Councilmember Chang, as Councilmember Chang's term ends in January 2015. The Board thanked Morales for her service.

City Councilmember Carol Fukunaga – Councilmember Fukunaga was not present, but distributed her newsletter at the beginning of the meeting.

City Councilmember Ann Kobayashi – James Larson distributed Councilmember Kobayashi's newsletter. He highlighted a successful Kaimuki cleanup, and acknowledged Neighborhood Assistant Ho.

Mayor Kirk Caldwell's Representative – The City News November 2014 was distributed by Erron Redoble, Department of Transportation Services (DTS). He reported on the two (2) concerns reported in October 2014:

1. Imperial Plaza Streets – Maps were distributed to the Board denoting which streets around the Plaza were public and which were private. The Board requested digital copies of the map be sent to them.
2. Ownership of Sewer Line Servicing Alohi Way and Elm Street – The line is privately-owned and operated. Hurst requested help on finding out who the owners of the property are, noting no record of an owner.

State Representative Tom Brower – Representative Brower was not present, but submitted a written report.

State Representative Scott Saiki – Representative Saiki was not present, but submitted a written report.

Comments followed: 902 Alder Street Redevelopment - Chair Hurst highlighted the town meeting that was held on Tuesday, November 18, 2014, which he attended, discussing the redevelopment of the juvenile detention center located at 902 Alder Street. Hurst noted it as an effort to build true affordable housing. There will be another town meeting on the project once the draft Environmental Assessment (EA) is complete.

State Senator Suzanne Chun Oakland – Senator Chun Oakland was not present and no report was available.

State Senator Brickwood Galuteria – Raytan Vares distributed Senator Galuteria's newsletter and reported that the Senate is currently accepting job applications.

Governor Neil Abercrombie's Representative – Barbara Krieg was not present and no report was available.

PRESENTATIONS

Piikoi and Kona Streets Housing Project – Stanford Carr reported that Halekauwila Place is 100 percent sold out, with 80 percent of its occupants being those representing the island's workforce. They are planning to file an application for a development permit with the HCDA on a mid-rise building on the corner of Piikoi and Kona Streets for low-income residents. Carr's plan is to build an 11-story building that will tentatively feature 128 units in one (1)-bedroom, two (2)-bedroom and three (3)-bedroom configurations. Through the Halekauwila project, they saw bigger demand for two (2) - and three (3)-bedroom units, which is why there will be no studios in this new project. The project is designed for residents earning between 30 percent and 100 percent of the area median income (AMI), which equates to incomes of roughly \$20, 700 and \$57,800 for an individual and family of four (4). Monthly rents are not finalized, but are estimated about \$500 per month for a one (1)-bedroom unit. Carr stressed the need for family rentals such as these in the urban core, as this is where most jobs are located.

Comments followed:

1. True Affordable Housing – Chair Hurst commended Carr for truly addressing the issue of affordable housing in the community. If the project is similar to Halekauwila, Hurst thinks that it would be a benefit to the community.
2. Reserved Housing – 72 units will be used for reserve housing.
3. Amenities – Chair Hurst asked if the building would have central air conditioning. Carr replied that it would not. McLaughlin inquired if the building would be pet-friendly. Carr responded that it would be. McLaughlin inquired about parking for the building. Carr explained that parking is not required by the HCDA in this area. However, two (2) floors of parking will be provided. Tam asked if there would be room for retail on Waimanu Street in the building. Carr noted that due to limited space that there would not be. However, residents will be provided with amenities such as a recreation room.
4. Construction Details – McLaughlin asked Carr to demonstrate where the rail guideway would be in relation to the building. Carr showed the audience and explained it would be set back 20 feet from the guideway. Landry inquired on who the general contractor would be. Carr said there was none yet. The Board inquired on when the project was slated to being construction. Carr responded that should their permits go through, construction will begin in one (1) year to 15 months.

5. Lottery – Marshall inquired about the lottery system. Carr said the public would be invited to submit their names online, and that they would stop taking names after 1,000 applicants. Applicants will be required to go through a background check, credit check, and obtain a referral from a former landlord.

McLaughlin moved and Landry seconded that the Ala Moana/Kakaako Neighborhood Board No. 11 support Stanford Carr's Piikoi and Kona Streets Housing Project on the basis of the information and answers provided at the meeting. The motion was ADOPTED UNANIMOUSLY, 8-0-0 (AYES: Chang, Horvath, Hurst, Landry, Marshall, McLaughlin, Tam, and Zehner).

TREASURER'S REPORT – Treasurer Tam reported that for November 2014, \$0 was spent for the printing and mailing of the agenda and minutes, leaving a balance of \$520.21. The Treasurer's report was filed. The Treasurer's report will be clarified during the January 2015 meeting.

ANNOUNCEMENTS

- Honolulu Marathon – Chair Hurst reminded all residents to take note of the street closures due to the marathon on Sunday, December 14, 2014.
- Next Meeting – The Ala Moana/Kakaako Neighborhood Board No. 11 will RECESS in December 2014. The next regular meeting of the Ala Moana/Kakaako Neighborhood Board No. 11 will be on Tuesday, January 27, 2015 at 7:00 p.m. at Makiki Christian Church, 829 Pensacola Street.
- Loitering – **No Loitering** on church grounds after 9:00 p.m.

ADJOURNMENT: The meeting adjourned at 8:32 p.m.

Submitted by:
Noelle Wright, Public Relations Assistant

Reviewed by:
Catherine Proctor, Public Relations Assistant, and
K. Russell Ho, Neighborhood Assistant

Reviewed by: Tom McLaughlin, Secretary and
Larry Hurst, Chair