



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



KAKAAKO  
KALAELOA

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Governor

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STATEMENT OF  
**AEDWARD LOS BANOS, EXECUTIVE DIRECTOR**  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

**SENATE COMMITTEE ON HOUSING  
AND  
SENATE COMMITTEE ON WATER AND LAND**

Tuesday, February 12, 2019

1:15 P.M.

State Capitol, Conference Room 225

in consideration of

**SB 1496  
RELATING TO THE KAKAAKO COMMUNITY DEVELOPMENT  
DISTRICT**

Chairs Chang and Kahele, Vice Chairs Kanuha and Keith-Agaran, and  
Members of the Committees.

The Hawaii Community Development Authority (HCDA) met on February  
6, 2019 and voted to **oppose SB 1496**.

SB 1496 authorizes HCDA to permit one building of 768 feet in each  
approved master plan area in Kakaako Mauka. Currently, there are only two  
master plan areas in Kakaako Mauka, the Ward Master Plan currently being  
executed by Victoria Ward Limited and the Kaiaulu o Kakaako Master Plan being  
executed by Kamehameha Schools.

HCDA's community development plans and rules for the Kakaako Mauka  
district established with direct community input and being implemented by the  
HCDA board limits the height of buildings to 418 feet tall.

Thank you for the opportunity to offer opposition to SB 1496.



**LATE**

**TESTIMONY BY:**

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
LYNN A.S. ARAKI-REGAN  
DEREK J. CHOW  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

February 12, 2019  
1:15 p.m.  
State Capitol, Room 225

**S.B. 1496**  
**RELATING TO THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT**

Senate Committee(s) on Housing  
& Water and Land

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The Department of Transportation (DOT) offers **comments** on S.B.1496. This measure authorizes the Hawaii Community Development Authority (HCDA) to permit one building that is up to 768 feet in height and located near a transit station within each approved master plan area for the Kakaako Mauka area of the Kakaako Community Development District, subject to provision of appropriate public benefits.

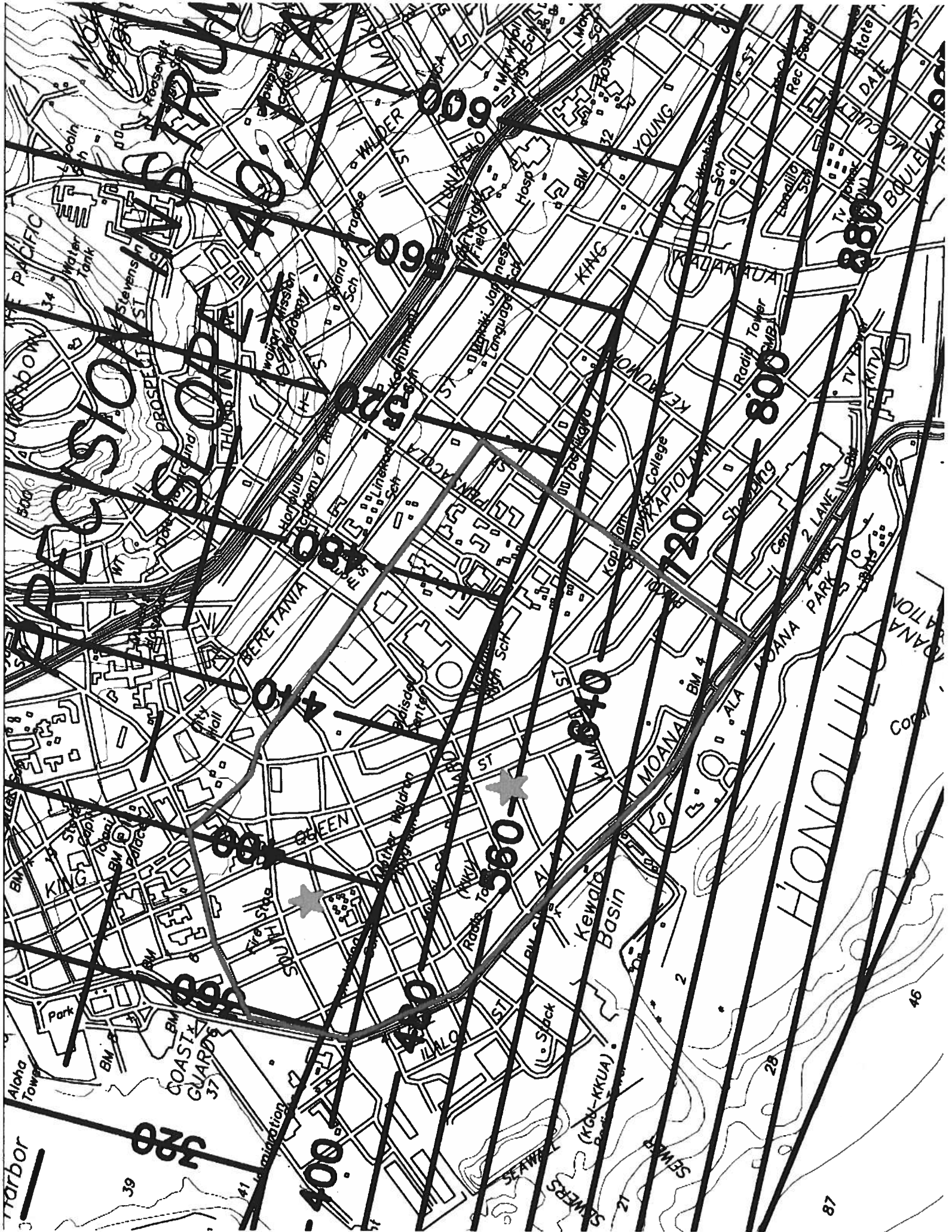
Approving this bill will create a direct obstruction hazard in the protected air space for all aircraft landings and departures at the Diamond Head end of the Daniel K. Inouye International Airport (HNL). The maneuvers to avoid the new hazards, potential weight reductions, and flight route alterations to avoid the obstructions would create an adverse impact to the State's flight industry.

Any structure that is more than 400 feet high is a major concern for airlines in this area, due to the one-engine inoperative (OEI) emergency procedure for commercial aircrafts. Airlines adjust their load factor to take into account the OEI procedure for each aircraft. However, due to the cumulative impact of the number of buildings and the height of the towers being proposed, the OEI procedure becomes more challenging for airlines and could result in a huge economic loss for the airlines as well as the State. The presence of the towers directly in the protected air space poses a real danger of an aircraft striking a tower by accident.

By authority of the Airport Zoning Act, HRS 262, DOT has zoning maps that protect the imaginary air space. Said maps were created to guide development, set height restrictions for all State airports, and provide assurances of flight safety from proposed developments. DOT does not want a precedent set whereby development projects are approved through legislation instead of established zoning restrictions.

Thank you for the opportunity to testify on S.B.1496.







**SB-1496**

Submitted on: 2/9/2019 9:55:54 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Regina Gregory	Testifying for EcoTipping Points Project	Oppose	No

Comments:

Kaka'ako is already becoming too dense.

# Kaka'ako Ūnited

## Testimony in Opposition to SB 1496

February 11, 2019

Aloha Chair Chang and Vice Chair Kanuha; Aloha Chair Kahele and Vice Chair Keith-Agaran; and members of the senate committees on Housing and Water & Land:

On behalf of Kaka'ako Ūnited and its 150+ members who wish to ensure the quality of life for an integrated Kaka'ako community from mauka to makai, we **vehemently oppose SB1496**.

We have worked closely with the HCDA to ensure smart development in Kakaako, which requires that we adhere to the established rules for building in our neighborhood. The purpose of SB1496 "is to improve the Honolulu skyline" by allowing buildings to exceed the current height maximum of 418 feet and build to 768 feet. This is 350 feet taller than currently allowed! Surely there is some other way to "improve the Honolulu skyline" other than allowing a monstrosity of a building to be built for the purpose of aesthetics. What about asking new developments to build lower than the current maximum of 418 feet thereby achieving the same variety in skyline this bill wishes to accomplish? Never mind the infrastructure issues of sewer, water, traffic, and schools that have yet to be addressed by compounding the density of a building.

Please help us to rein in the already rampant urban sprawl and adhere to the rules that took years to establish for the smart development of Kaka'ako. Please keep the maximum height of building in Kakaako to no more than 418 feet and vote against SB1496.

Mahalo for the opportunity to share our concerns.



Bernard K. Nunies  
Vice President, Kaka'ako Ūnited

**KŪ: Kaka'ako Ūnited**

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**SB-1496**

Submitted on: 2/11/2019 1:31:12 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Galen Fox	Testifying for KAKAAKO UNITED	Oppose	No

Comments:

AUWE! The Kakaako community -- and much of the rest of Honolulu -- rose up against former Gov. Abercrombie's attempt to build a 690 ft. "iconic" skyscraper in Kakaako just five years ago. With the support of both our senator and representative on behalf of the community, the legislature blocked Abercrombie's abomination with a law limiting building heights in Kakaako to 418 ft.

Are we supposed to have no memory? What's changed in five years? Who needs to see Diamond Head at eye level? Anyway, we're still here and we remember!





## *Hawaii's Thousand Friends*

300 Kuulei Rd. Unit A #281 \* Kailua, HI 96734 \* Phone/Fax (808) 262-0682 E-Mail: [htff3000@gmail.com](mailto:htff3000@gmail.com)

February 12, 2019

### COMMITTEE ON HOUSING

Senator Stanley Chang, Chair  
Senator Dru Mamo Kanuha, Vice Chair

### COMMITTEE ON WATER AND LAND

Senator Kaiali'i Kahele, Chair  
Senator Gilbert S. C. Keith-Agaran, Vice Chair

SB 1496

RELATING TO THE KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT

Aloha Chairs and Committee Members,

Hawaii's Thousand Friends opposes SB 1496 that authorizes the Hawai'i Community Development Authority (HCDA) to permit one building of up to 768 -feet in height.

The rationale that *the existing height limit of 450-feet for buildings in the mauka area will create a relatively uniform and undesirable flat top to the Honolulu urban skyline* is a weak excuse to allow a single development at a greater height.

There is no law requiring landowners to develop a property to the maximum 450-feet. If a varied skyline is the goal then towers can always be developed at a lower height. If a greater height than the existing 450-feet is wanted then a developer can always request a variance.

The bill argues that buildings of *varying heights* will contribute to *an aesthetically pleasing and architecturally unique experience* but it doesn't consider that the height increase comes with infrastructure needs. Is there adequate sewer and water infrastructure and capacity? If new infrastructure must be put in what will be the cost to the state?

SB 1496 requires *appropriate and proportional public benefits* for increasing building height. What benefits can compensate for the loss of views, loss of sunlight, loss of trade winds, loss of sense of place and community, and the loss of our islands to a world view that more and more, bigger, denser, and taller is better.

SB 1496 must be held in committee because it is special legislation designed to benefit just one entity and sets a bad precedent. Once the genie is out of the bottle it is impossible to put back in.



Senator Stanley Chang, Chair  
Senator Dru Mamo Kanuha, Vice Chair  
Senate Committee on Housing

Senator Kaiali'i Kahele, Chair  
Senator Gilbert Keith-Agaran, Vice Chair  
Senate Committee on Water and Land



RE: **SB 1496 – Relating to the Kakaako Community Development District  
Testimony in Support**

**Tuesday, February 12, 2019, 1:15 p.m.  
Conference Room 225**

Aloha Chairs Chang and Kahele, Vice Chairs Kanuha and Keith-Agaran, and members of the committees:

My name is Todd Apo, Senior Vice President, Community Development of The Howard Hughes Corporation, and on behalf of Howard Hughes, thank you for the opportunity to provide testimony in support of SB 1496, relating to the Kakaako Community Development District.

As the Committee is aware, the purpose of SB 1496 is to amend the development guidance policies within the Kakaako Community Development District statute to permit HCDA to consider the development of a single building within each master planned area (and within a specified distance from a planned rail transit station) that exceeds the current 418 foot height limitation for the Mauka Area. The bill requires that HCDA negotiate appropriate and proportional public benefits for any increase in a building height above the current limitation.

This bill provides increased, but measured, flexibility to HCDA, in partnership with master plan developers, to further implement the vision articulated by the Legislature and HCDA to redevelop Kakaako into a vibrant, mixed use, “live, work and play” community that is an integral part of, and supports, the urban core. The legislature and HCDA, through HRS Chapter 206E, and the enabling plans and rules, expressly sought to avoid a “cookie cutter” approach to urban design and planning, and instead envisioned the horizontal and vertical mixture of a variety of uses; activities located so as to encourage reliance on public transportation; and a mixture of densities, building types and configurations in accordance with urban design principles.

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**Todd Apo**  
Senior Vice President  
Community Development



The vision of Kakaako is now becoming a reality, and Howard Hughes is very excited about both the transformation of the Mauka Area, as well as its significant potential for the future. Providing flexibility to HCDA to consider one signature building within each master planned area that exceeds the current height limitation is compatible with, and will further, the Legislature's and the HCDA's vision to discourage uniformity, monolithic structures and urban sprawl within Kakaako -- and instead, and in partnership with the state -- encourage developers to create a vibrant, livable, walkable community filled with a variety of innovative building types, uses, densities and community amenities.



The bill's requirement that the building be within a specified distance of a planned rail transit station is also supported by -- and ensures compatibility with -- the Legislature's policy to encourage the use of public transportation within Kakaako, as well as HCDA's transit oriented development policies. The final draft of HCDA's Kakaako Community Development District TOD Overlay Plan, for example, recognizes that transit-oriented neighborhoods focus on concentrating higher-density, mixed use development around transit stops and stations, and TOD neighborhoods allow developers to build more efficiently by maximizing the use of space for housing and other uses, thus creating livable, sustainable and resilient communities.

Finally, while an increase in a building's height limitation would provide needed additional housing inventory within the urban core and would also trigger tangible community benefits, including a commensurate increase in reserved housing as required by the Mauka Area Rules, Howard Hughes also notes that the bill separately and expressly requires HCDA to negotiate appropriate and proportionate public benefits consistent with HRS Chapter 206E for any permitted increase in a building height above the current limitation. This requirement will ensure that HCDA will be authorized to negotiate reasonable and appropriate public benefits that would not otherwise be required or available to our community. This creates an additional opportunity for HCDA and developers to work together in order to continue to fulfill the vision for Kakaako.

For the foregoing reasons, this narrowly-tailored and measured approach to provide HCDA controlled flexibility to further implement the policies underlying the redevelopment of Kakaako is consistent with the vision for the Mauka Area and will benefit the public and our community. Howard Hughes respectfully supports its passage.

Thank you for the opportunity to testify in support of this measure.

**The Howard Hughes Corporation**  
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**Todd Apo**  
Senior Vice President  
Community Development

**LATE**

**SB-1496**

Submitted on: 2/11/2019 5:19:06 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
John & Rita Shockley	Testifying for FREE ACCESS COALITION	Oppose	No

Comments:

Aloha!

SB 1496 is asking for a zoning exception to ***allow just one building to break through the 400 ft. limit soaring to above the 700 ft. level.*** There is ***no reason to break the zoning code*** that will cheat the people of Hawaii who want the standard height of buildings as an equalizer for everyone.

Once this "exception" is allowed, the flood-gate is open for unrestricted building height. The question before us. Do we want a future Honolulu skyline to look like Singapore or Shanghai? As we drive for more and more building height Hawaii loses it's uniqueness to vertical sprawl.

Please **reject** the height premise of Bill 1496.

Mahalo for your time.

John & Rita Shockley [www.freeaccesscoalition.weebly.com](http://www.freeaccesscoalition.weebly.com)

**LATE**

**SB 1496** Proposal to build 2 - 768' Towers in the Mauka Area, Kaka'ako.

- **Strongly Opposed!**

### **Infrastructure?**

Building anything without a strong foundation will result in a weak, fragile and dysfunctional system. So why are we planning to build 2-768' towers that do not have the infrastructure to support it?

The facts are clearly demonstrated in our neighborhoods, in particular, Kaka'ako that is a complete and utter disaster and cannot possibly support such behemoths. I have illustrated the disastrous infrastructure impacts below.

**The Undeniable Facts** of Kaka'ako as they exist now:

- **The Mess**

1. Lack of drainage: some sewer lines are over 100 yrs old, flooding occurs during rains, No storm drains.
2. Lack of curbs, gutters, sidewalks: Where do you walk....usually on the road, or ride a bike...good luck.
3. Potholes everywhere: No repairs being made until street ownership and jurisdiction is determined.
4. No Parking: Chun brothers own street shoulders....or do they? Rulings are still stuck in court.
5. What about rising water tables and global warming trends. Are we prepared to raise our roads to meet expected higher sea rise levels?

- **The Mayhem**

1. A frustrated mix of bike lanes, pedestrians & traffic, where bottlenecks and gridlock are the "norm" and "near misses" the result.
2. Density problems: such as more crime, more pollution, more homeless encampments....everyone knows this already, but need to be reminded, often.
3. More tragic traffic accidents: higher density, more people - more horrific accidents (as evidenced by the senseless killing of 3 pedestrians recently on Kamakee Street). Total Mayhem has finally arrived and it lives in Kaka'ako.

### **The Best Solution:**

1st and foremost, Introduce a bill to upgrade and fix Kaka'ako's infrastructure nightmare, instead of wasting money on taller buildings. Get the city and state to cough up \$\$\$ to prepare the "bloodline and nerve networks" that will support such a project. Upgrade sewers, synchronize traffic lights, pave over potholes, build sidewalks, curbs, gutters, and put up guardrails to protect pedestrians.

Then and only then, build your skyscraper!

In simple terms, make our infrastructure safe and functional for our citizens and get rid of the "**Mess and Mayhem**" in Kaka'ako.

### **A Comment for the future:**

And please, if you decide to build at twice the exiting height, build an esthetically pleasing skyscraper....a spire of wonder and awe, one that we can be proud of....not a shoe box with mirrors on it because you are trying to "cut costs" and meet profit margins.

### **To Finalize:**

Hawaii deserves better....as a matter of fact Hawaii deserves the best. Give us the best. We're going to pay for it anyway.

Do it right! Doing anything less would degrade the quality of our paradise and we will end up becoming the "Laughing Stock", instead of a role model, for the world.

Sincerely,

John Kobelansky Jr.

{Kaka'ako resident (KFANS), (KU)}

**SB-1496**

Submitted on: 2/8/2019 10:40:19 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
lynne matusow	Individual	Oppose	No

Comments:

Please consider this as testimony strongly opposed to raising the height limit for ONE property in Kaka'ako to 768 feet in each master planned area. Almost double the current height limit. This disengenous effort to "reward" two developers (Kamehameha Schools and the Howard Hughes Corporation) in the guise of saying the urban Honolulu skyline will have a "relatively uniform and boring skyline without these two buildings is totally absurd.

I also wonder if anyone checked with the Federal Aviation Administration to see if this new height limit proposal passes their muster. They have long held that something around 500 feet is the highest a building could be built in Downtown Honolulu.

Lynne Matusow

Please vote no. Please do not pass this bill out of committee. This bill is a sacrilege.  
Lynne Matusow

**SB-1496**

Submitted on: 2/9/2019 4:54:58 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
douglas valenta	Individual	Oppose	No

Comments:

This bill as introduced HB 159, allowing for high density development and also details that a city's "signature" urban skyline that includes buildings of varying heights, which in turn will contribute to an aesthetically-pleasing and architecturally-unique experience while fulfilling needs within the urban core."

On the contrary: allowing for an over developed skyline and crowding neighborhoods is seen as a benefit so that those island visitors entering Honolulu on a cruise ship can look upon the south shore skyline, and subconsciously observe excessively tall buildings of different heights as being aesthetically pleasing? There seems to be of little consideration for those of us that live, work, and/or commute with the mess of the inevitable overcrowding,.

Vote 'no' and throw out this bill

**SB-1496**

Submitted on: 2/10/2019 1:35:51 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
LARRY NEWMAN	Individual	Oppose	No

Comments:

To the Committee on Housing and the Committee on Water and Land:

The following is the stated rationale for this proposed legislation:

"The legislature further finds that, similar to other cities around the world, Honolulu would benefit from a signature urban skyline that includes buildings of varying heights, which in turn will contribute to an aesthetically pleasing and architecturally unique experience, while fulfilling needs within the urban core."

I find this rationale very weak at best. Honolulu already has an iconic skyline, which happens to include the mountains and of course Diamond Head. Ever going higher will only harm these natural and irreplaceable features. Diversification of the skyline can be achieved within the height limit.

Such a limited number of ultra-high buildings would, by their limited number, be exclusive and therefore highly sought after by global clientele and not our local population. It is doubtful that a developer would propose such a structure for affordable housing.

I believe there is little need for such legislation anyway; barring any private interest pushing their agenda on the public. This is not in the public's interest at this time. We are not, nor do we want to become a Dubai.

Respectfully,

Larry Newman

Honolulu, HI



**SB-1496**

Submitted on: 2/10/2019 5:33:12 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
michele matsuo	Individual	Oppose	No

Comments:

Good afternoon, Chair Chang, Chair Kahele, Vice Chair Kanuha, and Vice Chair Keith-Agaran ,

Thank you for this opportunity to testify. I am in strong opposition to this bill.

The University of Hawaii's SOEST's sea level rise maps show ALL of Kaka'ako flooded well beyond Kapiolani Blvd with just a 3' sea level rise. Sea level rise projections are well beyond that for this century. The Richardson School of Law professor who presented to the Hawaii State Bar Association Convention a number of years ago opined that there likely will be tort nexus for damages related to climate change connected to government approvals. Probable governmental liability for development approvals in areas where the government should have known would be impacted adversely by climate change.

Frankly, we should not be building high rises in Kakaako. Already a few years ago, professors from SOEST recommended building light and moveable, so that we can retreat from advancing flooding.

The City's rail project's last 11 stations reportedly will be flooded, starting from the airport's 3 stations. With the flooding projections, one has to wonder if the train will ever go through Kaka'ako, or whether it will end up stopping at Aloha Stadium as some now think. For that matter, life as we know it on O'ahu may drastically change as Waikiki also gets flooded with just a 3' sea level rise and O'ahu's main basaltic aquifer gets salted at not much higher than that. While your committees ponder allowing the building of extraordinary high rises on lands to be inundated, others are wondering how to move the airport inland, and on Maui, as Vice Chair Keith-Agaran probably knows, some are wondering what to do to address the isthmus flooding, which will likely cut Maui in two.

Moreover, Kaka'ako is filled—lands which used to be low lying salt marshes but built up with fill materials. The shore line used to be on the Makai edge of Ali'iolani Hale. You can see a large historic photo in Ali'iolani Hale showing that. Ali'iolani Hale used to be on the waterfront! So, even before Kaka'ako is engulfed, there will be problems.

Filled lands are notoriously unstable. Is it any wonder that sink holes have appeared and utility line breaks have occurred in the Kakaako-Ala Moana area? One sinkhole reportedly took 1000 jacks, divers in wetsuits, and months to address. As tidal flooding engulfs the Kaka'ako filled lands, it stands to reason that the fill material may or will shift. Reportedly, the water is already close to the pavement levels, so you will notice pump trucks located where work is being done in the area. Perhaps even more worrisome, inconvenient, and expensive than recurring utility line breakages is that wastewater lines reportedly need precise angles, and if those angles are lost, then reportedly high-speed back flow of sewage can occur.

Senators, this proposal is folly. I urge you to kill SB 1496.

Mahalo for this opportunity to testify!

Aloha

Michele Matsuo

Sent from my iPad

**SB-1496**

Submitted on: 2/10/2019 6:52:35 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Alan B Burdick	Individual	Oppose	No

Comments:

I respectfully **oppose** this bill. Kaka'ako is already grossly overbuilt as it is, and there is no assurance whatever that the Kaka'ako Community Development Authority will actually "negotiate appropriate and proportional public benefits" that will make the monstrous 350-foot height increase of this proposed building worthwhile.

To mix metaphors, this will just be a foot in the door to more and more encroachments on the existing height limits. Our continued transformation into Hong Kong is continuing apace. The public wants the Legislature to prevent overbuilding, not encourage it.

Thank you for the opportunity to respond to this bill.

**SB-1496**

Submitted on: 2/10/2019 9:08:06 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Teresa Parsons	Individual	Oppose	No

Comments:

This is INSANE. Stop this senseless excess. Concentrate on AFFORDABLE housing. No more overheight, overpriced condo developments.

**SB-1496**

Submitted on: 2/11/2019 7:29:59 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Brittany Lee	Individual	Oppose	No

Comments:

**SB-1496**

Submitted on: 2/11/2019 8:10:16 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Pei Xiong Chen	Individual	Oppose	No

Comments:

I, Pei Xiong Chen, residen of Kakaako community, oppose SB1496.

**SB-1496**

Submitted on: 2/11/2019 8:21:06 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Christopher Young	Individual	Oppose	No

Comments:

I, Christopher Young fully oppose this bill. I am a resident in the kakaako area and I feel that this building if built would truly take away from the beauty of our community. Building a tower of this height would also impede the beauty of our neighborhoods mauka to kakaako overlooking the ocean. I also oppose this bill due to the negative environmental impacts. For a building of this size which would almost double the occupancy in the same land area as our other kakaako buildings, the waste management, power usage, and water usage would take away or impede on usage for the kakaako area. Thank you very much for your consideration.

**SB-1496**

Submitted on: 2/11/2019 8:58:43 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Robin Miyamoto	Individual	Oppose	No

Comments:



**SB-1496**

Submitted on: 2/11/2019 9:10:56 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Roberta Leung	Individual	Oppose	No

Comments:

Oppose high rise tower over 415 feet as qill be too croded in overly crowded area. Will create more car traffic noise overload utilities

**SB-1496**

Submitted on: 2/11/2019 10:04:13 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
John Bickel	Individual	Oppose	No

## Comments:

I am concerned with the precedent it would set and more concerned that language is vavgue on what the public would get.

**SB-1496**

Submitted on: 2/11/2019 10:35:38 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Cecilia	Individual	Oppose	No

Comments:

Too tall buildings are not only aesthetically disruptive, but not helpful to the environment.

**SB-1496**

Submitted on: 2/11/2019 12:36:53 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Stephanie Liu	Individual	Oppose	No

Comments:

**SB-1496**

Submitted on: 2/11/2019 12:51:08 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Daniel Chen	Individual	Oppose	No

Comments:

I, Daniel Chen, fully oppose this bill. I am a current resident in the Kakaako area and I feel that the introduction of these tall towers will definitely change the Honolulu Skyline in a detrimental way. These buildings are almost twice the height of the current building height limit. Instead of improving the Honolulu Skyline, these towers will stick out like two sore thumbs that tower over everything around them effectively blocking the beauty of our neighborhoods both looking in the Mauka and Makai direction. I believe the appeal of Honolulu, and Hawaii in general, is the mixed view of nature plus city. Our currently skyline, with the height limit of 418-ft, allows for a view of our beautiful mountains back dropped behind our city line. With the introduction of these tall towers, I believe will be the start of other developers wanting to continually build and/or increase the height limit of other structures which will block the gorgeous views of our land. Additionally, a building of this size will introduce an influx of people to a neighborhood that is already starting to be really crowded. Traffic will increase as well. I believe waste management and resource management will also become a problem with the increase in people. Thank you for your consideration and this opportunity to share my views on this bill.

**SB-1496**

Submitted on: 2/11/2019 1:04:37 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Scott Foster	Individual	Oppose	No

Comments:

Mahalo for voting AGAINST SB1496 RELATING TO THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

What benefits can compensate for the loss of views, loss of sunlight, loss of trade winds, loss of our communities, and the loss of our islands to a world view that more and more, bigger, denser, and taller is better?

Sincerely,

Scott Foster,  
Communications Director  
Hawaii Advocates For Consumer Rights  
<<http://advocatesforconsumerrights.org/>>

**LATE**

**SB-1496**

Submitted on: 2/11/2019 2:40:37 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Melina Pham	Individual	Oppose	No

Comments:

No, I do not want a building that tall to be built in the area. Thanks.

**LATE**

**SB-1496**

Submitted on: 2/11/2019 2:50:41 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Loc Pham	Individual	Oppose	No

Comments:

I **do not** support a building exceeding the current height limit in Kaka'ako. It blocks current views of existing building and it will stick out as a sore thumb.



**LATE**

**SB-1496**

Submitted on: 2/11/2019 3:01:33 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Tina Grandinetti	Individual	Oppose	No

Comments:

I strongly oppose this bill. Allowing building heights at nearly double the existing regulations for the purpose of creating a "signature skyline" is irresponsible and disrespectful to our 'Ä• ina. We live in a unique island setting, and our city's skyline is unique precisely because it is NOT defined by landmark buildings designed by for-profit developers, but by the prominence of the Ko'olau Mountains and of Le'ahi. Protecting viewplanes extending from mauka to makai is so crucial for retaining the character of Honolulu. More importantly, with 75 percent of housing demand coming from the low-income tax bracket, it is the State's responsibility to ensure that any further development services that demographic first and foremost. Financing a building of 761-feet would require developers to cater to the luxury market, and this would be a slap in the face to Hawai'i's working families.

**LATE**

**SB-1496**

Submitted on: 2/11/2019 4:50:52 PM  
Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Bianca Isaki	Individual	Oppose	Yes

Comments:

Aloha Senators,

Please do not pass SB 1496. It seeks to increase density in an area that has already exceeded existing infrastructural capacity. I am a longtime user of the Ala Moana and Kakaako area, particularly its nearshore waters. The area is becoming intolerable. O`ahu and the communities who live here are not the same as those that Senator Chang looks to for his ultra-densification housing proposals. SB1496 is premised on similarly wrong-headed ideas.

Further, this bill banks everything on completion of the controversial HART project all the way to Ala Moana. When asked what they will do if the rail is not built, developers in the Kaka`ako-Ala Moana said "good question." This bill will only add to the problems consequent to a lack of good planning. Please do not pass this bill.

Bianca Kai Isaki, Ph.D., Esq.

**LATE**

**SB-1496**

Submitted on: 2/11/2019 6:27:51 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Sheila Lee	Individual	Oppose	Yes

Comments:

**LATE**

**SB-1496**

Submitted on: 2/11/2019 6:32:27 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Yi Man Moon	Individual	Oppose	No

Comments:

**LATE**

**SB-1496**

Submitted on: 2/11/2019 10:19:41 PM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
john Fushikoshi	Individual	Oppose	No

Comments:

I Oppose this bill to allow buildings over the current height limit today. Senator Chang doesn't care about our environment.

**LATE**

**SB-1496**

Submitted on: 2/12/2019 4:15:44 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
john wei	Individual	Oppose	No

Comments:

My wife and I currently reside at Keauhou Place in Kakaako and strongly feel that removing the current 418 feet height restriction on high rises will be detrimental to the overall landscape within the area as it will destroy the uniqueness of Honolulu over other major metropolitan cities in the world not to mention the added fire safety risks. Having lived in Chicago and Shanghai, super skyscrapers dotting our landscape with various heights above 418 feet will not enhance the city but will take away from Honolulu's present balanced architectural landscape of moderate to low rises in the city. We implore that the Senate reject this bill and seek other alternatives to meet their objectives.

**LATE**

**SB-1496**

Submitted on: 2/12/2019 6:26:49 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Thomas Heberle	Individual	Oppose	No

Comments:

I am opposed to SB1496. Buildings taller than the existing height limit should not be considered for Kaka'ako at this time. The infrastructure cannot support the additional population that would result from higher buildings. Sewage capacity, road conditions, lack of sufficient schools and completion of the rail project all need to be addressed before taller buildings should be permitted. Up until very recently, Kaka'ako was a light industrial district with very light population density. The increase in population in this district has outrun the capacity of the supporting infrastructure already, permitting taller buildings will only compound the existing problems.

Thank you for this opportunity to provide comments in opposition to this bill.

Thomas Heberle

**LATE**

**SB-1496**

Submitted on: 2/12/2019 8:18:44 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Kensity S. Inouye	Individual	Oppose	No

Comments:

I submit testimony in opposition to SB1496 which will significantly alter the appearance of our Kakaako community but raising the height limitation from four hundred eighteen feet to seven hundred sixty-eight feet. As an owner of a Kakaako condominium, I am opposed to this change because of its potential effect on infrastructure demands and how it will change the face of Kakaako.



**LATE**

**SB-1496**

Submitted on: 2/12/2019 8:34:13 AM

Testimony for HOU on 2/12/2019 1:15:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Rachelle Nobriga	Individual	Oppose	No

Comments:

STRONGLY OPPOSE this bill.

In fact, I strongly believe a bill should be submitted to LOWER the HEIGHT RESTRICTION in this area.

In addition, before approval/ground breaking of one more building, fix and improve the infrastructure in the Kakaako, Ala Moana and surrounding districts.

Senate Committee and Housing and Senate Committee on Water and Land  
Joint Hearing  
Tuesday, February 12, 2019  
Senate Conference Room 225  
1:15 PM

**LATE**

**Strenuous Opposition to Senate Bill 1496**  
**Relating to the Kaka'ako Community Development District**

Aloha Senators:

This measure is a gluttonous proposal to allow two towers to be erected 768 feet high in Kaka'ako Mauka. Transparently a developer-driven proposition, this bill it is not even remotely compatible with the legacies borne of the greater public interest that Hawai'i holds for present and future generations.

Hawai'i is not Dubai. Nor has Hawai'i Nei been rendered into such a laissez faire state that our unique Paradise of the Pacific is so helpless, hapless and without recourse on such unfettered consumption as has rendered Singapore into succumbing to such tactics, now followed by the promoters of this alien pursuit.

Hawai'i has embedded cultural values that must be *respected*, not exploited.

It is ludicrous that this legislation labels soaring skyscrapers as visual relief from a "uniform" skyline of the present structural openwork that allows mauka to makai viewplanes, cultural necessity. The statutory height limit for Kaka'ako must remain at 418 feet, as strongly advocated by the interested and affected Honolulu community and wholly adopted by the State Legislature in the greater public interest for any future development of Kaka'ako Mauka.

If an uneven skyline is indeed an aesthetically pleasing priority for an architecturally unique experience, especially with any greater packing in of structural walls blocking out air, light and views mauka to makai - clearly the simple solution is to LOWER the heights of any new towers to create such a varied and healthfully pleasing cityscape.

As Senator Gabbard recently stated, "When you look at Paradise, you want to keep it Paradise."

For the sake of present and future generations, please discard this dangerous and formidable precedent for future over-development of our Island state. Even one Monster tower is one too many - anywhere in these fragile islands.

Testimony respectfully submitted by Michelle S. Matson