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LAND USE COMMISSION

3

STATE OF HAWAI'I

4 HEARING

5 A07-775 CASTLE & COOKE HOMES)
HAWAII, INC. (Oahu))

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TRANSCRIPT OF PROCEEDINGS

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11 The above-entitled matter came on for a Public Hearing

12 at Conference Room 204, Second Floor, Leiopapa A

13 Kamehameha, 235 S. Beretania Street, Honolulu,

14 Hawai'i, commencing at 9:35 a.m. on Thursday, January

15 21, 2010 pursuant to Notice.

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21 REPORTED BY: HOLLY M. HACKETT, CSR #130, RPR
Certified Shorthand Reporter

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A P P E A R A N C E S

3

COMMISSIONERS:

KYLE CHOCK

4

THOMAS CONTRADES

VLADIMIR DEVENS

5

LISA M. JUDGE

DUANE KANUHA

6

NORMAND LEZY

RANSOM PILTZ (Chairman)

7

REUBEN WONG

8

EXECUTIVE OFFICER: ORLANDO DAVIDSON

ACTING CHIEF CLERK: RILEY HAKODA

9

STAFF PLANNERS: BERT SARUWATARI, SCOTT DERRICKSON

10

DEPUTY ATTORNEY GENERAL: DIANE ERICKSON, ESQ.

11

AUDIO TECHNICIAN: WALTER MENCHING

12

13

Docket No. A07-775 Castle & Cooke Homes Hawai'i, Inc.

14

For the Petitioner:

BENJAMIN MATSUBARA, ESQ.

CURTIS TABATA, ESQ.

15

WYETH MATSUBARA, ESQ.

16

For the County:

DAWN TAKEUCHI-APUNA, Esq.

17

Deputy Corporation Counsel

MATTHEW HIGASHIDA DPP

18

For the State:

BRYAN YEE, ESQ.

19

Deputy Attorney General

ABBEY MAYER,

20

Office of Planning

21

Intervenor Sierra Club:

COLIN YOST, ESQ.

22

Intervenor Neighborhood Board No. 25:

23

KAREN LOOMIS

RICHARD POIRIER

24

25

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1 CHAIRMAN PILTZ: Good morning. Welcome.

2 This is the Land Use Commission meeting, January 21st,
3 Conference Room 204. Members of the Commission, have
4 you reviewed the minutes? Are there any corrections,
5 additions?

6 COMMISSIONER JUDGE: Move to approve.

7 COMMISSIONER WONG: Second.

8 CHAIRMAN PILTZ: We have an approval by
9 Commissioner Judge, second by Commissioner Wong. All
10 those in favor signify by saying aye.

11 COMMISSIONERS VOTING: Aye.

12 CHAIRMAN PILTZ: Any nays? Okay. Executive
13 director, our meeting schedule.

14 MR. DAVIDSON: Thank you, Chair. You have
15 both the traditional tentative meeting schedule and
16 also the color version that gives you, hopefully, the
17 whole year's schedule for 2010.

18 In terms of the upcoming meetings, a lot of
19 activity beginning on the Big Island in March and
20 April. And as always any conflicts, concerns, give
21 either me or Riley a call. Thanks.

22 COMMISSIONER JUDGE: Question?

23 CHAIRMAN PILTZ: Yes.

24 COMMISSIONER JUDGE: Dan, on the second part
25 of the year is there a chance that that's going to all

1 change if there's furloughs for next year?

2 MR. DAVIDSON: I'm hoping not all change.
3 But what they will do is two Fridays a month we would
4 expect them to create furlough days. So when we get
5 that we will -- we may not get that 'til March is my
6 understanding. But we'll make minimal adjustments.

7 COMMISSIONER JUDGE: Just for planning
8 purposes.

9 MR. DAVIDSON: This is for planning purposes
10 'cause I know Wednesdays are difficult. So we'll do
11 what we can.

12 CHAIRMAN PILTZ: Good morning, one and all.
13 This is a hearing on Docket No. A07-775 to amend the
14 Agricultural Land Use District Boundary into the Urban
15 District for approximately 767.649 acres in Waipio and
16 Waiawa, Island of Oahu, State of Hawai'i.

17 On December 4th, 2009 the Commission granted
18 the Petitions to Intervene filed by the
19 Mililani/Waipio/Melemanu Neighborhood Board No. 25 and
20 the Sierra Club.

21 And then on December 8, 2009 the Land Use
22 Commission and the parties held a pre-hearing
23 conference.

24 On December 14, 2009 the Commission received
25 Neighborhood Board No. 25's List of Exhibits, List of

1 Witnesses, and Exhibits 1 through 17.

2 On December 15, 2009 the Commission received
3 Petitioner's List of Witnesses, List of Exhibits, and
4 Exhibits 17A, 18, 19, 20 and 49; the Sierra Club's
5 List of Witnesses, List of Exhibits and Exhibits 1-5;
6 OP's List of Witnesses, List of Exhibits and
7 Exhibits 2-9, 12, 13, 16, 17, and 19-23.

8 Then on December 30, 2009 the Commission
9 received the Sierra Club's Amended List of
10 Witnesses/Rebuttal Witnesses; Petitioner's List of
11 Rebuttal Witnesses and Rebuttal Exhibits.

12 Then on January 4, 2010, the Commission
13 issued the Pre-Hearing Order.

14 On January 14th, 2010, the Commission
15 received OP's First Amended Witness List, First
16 Amended Exhibit List and Exhibits 14-15.

17 Also they received the Petitioner's
18 Exhibits 29-46.

19 On January 19, 2010, the Commission received
20 notice from Mililani/Waipio/Melemanu Neighborhood
21 Board No. 25 that Karen Loomis would be serving as
22 alternative representative replacing William Bass.

23 Then on January 20, 2010, the Commission
24 received Petitioner's Exhibits 47-48.

25 And let me briefly run over our hearing

1 procedure for today. First, we'll have the parties
2 identify themselves for the record. I will then give
3 opportunity for the Petitioner to comment on the
4 Commission's policy governing reimbursement of hearing
5 expenses.

6 I will then call for those individuals
7 desiring to provide public testimony for this docket
8 to identify themselves. All such individuals will be
9 called in turn to our witness box where they will be
10 sworn in before providing their testimony.

11 After completion of the public testimony
12 staff will provide its map orientation and report.
13 After our staff has provided its map orientation and
14 report, I will give opportunity for the parties to
15 admit to the record their exhibits.

16 After the admission of exhibits to the
17 record the Petitioner will begin its case.

18 Once the Petitioner is completed with its
19 presentation, it will be followed in turn by the City
20 and County of Honolulu, the State Office of Planning,
21 the Mililani/Waipio/Melemanu Neighborhood Board No. 25
22 and the Sierra Club.

23 The Chair will also note for the parties and
24 the public that from time to time I will be calling
25 for short breaks.

1 Are there any questions on our procedures
2 for today?

3 MR. MATSUBARA: No questions, Mr. Chair.

4 CHAIRMAN PILTZ: City?

5 MS. TAKEUCHI-APUNA: No questions.

6 MR. YEE: No questions.

7 MR. YOST: No questions.

8 MR. POIRIER: No questions.

9 CHAIRMAN PILTZ: Good morning,
10 Mr. Matsubara.

11 MR. MATSUBARA: Good morning, Chairman
12 Piltz.

13 CHAIRMAN PILTZ: Would you please identify
14 yourselves.

15 MR. MATSUBARA: Thank you. Ben Matsubara,
16 Curtis Tabata, Wyeth Matsubara on behalf of
17 Petitioner, Castle & Cooke Homes Hawaii, Inc. Seated
18 to my right is Laura Kodama, Director of Planning and
19 Permitting for Castle & Cooke Homes Hawai'i, Inc.

20 MS. TAKEUCHI-APUNA: Good morning. Dawn
21 Apuna, deputy corporation counsel on behalf of the
22 City's Department of Planning and Permitting. Here
23 with me today is Matt Higashida.

24 MR. YEE: Good morning. Deputy Attorney
25 General Bryan Yee on behalf of the Office of Planning.

1 With me is Abbey Mayer from the Office of Planning.

2 MR. POIRIER: Good morning, Chair and
3 Commissioners. Dick Poirier and Carol Loomis here on
4 behalf of Board No. 25.

5 MR. YOST: Good morning, Chairman. Colin
6 Yost on behalf of the Sierra Club.

7 CHAIRMAN PILTZ: Thank you. Mr. Matsubara,
8 has our staff informed you of the Commission's policy
9 regarding reimbursement of the hearings expenses?

10 MR. MATSUBARA: Yes, they have.

11 CHAIRMAN PILTZ: Thank you. Are there any
12 individuals to provide testimony -- sorry -- would you
13 indicate your position on our policy.

14 MR. MATSUBARA: We are aware of the policy
15 and accept the policy, Mr. Chairman.

16 (Commissioner Devens is now present)

17 CHAIRMAN PILTZ: Okay. Thank you. We have
18 a list here of our people for public testimony. Our
19 first person is William Hong. And the person
20 following him is Ken Sakurai.

21 Mr. Hong, may I swear you in.

22 WILLIAM "BUZZ" HONG
23 being first duly sworn to tell the truth, was examined
24 and testified as follows:

25 THE WITNESS: Yes, sir I do.

1 CHAIRMAN PILTZ: Please state your name and
2 address and proceed with your testimony.

3 THE WITNESS: Good morning, Chairman Piltz,
4 members of the Commission. For the record my name is
5 Buzz Hong. I'm with the Hawai'i Building and
6 Construction Trades Council. Our council is comprised
7 of approximately 36,000 construction workers, many of
8 whom are on furlough and have been out of work for the
9 past year.

10 We urge you to consider Castle & Cooke's
11 application this morning for the following reasons.

12 No. 1. The Project will provide a stimulus
13 to our ailing economy putting thousands of our
14 construction workers back to work and offer much
15 needed revenue to shore up the state deficit.

16 It will also provide our workers an
17 opportunity to purchase affordable homes in a brand
18 new community.

19 Again, I emphasize the economic benefits
20 this Project will have on our state economy and
21 respectfully urge your approval this morning. Thank
22 you.

23 CHAIRMAN PILTZ: Thank you. Questions by
24 the Petitioner?

25 MR. MATSUBARA: No questions, Mr. Chairman.

1 CHAIRMAN PILTZ: County?

2 MS. TAKEUCHI-APUNA: No questions.

3 CHAIRMAN PILTZ: State?

4 MR. YEE: No questions.

5 CHAIRMAN PILTZ: Intervenors?

6 MR. YOST: No questions.

7 MR. POIRIER: No questions.

8 CHAIRMAN PILTZ: How 'bout Commissioners?

9 Any? Thank you, Mr. Hong. Next person is Ken Sakurai
10 followed by Leonard Leong. Let me swear you in, sir.

11 KEN SAKURAI,

12 being first duly sworn to tell the truth, was examined
13 and testified as follows:

14 THE WITNESS: Yes.

15 CHAIRMAN PILTZ: Would you state your name
16 and address for the record and proceed with your
17 testimony.

18 THE WITNESS: My name is Ken Sakurai. My
19 address is 1900 Hau Street, Honolulu, Hawai'i 96819.

20 CHAIRMAN PILTZ: Thank you.

21 THE WITNESS: Morning, Mr. Chairman and
22 fellow Commissioners. As I had stated, my name is Ken
23 Sakurai. And I'm the president of Coastal
24 Construction Company.

25 We are a kama'aina general contracting

1 company that has been in the construction business
2 since 1968. That's a long, long time. And a lot of
3 our work has been with Castle & Cooke at Mililani.

4 Throughout the years we have maintained an
5 average workforce of 500 employees which includes
6 carpenters, drywall hangers, tapers, and general
7 laborers. The majority of our workers have worked at
8 Mililani.

9 We have worked with Castle & Cooke since
10 1968 and have helped them build a major portion of
11 Mililani and other housing developments in the state.

12 Our relationship with Castle & Cooke for
13 over 40 years has allowed us to grow our company to
14 employ thousands of workers who have been able to
15 provide for their families and to also, and I
16 emphasize, to also purchase the very homes that we
17 have built.

18 We are inspired by witnessing the evolution
19 of Mililani developed by Castle & Cooke in providing
20 affordable, entry level, mid-level and high-end homes
21 to every member of the public.

22 Our inspiration and growth has also allowed
23 us to become a good corporate company much like Castle
24 & Cooke in giving back to the community by building
25 homes for the lessees of the Hawaiian Home Lands and

1 our proud military men and women of the Navy and
2 Marines.

3 My support of Castle & Cooke is pretty
4 obvious. But I wanted to also support the development
5 for the following reasons:

6 1. It creates new home developments and
7 opportunities for our working families and it provides
8 them a choice of where to live.

9 2. It provides our employees and their
10 families an opportunity to afford homes in a new
11 community.

12 3. It generates employment and taxes which
13 is good for the economy.

14 And, lastly, it creates a dynamic new
15 neighborhood for families to establish their roots,
16 own a home, and to build their own legacy.

17 I respectfully request your consideration in
18 approving this development that will provide housing
19 choices and opportunities for our children, our
20 employees and other families.

21 Thank you for your attention.

22 CHAIRMAN PILTZ: Thank you. Mr. Matsubara.

23 MR. MATSUBARA: No questions, Mr. Chairman.

24 MS. TAKEUCHI-APUNA: No questions.

25 MR. YEE: No questions.

1 MR. YOST: No questions.

2 MR. POIRIER: No questions.

3 CHAIRMAN PILTZ: Thank you, Mr. Sakurai.

4 Next person up is Leonard Leong followed by Kirk

5 Favella. Let me swear you in, Mr. Leong.

6 LEONARD LEONG

7 being first duly sworn to tell the truth, was examined

8 and testified as follows:

9 THE WITNESS: I do.

10 CHAIRMAN PILTZ: Would you state your name

11 and address for the record.

12 THE WITNESS: My name is Leonard Leong. My

13 address is 677 Ahua Street, Honolulu, Hawai'i 96819.

14 Mr. Chairman, and members my name is Leonard

15 Leong and I'm an employee of Royal Contracting. You

16 will receive much testimony or have been receiving

17 testimony in regards to land use, traffic, job

18 creation and other relevant factors in your important

19 decision concerning Koa Ridge.

20 I would like to, however, speak on the

21 character, integrity and my overall impression of

22 Castle & Cooke & Cooke Homes Hawai'i. Royal

23 Contracting has been in business nearly 50 years.

24 We have worked for many developers. Castle

25 & Cooke ranks in the top three of the best home

1 builders to work for.

2 As a union contractor we appreciate the fact
3 that they are willing to pay the higher prices for
4 work to be done by trained and professional workers.
5 Should there be changes in plans they're upfront and
6 negotiate fairly for all extra costs or credits.
7 Their schedules are usually tight.

8 And perhaps this may be a reason to use
9 trained and professional workers since their schedules
10 are tight projects are completed quickly.

11 This reduces impact on neighbors that have
12 concerns with construction activities. Their concern
13 for neighbors is a factor that we find rewarding.
14 They want us to control the dust, minimize noise,
15 control erosion, and minimize impact to traffic.

16 All developers share the same concerns but
17 only some will share the expense. Castle & Cooke
18 Homes is one of those developers.

19 They're also willing to meet with neighbors
20 if there are major complaints.

21 The fact that they will go with the
22 contractor and discuss concerns is an example of their
23 concern and willingness to talk the talk and walk the
24 walk. They take full responsibility for all aspects
25 of their projects.

1 Land development is subject to many
2 regulations. And in building their projects Castle &
3 Cooke Homes Hawai'i has always been in support of
4 following government regulations. Projects will not
5 start without proper permits or inspection.

6 We enjoy working in this manner since it
7 helps to improve the quality of construction, avoid
8 payments of fines and more important, it eliminates
9 having a project sit idle while an additional permit
10 is obtained.

11 Castle & Cooke Homes Hawai'i is a team
12 player. And by their actions in our business dealings
13 I feel that the future of Castle & Cooke Homes owners
14 and other related customers will be treated fairly and
15 with respect.

16 Royal Contracting has been asked and paid
17 for corrections to sidewalks and driveways that may
18 have been damaged after our project completion by
19 homeowners building rock walls or other improvements
20 and landscaping.

21 Castle & Cooke Hawai'i is proud of their
22 development and spends the time and effort to satisfy
23 or resolve their customers' complaints or concerns.

24 Castle & Cooke is a locally managed company
25 and their senior management style is local. This is a

1 type of company we want in Hawai'i for the long term.

2 Based on our experience with their people we
3 ask that you approve their request for Koa Ridge.

4 Thank you.

5 CHAIRMAN PILTZ: Questions, Mr. Matsubara?

6 MR. MATSUBARA: No questions, Mr. Chair.

7 MS. TAKEUCHI-APUNA: No questions.

8 MR. YEE: No questions.

9 MR. YOST: No questions.

10 MR. POIRIER: No questions.

11 CHAIRMAN PILTZ: Thank you. Next person is
12 Kurt Favella followed by Jim Walsh. Let me swear you
13 in, Kurt.

14 KURT FAVELLA,
15 being first duly sworn to tell the truth, was examined
16 and testified as follows:

17 THE WITNESS: Yes, I will.

18 CHAIRMAN PILTZ: State your name and address
19 for the record proceed with your testimony.

20 THE WITNESS: Kurt Favella, 91-941 Ikulani
21 Street 'Ewa Beach, Hawai'i. Thank you, Chair, thank
22 you, Commissioners. I'm in support of the amendment
23 No. A07-775 from agriculture for urban use.

24 Just look at Mililani Mauka, an example they
25 give not only for first-time homeowners but young

1 families. My family from Ewa Beach long-time
2 residents, they didn't wanna go anywhere else. But
3 they had no place that they could afford to move to
4 besides buying a house that had been there in the '60s
5 or early '50s. So.

6 They had a chance to go out there Mililani
7 Mauka, new community, you have young families,
8 first-time homeowners, beautiful schools, beautiful
9 parks.

10 I have confidence in Castle & Cooke in a
11 sense of what they're going to do out there and
12 respecting the agricultural use or whatever things
13 that they need to do to get this development done.

14 I think they're going to bring great quality
15 homes for our young communities and for first-time
16 homeowners to get an opportunity to purchase a home,
17 you know.

18 Right now my daughter is about six years old
19 going to Our Lady of Perpetual Help School. She would
20 have an opportunity to buy a new home.

21 I had residents from Ewa Beach tell me, "Oh,
22 yeah, but what, you not goin' give her your house?"
23 "Maybe when I dead she can have my house but not right
24 now." (Laughter)

25 I want her to have the same opportunities

1 that God had blessed me with to have -- to be a
2 first-time homeowner. I think to have some
3 technicalities out there going around that try to stop
4 this Project, I really think that would be a tragedy
5 for her, for her opportunity and maybe her kids'
6 opportunity to have great homes built by a good
7 company.

8 Castle & Cooke is proven. You guys can see.
9 Just look Mililani. They had respect. Mililani Mauka
10 had issues with those kinda issues you guys are comin'
11 up now. But they had respect -- try go look. You
12 look like the development actually was there.

13 They never have to do all of the
14 infrastructures and stuff that they had to do to get
15 this development as beautiful as it happened. Look at
16 the in and off-of roads, and how wide and the
17 sidewalks stuff they have over there. It's beautiful.

18 I would be happy to go back in time and they
19 would build 'Ewa Beach for us. Back in then we would
20 have beautiful sidewalks that is not, called,
21 "unimproved sidewalks". We would have sidewalks today
22 for our residents of 'Ewa Beach.

23 But I thank you, Commissioners, and Chair to
24 have the opportunity to testify before you. But
25 please don't let small technicalities come in the way

1 of a beautiful and a future development of Mililani.

2 Thank you.

3 CHAIRMAN PILTZ: Mr. Matsubara?

4 MR. MATSUBARA: No questions.

5 CHAIRMAN PILTZ: City?

6 MS. TAKEUCHI-APUNA: No questions.

7 CHAIRMAN PILTZ: State?

8 MR. YEE: No questions.

9 CHAIRMAN PILTZ: Intervenors?

10 MR. YOST: No questions.

11 MR. POIRIER: No questions.

12 CHAIRMAN PILTZ: Commissioners? Thank you.

13 Jim Walsh followed by Lance Yoshimura.

14 JIM WALSH

15 being first duly sworn to tell the truth, was examined

16 and testified as follows:

17 THE WITNESS: I do.

18 CHAIRMAN PILTZ: Would you state your name

19 and address for the record and continue with your

20 testimony.

21 THE WITNESS: My name is Jim Walsh. I'm a

22 resident of Mililani, 94-340 Kamalei Street and I've

23 been there since 1975. So I've seen a lot of the

24 growth and development and experienced a lot of the

25 issues. But thank you for the opportunity to speak in

1 support of the Castle & Cooke Development.

2 I currently serve as a volunteer member of
3 the Wahiawa Board -- Wahiawa Hospital Board of
4 Directors. And what I see is something different than
5 has been alluded to by the prior petitioners.

6 My support focus on the Koa Ridge Medical
7 Center which I think is a unique opportunity to
8 improve access to care and quality of care within the
9 Central O'ahu area.

10 There are problems in Central O'ahu that
11 really haven't surfaced because of the way statistics
12 are kept in terms of, for example, the number of
13 physicians. You've read about shortages of physicians
14 on the neighbor islands.

15 And that's been -- hasn't hit the headlines
16 recently but it certainly was hitting the headlines
17 over the last couple of years.

18 Well, we have a problem on O'ahu and the
19 problem is in Wahiawa. We have physicians at Wahiawa
20 who have served the population of Central O'ahu very
21 well diligently and dedicatedly for a number of years.
22 They're retiring. And they're not able to find
23 replacements.

24 In addition, you have Wahiawa Hospital is an
25 old facility and it needs significant improvements

1 which are really prohibitively expensive in the
2 existing site. It really needs a new location.

3 I think the staff and physicians at the
4 hospital do an outstanding job despite the limitations
5 of those facilities. I think the emergency room is
6 one of the key links to the emergency network for
7 Central O'ahu.

8 And compared to other hospitals the ER has a
9 90 percent admission rate to the hospital versus about
10 40 to 50 percent at other hospitals. So it really
11 plays a very key role. And they are getting serious
12 cases sent to that ER.

13 The proposed Koa Ridge Medical Center will
14 enable Wahiawa General to partner with other provider
15 organizations to build newer, more technologically
16 advanced and much more convenient and accessible
17 locations and service providers.

18 The new complex will include a new acute
19 care hospital, a physician office building and other
20 ambulatory and ancillary services giving the residents
21 this improved access to care.

22 These new facilities will do another
23 important thing. And that's getting back to the
24 shortage of physicians. This will help attract new
25 physicians.

1 When you've been in training for a number of
2 years and you come out, you're skilled at the highest
3 level of technology available during that training
4 period.

5 You really don't want to sacrifice those
6 skills by going to an older facility, a facility that
7 isn't as up-to-date as most of the downtown
8 facilities. And this is true whether you're on a
9 neighborhood island or in Wahiawa.

10 I think they do a good job trying to keep
11 up. But, again, there are limitations based on the
12 facilities.

13 The fact that it's more centrally located,
14 it will also be able to serve the residents of
15 Mililani as well as Wahiawa and the North Shore and
16 other surrounding communities.

17 I was involved in recruiting physicians to
18 Hawai'i for over 30 years during my career at Straub
19 as well as more recently at HMSA. There's no question
20 recruiting to Hawai'i right now is more difficult than
21 ever.

22 Modern facilities and equipment can make a
23 difference. It's not the only solution but it
24 certainly is a big solution for those newly trained
25 physicians who want to come out and locate in area

1 that has a huge population to serve. It's a very
2 attractive package that can be offered.

3 So in summary, by approving this application
4 from Castle & Cooke for their Koa Ridge development,
5 you're not only providing affordable housing in a
6 planned community, you're really going a long way in
7 improving the availability and quality of care for the
8 residents of Central O'ahu. Thank you.

9 CHAIRMAN PILTZ: Mr. Matsubara?

10 MR. MATSUBARA: No questions, Mr. Chair.

11 CHAIRMAN PILTZ: City?

12 MS. TAKEUCHI-APUNA: No questions.

13 MR. YEE: No questions.

14 MR. YOST: No questions.

15 MR. POIRIER: No questions.

16 CHAIRMAN PILTZ: Commissioners, any
17 questions? Thank you, Mr. Walsh. Next person is
18 Lance Yoshimura followed by Susan Rich.

19 LANCE YOSHIMURA,
20 being first duly sworn to tell the truth, was examined
21 and testified as follows:

22 THE WITNESS: Yes I do.

23 CHAIRMAN PILTZ: Would you state your name
24 and address for the record and proceed.

25 THE WITNESS: Lance Yoshimura. I live at

1 95-1043 Laua'e Street in Mililani Mauka.

2 CHAIRMAN PILTZ: Go ahead.

3 THE WITNESS: I've been a resident of
4 Mililani Mauka for 17 years now. I serve on the
5 Mililani Mauka/Launani Valley Neighborhood Board 35. I
6 don't speak for the whole community but I know a lot
7 of residents there are in favor of the Project. I
8 don't want to say I speak for the community even
9 though I represent the community through the
10 Neighborhood Board.

11 I was afforded the opportunity over 17 years
12 ago to have an opp -- you know, live, our dream was in
13 live in Mililani. My wife and I's (sic) dream was to
14 live in Mililani. And I'm sure over the 40 years that
15 Castle & Cooke has been building the Mililani area
16 that a lot of dreams have come true for a lot of
17 residents.

18 I just wanted to share a personal
19 conversation I had with my son who's at a point where
20 in a few years he'll be able to buy a home. And I
21 asked him, "What is your dream? What is your dream
22 that you want to have in a few years?"

23 He says he wants to buy a home and he wants
24 to live near where I live. He wants me to be able to
25 help him with his kids, take his kids to baseball,

1 babysit. You guys know the whole nine yards of a
2 grandparent.

3 For me that's very touching because being
4 born and raised in Hawai'i our family values then and
5 still yet now are very valuable to us, you know. We
6 were taught to help each other out, kind of live in
7 the same proximity if you can afford to do that.

8 So it's very important for me -- and I
9 have -- that's my oldest son -- I have another boy
10 about the same age. Actually he's a twin and a
11 daughter. They all love Mililani. They love the
12 community. They love soccer playing, baseball.

13 Castle & Cooke has done a good job in
14 building that community. And I see their plans going
15 forward with Koa Ridge Project that it will be the
16 same. They'll give a lot of opportunities to the
17 younger generation like my kids to be able to afford a
18 place like that.

19 On another point talking about family
20 values, my parents are, I'd say, pretty close to 90,
21 in late 80's. They were living in Moiliili. I had
22 them move up to a senior living community Olaloa in
23 Mililani Mauka so I could, you know, watch over them.
24 They're renting right now. But it's all about family
25 values, being close together.

1 One day hopefully my kids will be able to
2 take care of me and be close by where I live so it's
3 easy for them. Probably my house right now is going
4 to my grandkids and so forth so down the line.

5 Hopefully everybody realize that, you know,
6 business is business. People make money. People need
7 to go to work. But the basis of everybody's life is
8 family values, your family.

9 That's why what I wanted to express my views
10 with you on this Project going forward. Thank you for
11 letting me testify today.

12 CHAIRMAN PILTZ: Thank you. Mr. Matsubara?

13 MR. MATSUBARA: No questions.

14 MS. TAKEUCHI-APUNA: No questions.

15 MR. YEE: No questions.

16 MR. YOST: No questions.

17 MR. POIRIER: No questions.

18 CHAIRMAN PILTZ: Commissioners? Thank you.

19 Susan Rich followed by Penny Johnson.

20 SUSAN RICH

21 being first duly sworn to tell the truth, was examined
22 and testified as follows:

23 THE WITNESS: I do.

24 CHAIRMAN PILTZ: Would you state your name
25 and address then proceed with your testimony.

1 THE WITNESS: My name is Susan Rich. I live
2 at 7438 Mokuhana Place, Honolulu, Hawai'i 96825.
3 Thank you for letting me speak today. Again, my name
4 is Susan Rich.

5 And I'm the assistant administrator of
6 quality at Wahiawa General Hospital. I've worked in
7 the hospital since the early '70s and have watched and
8 participated in the changing face of healthcare. I've
9 worked in seven hospitals during my career, most of
10 them were community hospitals.

11 There's specific challenges that rural
12 hospitals face in addition to the demands that all
13 hospitals are facing right now.

14 One of the most common and threatening
15 challenges that rural hospitals experience is
16 attracting new physicians to the communities they
17 serve.

18 As the older physicians begin to retire the
19 new ones are not coming to take their place. When I
20 listened to Jim's testimony -- we did not sit together
21 and write this -- but I reiterate a lot of the things
22 that he spoke about because it is true.

23 Physicians with specialties tend to serve
24 metropolitan areas where they are on staff at several
25 hospitals or only work at an office and use hospitals

1 to serve their patients when they're admitted to the
2 hospital.

3 The rural hospital must keep up with the
4 latest technologies and processes in order to compete.
5 Larger hospitals have office buildings or clinics
6 close by to encourage referrals and other conveniences
7 to physicians.

8 Many of the rural hospitals are land locked
9 due to existing construction and are not able to
10 accommodate additional buildings.

11 For busy physicians efficiency, convenience
12 and the latest technology can determine where they
13 choose to practice. For rural hospitals that cannot
14 offer these amenities, services may start to dissolve
15 and dry up.

16 The big loser in this scenario becomes the
17 patient. If the services they need are not close by,
18 they're the ones as well as their family's
19 inconvenienced when they have to go further to get the
20 care.

21 When you're ill, driving into town to see a
22 physician or go to the hospital becomes a huge burden.
23 I know this is true because I care for my 88 year-old
24 father and use the healthcare system from the other
25 side.

1 It's imperative to have a long-range vision
2 that provides quality services close to home to
3 maintain and improve the quality of not only the
4 healthcare system but to the community.

5 At Wahiawa General Hospital we are already
6 experiencing some of the effects I've mentioned not
7 because we're not able to provide quality care. We
8 can.

9 We were the first hospital to use TPA,
10 that's a clot buster, for people that have heart
11 attacks. We have state-of-the-art equipment in our
12 radiology department. We're the first hospital in
13 Hawai'i to obtain profusion provision CT service.

14 This technology vastly improves diagnostic
15 capabilities and treatment options available to
16 patients. The only other hospital on the island with
17 these capabilities is Queen's.

18 We have excellent surgical suites with
19 up-to-date equipment and experienced nurses. But busy
20 surgeons don't find the time to make the drive and
21 have limited options to provide them with office
22 space.

23 The revenue derived from surgical services
24 is where many hospitals make enough money to invest in
25 future technologies.

1 So even though Wahiawa General Hospital can
2 and does provide quality care and services, a new
3 hospital that's designed for today's healthcare can
4 draw physicians and services back to the local
5 community. That improves the health of the community.
6 Thank you.

7 CHAIRMAN PILTZ: Thank you. Mr. Matsubara.

8 MR. MATSUBARA: No questions, Mr. Chair.

9 CHAIRMAN PILTZ: City?

10 MS. TAKEUCHI-APUNA: No questions.

11 MR. YEE: No questions.

12 MR. YOST: No yes.

13 MR. POIRIER: No questions.

14 CHAIRMAN PILTZ: Commissioners? Thank you.

15 Next person is Penny Johnson followed by Michelle
16 Ogata.

17 PENNY JOHNSON,
18 being first duly sworn to tell the truth, was examined
19 and testified as follows:

20 THE WITNESS: I do.

21 CHAIRMAN PILTZ: Would you state your name
22 and address and proceed with your testimony.

23 THE WITNESS: My name's is Penny Johnson. I
24 live at 157 Baldwin Road, Wahiawa, Hawai'i 96786. I
25 appreciate the opportunity to testify this morning.

1 Again my name is Penny Johnson.

2 I'm a Registered Nurse at Wahiawa General
3 Hospital and also the Director of Nursing. I'm here
4 to talk about the importance of approving the Project
5 at Koa Ridge from a nurse's standpoint.

6 I started working in Wahiawa in 2005 when
7 our family was stationed at Schofield Barracks. I
8 have a daughter that was diagnosed with juvenile
9 diabetes at the age of three.

10 And when we moved to Schofield Barracks and
11 enrolled her in the public school they did not have a
12 nurse in the system to take care of her to manage her
13 diabetics care. So I took a job at Wahiawa so I could
14 be nearby to care for my daughter.

15 She would have been the first child to
16 attend their school who had an insulin pump and they
17 were not prepared to manage her care.

18 So like many other healthcare professionals
19 in Central Oahu and the North Shore, especially
20 nurses, Wahiawa General is a good fit for my family.

21 The small community feel and close proximity
22 of the hospital provides ideal working conditions for
23 healthcare professionals with families and in my case
24 a child with special needs.

25 I'm here today because I am also a surgical

1 nurse and the manager for surgical services at
2 Wahiawa. And I have concerns about the availability
3 of surgical services in the communities not located in
4 Honolulu.

5 Over the past ten years surgical services
6 have migrated out of our community to newer, modern
7 facilities in town.

8 This is largely because of surgeon
9 availability and the lack of resources in the smaller
10 community-based hospitals. Surgeon availability is a
11 national problem.

12 And a report published by Ohio State
13 University in 2009 states, "As the population
14 continues to grow there will be a shortage of 1300
15 general surgeons in 2010. That shortage will worsen
16 each decade reaching a deficit of 6,000 by year 2050."

17 The Hawaii Medical Association also reported
18 in 2008 that circumstances in Hawai'i is grave in that
19 over the past ten years 20 orthopedic surgeons have
20 left the state. On some nights on Oahu there's no
21 neurosurgeon on call for emergencies. The number of
22 residents entering the surgical residency program has
23 decreased as well.

24 The current location of our hospital coupled
25 would with the structural aging has not allowed us to

1 keep pace with the larger facilities. Although we
2 could handle the more complex patients, the surgeons
3 are just not available and our facility cannot
4 structurally support the upgrades necessary to lure
5 them away from town.

6 This out-migration of surgical services is a
7 huge inconvenience for the community and family.
8 Patients who need operative procedures are forced to
9 drive to Honolulu for these surgical services. Even
10 minor same-day type services are a major inconvenience
11 for people who live north of Pearl City.

12 Anyone who has tried to make it to Queen's
13 at 0730 for an appointment -- and believe me when I
14 was driving in from Wahiawa this morning, I really can
15 appreciate the fact of what anybody has to do to get
16 into Honolulu to be anywhere by 9:00 o'clock -- knows
17 the pitfalls of the transportation, even the parking
18 situation in and around the hospitals.

19 So the importance of establishing a modern
20 facility for healthcare access, emergency and surgical
21 services is necessary to support and sustain the
22 growing communities.

23 The development of a modern technology-based
24 medical center at Koa Ridge would ensure in the
25 communities away from downtown have access to quality

1 medical services necessary to support the families of
2 Central O'ahu and the North Shore. Thank you for your
3 time.

4 CHAIRMAN PILTZ: Thank you. Mr. Matsubara?

5 MR. MATSUBARA: No questions.

6 MS. TAKEUCHI-APUNA: No questions.

7 MR. YEE: No questions.

8 MR. YOST: No questions.

9 MR. POIRIER: Yes, question. How is the new
10 facility going to impact the existing facility?

11 Because you talk about various types of shortages,
12 difficulties recruiting, et cetera, et cetera.

13 So if you put a modern contemporary facility
14 right nextdoor, what kind of impact will that have on
15 the existing structure?

16 THE WITNESS: Well, the existing -- I cannot
17 speak for what is the future of Wahiawa Hospital. But
18 in my mind any services that are offered at Wahiawa
19 will migrate to Koa Ridge and it will only improve.
20 The facility will be more up-to-date. We used to
21 deliver babies at Wahiawa.

22 Because the doctors that came to Wahiawa
23 were trained in modern facilities where they have
24 realtime monitoring, they didn't want to deliver
25 babies at Wahiawa anymore because of the risk.

1 So any time you build a new facility the
2 technology is going to be used to what the new doctors
3 who graduate from their different specialties are used
4 to having. The ideal situation would be all services
5 that are in Wahiawa would migrate to Koa Ridge.

6 And also there's the problem of
7 accessibility. Once you get to the end of the H-2 if
8 you're heading out to the North Shore even navigating
9 through Wahiawa to get to the hospital is a bit of a
10 challenge. And parking is limited.

11 So being right off of the H-1, right off of
12 Ka Uka Boulevard where it's a nice, big, wide open
13 area. And the way the hospital complex is laid out on
14 the map really will afford people as far from Laiea,
15 as far as Waimanalo on down to come to the facility at
16 Koa Ridge.

17 So it's only going to offer them in my
18 opinion access to -- easily access to quality
19 healthcare.

20 CHAIRMAN PILTZ: Go ahead, Mr. Yost.

21 MR. YOST: You just said that services would
22 migrate likely from Wahiawa to the new facility at Koa
23 Ridge. Does that mean that you think Wahiawa would
24 provide much less in the way of medical services to
25 the immediate community around Wahiawa than it does

1 now?

2 THE WITNESS: Well, I don't believe that
3 they'll ever be able to just close the doors of
4 Wahiawa Hospital just because of central location, the
5 need for North Shore since Kahuku no longer has a
6 hospital.

7 Our patients come from the North Shore and
8 from Wahiawa. We get patients also from Schofield
9 Barracks. The military uses our hospital when they
10 can't get down to Tripler.

11 So whatever services they have in Wahiawa
12 now -- in my opinion, again, I'm not speaking for the
13 hospital -- but they'll have to, I would think they
14 would have to keep their emergency department and the
15 services that go along and support that.

16 But the good thing is that whatever they
17 develop at Wahiawa they will have another hospital in
18 close proximity that they can refer those patients to
19 so they don't have to drive in further to town.

20 MR. YOST: Okay.

21 CHAIRMAN PILTZ: Thank you. Commissioners,
22 any questions? Commissioner Wong.

23 COMMISSIONER WONG: I hear that there's a
24 shortage of doctors and specialists. So the question
25 is is Wahiawa Hospital fully utilized by reason of the

1 shortage of these doctors?

2 CHAIRMAN PILTZ: Can you answer that?

3 THE WITNESS: Um, I don't feel that I'm
4 qualified to speak why doctors don't come to Wahiawa.
5 I can tell you from the surgical standpoint that a lot
6 of the surgical services that we provided in the past,
7 urology, neurology, spine and joint replacement, a lot
8 of those surgeons have left Wahiawa and taken their
9 services into town. Some of them even left the state.
10 Some of it is because of the referral base.

11 If the physicians that are in the community
12 are retiring and they're not referring patients to
13 these particular specialties, then they cannot
14 practice in a rural setting without the support of the
15 people that provide them with the referrals.

16 As far as doctors in the community there's a
17 shortage of physicians statewide -- nationwide. So as
18 doctors are required to take call at more than one
19 hospital, it's easier for them to take call at
20 hospitals that are located within two or three blocks
21 of each other than it is to come all the way out to
22 Wahiawa.

23 We have had surgeons who have come out. And
24 they've said, "It just seems like it's so far to come
25 to Wahiawa." I'm military. I grew up in rural

1 Indiana. We had to drive 45 minutes to the nearest
2 hospital.

3 The 30-minute drive up to Wahiawa doesn't
4 seem that challenging to me. But to them it seems
5 like they're going so far to maybe attend to one or
6 two patients.

7 COMMISSIONER WONG: Mr. Chairman, the second
8 question is how much of the facilities at Wahiawa
9 Hospital are being used? Is it fully used, bursting
10 at the seams or maybe only partly used by a number of
11 patients?

12 THE WITNESS: Our hospital is -- our
13 hospital is very full, very busy. We see on average
14 40 to 45 patients in the emergency department every
15 day. Now, those 40 to 45 -- the patients, 90 percent
16 of our admissions come through the emergency
17 department. Our beds are always full.

18 We did have a dip in census in the first
19 quarter of this year but traditionally the beds are
20 full.

21 We also have a long-term care facility
22 that's attached to our hospital. So we've got, like,
23 a dual mission there. We are caring for the community
24 of Wahiawa as far down, we have people from Mililani
25 that come up, the North Shore, Haleiwa.

1 So we're caring for all of those patients as
2 well as the military community as they come over. We
3 service them as well.

4 And I would say that our hospital is fully
5 utilized. Parking is a challenge. We are in the
6 middle of the city. We don't have a parking
7 structure. We have a small parking lot.

8 We don't have the doctor -- we don't have a
9 separate stand-alone doctor facility for their
10 offices, so that doctors have a challenge to even find
11 a place to set up their practice.

12 We have a very small specialty clinic that's
13 fully utilized. The only service that we do not offer
14 at Wahiawa that we have in the past, of course, is OB.
15 And we lost OB because we had no doctors to deliver
16 babies there anymore.

17 COMMISSIONER WONG: Just one more question,
18 Mr. Chairman. I wanted to know whether or not the
19 so-called, the old St. Francis West Hospital picks up
20 any of the load of the patients in the North Shore
21 area?

22 THE WITNESS: Sir, I'm not -- I do not feel
23 comfortable talking about what happens at St. Francis
24 West. I'm not an authority on what their patient
25 population is. But I know we get patients as far

1 away as Waianae.

2 So they drive by St. Francis to come to
3 Wahiawa. I don't know why. But we get patients from
4 Waianae. We get patients from 'Ewa Beach, Kapolei.
5 And I would think all of that population would be
6 served by St. Francis. But they come to Wahiawa.

7 COMMISSIONER WONG: Thank you.

8 CHAIRMAN PILTZ: Mr. Matsubara?

9 MR. MATSUBARA: No questions.

10 CHAIRMAN PILTZ: Okay. Thank you. Next
11 person is Michelle Ogata followed by Jessie
12 Weinberger.

13 MICHELLE OGATA,
14 being first duly sworn to tell the truth, was examined
15 and testified as follows:

16 THE WITNESS: I do.

17 CHAIRMAN PILTZ: Would you state your name
18 and address for the record, then continue with your
19 testimony.

20 THE WITNESS: Michelle Ogata, 95-1039 Koa
21 Street, Mililani, Hawai'i, 96789. Good morning,
22 everyone. My name is Michelle Ogata. I have been a
23 registered nurse at Wahiawa General Hospital for five
24 and-a-half years.

25 I wanted to come down today to present my

1 testimony regarding the Koa Ridge Project and the need
2 for the proposed medical facility.

3 When I first heard about this Koa Ridge
4 Project I was working as a nurse on the OB floor at
5 Wahiawa Hospital. My first thoughts were: What a
6 great idea for Wahiawa General Hospital to move to a
7 more centrally located area.

8 When our OB unit closed back in 2007 I could
9 see why our unit did not prosper. We did not have the
10 adequate amount of physicians to support having labor
11 and delivery services.

12 Our current hospital building is old and
13 outdated along with some of our medical equipment. It
14 just wouldn't make sense for us to renovate a building
15 that was built in 1959. It would not be cost
16 effective nor smart business practice to do so.

17 Building at Koa Ridge would be just the
18 thing to do, not just from the hospital's point of
19 view but also from a community point of view.

20 This new facility at Koa Ridge would attract
21 people from Waipahu up to the North Shore. Central
22 Oahu is in much need of a new medical facility that
23 would have the most up-to-date equipment and
24 physicians that would be happy and proud to work in a
25 new hospital.

1 With the proposed plans easy access to the
2 ER would be right off of H-2. How convenient and easy
3 that would be. Attracting physicians to be part of
4 the Koa Ridge Medical facility would not be a
5 difficult task.

6 Neither would convincing the community that
7 a need for a new and improved hospital in a very
8 centrally and easy-to-get-to location just 6 miles
9 away from our current hospital with Costco and Ka Uka
10 Shopping Center in the same vicinity as the proposed
11 Koa Ridge medical facility.

12 I envision families wanting to move to this
13 area and be part of this newly developed community
14 where they could live and work in their own hometown.

15 As a Mililani resident myself for the past
16 28 years I find it very convenient to work in Wahiawa.
17 I love that there's a medical facility just a few
18 miles from home.

19 And also I do not have to fight traffic
20 going to town for work every day which puts a toll on
21 our vehicles, increases your need for gas, in turn
22 pollutes the air from all of the exhaust of running
23 your car for a long length of time due to being
24 stuck in traffic.

25 More people with children want to improve

1 their quality of life. And I'm greatly in favor of
2 working closer to home where I can be involved with my
3 children and their extracurricular activities and have
4 more family time.

5 I don't see the increased traffic or
6 increased pollution as being a hindrance to the Koa
7 Ridge Project coming to life.

8 I would want other working families with
9 children to experience working close to home and
10 having that increased quality of life like I do and
11 not to mention the savings on gas, repairs and time
12 which we all know how precious our time is.

13 In closing, the Koa Ridge Medical Facility
14 in my eyes would be very beneficial for the entire
15 community of Central O'ahu.

16 We are in much need of a larger hospital and
17 larger ER facility to handle the growing population in
18 this area. And thank you all for your time.

19 CHAIRMAN PILTZ: Questions, Mr. Matsubara?

20 MR. MATSUBARA: No questions, Mr. Chair.

21 CHAIRMAN PILTZ: City?

22 MS. TAKEUCHI-APUNA: No questions.

23 CHAIRMAN PILTZ: Mr. Yee?

24 MR. YEE: No questions.

25 MR. YOST: No questions.

1 MR. POIRIER: No questions.

2 CHAIRMAN PILTZ: Commissioners?

3 Commissioners, we're are going to take a five minute
4 break.

5 (Recess was held. 10:30-10:45)

6 CHAIRMAN PILTZ: We're back on the record.
7 The next person to testify will be Jessie Weinberger
8 followed by Ann Fried.

9 JESSIE WEINBERGER
10 being first duly sworn to tell the truth, was examined
11 and testified as follows:

12 THE WITNESS: Yes.

13 CHAIRMAN PILTZ: Would you state your name
14 and address and proceed with your testimony.

15 THE WITNESS: Yes. My name is Jessie
16 Weinberger. I live at 95-163 Aumea Place in Mililani.

17 CHAIRMAN PILTZ: Go ahead.

18 THE WITNESS: Okay. I had a chance to see
19 the land where the two proposed developments are going
20 to be put. And that raised a number of questions that
21 I really wanted to bring up here.

22 First of all, are the traffic concerns.
23 They are still, they're talking in the eventual that
24 we will have full clover leaf intersections. Right
25 now it looks like the same style of intersection is

1 going to continue that's currently at Ka Uku Boulevard
2 and H-2. And that's already pretty jammed when the
3 traffic is heavy.

4 The other thing, too, related to traffic is
5 they talked about a walkable community. But my
6 experience with that is that a lot of people will not
7 walk regardless of how close everything is.

8 So you are going to have an increased number
9 of cars in the community, and I think more than they
10 are estimating.

11 Also related to traffic is just increasing
12 the load because even though these communities are
13 supposed to have commercial areas that will provide
14 employment, the people who will be moving into these
15 communities, most of them work still in town. They
16 will still be going to town. There is an entire
17 population that does not want to work anyplace else
18 but town for whatever reasons.

19 So even though there are commercial
20 facilities that could provide employment, that's not
21 necessarily going to reduce the traffic.

22 Waikele was supposed to accomplish the same
23 thing. The 'Ewa developments have commercial
24 facilities but the traffic is still bad coming from
25 there. And Mililani, same thing: "Live and work in

1 your own community" and that did not happen, not for
2 most people.

3 Other concerns that I have are environmental
4 in that when we took this tour they were talking about
5 filling in gulches and how that would not affect
6 drainage.

7 I find that really hard to accept that if
8 you fill in, pave over a gully that you're not going
9 to affect the drainage in some way.

10 Also that these things will take away
11 agricultural land. Lot of that area is either used
12 for truck farming and even more of it is used for
13 cattle grazing.

14 And right now we are talking about trying to
15 get this state more self-sufficient as a form of
16 security for ourselves. And it seems to me that
17 covering agricultural land with homes and businesses
18 is not going to help that.

19 The third thing is: Where are the children
20 going to go to school? Because Mililani is crowded.
21 I've heard Waipahu High School is also now very
22 crowded.

23 So the issue is where are these kids going
24 to end up going to school. And does the school and
25 the Department of Education actually have the

1 facilities and the money to provide for this extra
2 student population?

3 CHAIRMAN PILTZ: Okay. Mr. Matsubara,
4 questions?

5 MR. MATSUBARA: No questions, Mr. Chair?

6 CHAIRMAN PILTZ: City?

7 MS. TAKEUCHI-APUNA: No questions.

8 CHAIRMAN PILTZ: Mr. Yee?

9 MR. YEE: No questions.

10 CHAIRMAN PILTZ: Mr. Yost?

11 MR. YOST: No questions.

12 CHAIRMAN PILTZ: Mr. Poirier?

13 MR. POIRIER: No questions.

14 CHAIRMAN PILTZ: Commissioners? Thank you.

15 THE WITNESS: Thank you.

16 CHAIRMAN PILTZ: Next person is Ann Fried.
17 Following her is Elmer Cabico.

18 ANN FRIED

19 being first duly sworn to tell the truth, was examined
20 and testified as follows:

21 THE WITNESS: I do.

22 CHAIRMAN PILTZ: Would you state your name
23 and address and proceed with your testimony.

24 THE WITNESS: Good morning, Commissioners.
25 My name is Ann Friede and I live at 95-227 Waikalani

1 Drive. It's a Mililani zip. It's very, very close to
2 Wahiawa.

3 I just wanted to say we have had a number of
4 presentations. I'm not representing the board. I'm a
5 resident but I'm also on the Mililani board. I have
6 attended the Wahiawa board on occasion, you know, so
7 we have had many presentations. I have a lovely
8 brochure.

9 The community sounds, Project sounds
10 beautiful on paper. But I have similar concerns to
11 the previous speaker.

12 You know, that's 3500 homes at
13 conservatively, let's say, four per home,
14 conservatively. That's 14,000 people. It's probably
15 minimum 10,000 more cars on the road. And I like the
16 idea that they're building a walking community; that
17 there's more retail. I really love the idea of
18 another hospital.

19 I think we cannot have too many hospitals on
20 this island. I think we do suffer from a lack of
21 medical care in many cases.

22 So having said that I don't believe that --
23 I think we're going to wind up with another bedroom
24 community. And as someone who worked with the
25 Legislature for two and a half years, had to be here

1 at 7:00 in the morning, I can tell you it was a
2 nightmare.

3 So you can think about the staff over at the
4 Legislature trying to do accurate legislation with
5 sleep deprivation, which is what happens. So that's
6 one concern is transportation.

7 The previous speaker talked about education.
8 I did ask one of the presenters whether or not this
9 land -- if the hospital cannot be built what would
10 happen to the land? Because it's supposed to be
11 public use land. He said it will remain public use.

12 Well, Mililani Mauka has a plot of land that
13 was originally designed to be UH land. Then it was
14 going to be an art center. Both of those things fell
15 through because of whatever, because they didn't have
16 the money, because of a downturn in the economy.

17 But now that land is not going to remain,
18 apparently, public use. Apparently it's going to be
19 sold for whatever without regard to whether or not
20 that's going to be helpful to the community.

21 And since the developer -- nothing wrong
22 with -- I hear good things about Castle & Cooke.
23 Castle & Cooke is a good developer. I have nothing
24 against Castle & Cooke.

25 What I'm concerned about is that we are

1 piecemealing planning on O'ahu and the state.

2 The piecemealing of that planning is like a
3 patchwork quilt that doesn't match up. It's edges of
4 a puzzle that are mismatched; that we're not lookin'
5 at the big picture.

6 We're not looking at the fact that we have
7 sewers that are failing. That we're looking at
8 millions of dollars we're going to have to spend to
9 come up to EPA standards.

10 We're not looking at the fact that if this
11 land is paved over -- Mr. Funakoshi was kind enough to
12 give us a tour and we went through the Koa Ridge
13 parcel. And I saw acre and acre and acres of planted
14 useful agricultural, prime agricultural land. And I
15 understand there's a plan to move it.

16 But for me, okay, we need all of our
17 agricultural land to sustain our population. All of
18 it. We don't have enough now. The fact that it
19 doesn't get used is simply that we as a state are not
20 shepherding agriculture and fostering agriculture and
21 fostering jobs that would be in sustainable and green
22 industries.

23 And I wanted to say something about
24 affordable housing too. I don't know if everybody
25 knows here but affordable housing is defined as

1 80 percent of median. Do you know what that is?

2 That's like \$400,000.

3 Now, I'm a retired Army Lieutenant Colonel.
4 I make a decent salary. I could not afford to live in
5 any of these homes, any of them. A \$400,000 mortgage
6 is out of my reach. Cannot do it.

7 We have a homeless population that is
8 growing because we don't have rentals, truly
9 affordable rentals. We don't have truly affordable
10 housing. So even though this is a beautiful project,
11 you know, in its current form I cannot support it.

12 The medical center, the point was made that,
13 you know -- and I do support the medical center, I
14 think it's needed, I do. But I have grave concerns
15 about what's going to happen to Wahiawa.

16 I have grave concerns about what's going to
17 happen to that hospital and what's going to happen to
18 that community if major services get moved. We talked
19 about there was going to be a dialysis center come up
20 to build.

21 So we had a discussion is that going to be
22 good for the overall community, not just our little
23 Mililani community, but the Wahiawa community. And it
24 turned out that that would be damaging to the Wahiawa
25 Hospital because that's the one area that's still

1 profitable for them.

2 I do not believe that we should be basing
3 any of our decisions about the effect of our
4 population of whether or not it's profitable. I think
5 we need to be basing our decisions in the state. And
6 in this community and the Land Use Commission is the
7 only place we can talk about this right now -- that we
8 need to be basing it on what's good for our
9 population.

10 So if we need to keep the obstetrics ward
11 open up at Wahiawa Hospital in order to serve two
12 emergency cases per year and we save those two people,
13 we need to keep that OB ward open. So to me it's
14 tragic that they lost it. To me it's another
15 reflection of planning and that's based on simply
16 profit and money considerations.

17 And, you know, we can't expect developers
18 that are a business to make those kinds of decisions.
19 But public officials do have to make those
20 considerations.

21 So I think that's all I had to say. I was
22 gonna say that the real solution is not here. The
23 real solution is with the legislation that would
24 provide for a requirement for concurrency, that the
25 infrastructure be built either in concurrent with or

1 prior to the completion of homes. So thank you for
2 letting me speak.

3 CHAIRMAN PILTZ: Okay. Mr. Matsubara.

4 MR. MATSUBARA: No questions.

5 CHAIRMAN PILTZ: Ms. Takeuchi?

6 MS. TAKEUCHI-APUNA: No questions.

7 CHAIRMAN PILTZ: Mr. Yee?

8 MR. YEE: No questions.

9 CHAIRMAN PILTZ: Mr. Yost?

10 MR. YOST: No questions.

11 CHAIRMAN PILTZ: Mr. Poirier?

12 MR. POIRIER: No questions.

13 CHAIRMAN PILTZ: Commissioners? Thank you.

14 Next person, Elmer. Next person after that Nicholas
15 Striebich. Elmer, let me swear you in please.

16 ELMER CABICO

17 being first duly sworn to tell the truth, was examined
18 and testified as follows:

19 THE WITNESS: I do.

20 CHAIRMAN PILTZ: Would you state your name
21 and address for the record then you can proceed.

22 THE WITNESS: Elmer Cabico. 94-417 Hokuili
23 Street, Mililani, Hawai'i 96789. Good morning,
24 members of the Land Use Commission. My name is Elmer
25 Cabico. I'm a retired union carpenter who used to

1 work for Coastal Construction.

2 I'm here today to testify in favor of the
3 reclassification of the 768 acres of land at Koa Ridge
4 in Waiawa from the Agricultural to the Urban District.
5 I speak as a resident of Mililani for 35 years.

6 I speak as a father of five and a
7 grandfather of eight. I speak with a conviction that
8 comes from my knowledge of the Petitioner's commitment
9 to excellence to create a brand new 21st century
10 community.

11 You know, because of the recreational pools
12 all my children learned to swim by the age of four.
13 Because of the lands provided for public parks
14 Mililani has a successful youth soccer program.

15 In 1993 my son played for the Mililani
16 Knights. Through the help of community we
17 participated in soccer tournaments on Maui, Kona,
18 Alaska, London and Europe. In Alaska we won the 12
19 and under. In the Netherlands at the Harlem Cup we
20 won the 14 and under.

21 My life has not deteriorated because of the
22 growth development in Central O'ahu. I'm very
23 satisfied with the quality of life because of this
24 Petitioner's development of Mililani.

25 I urge you to reclassify these lands. Your

1 action will give my 'ohana a chance to fulfill their
2 dreams and set roots in a community. Thank you for
3 allowing me to speak. Thank you.

4 CHAIRMAN PILTZ: Thank you. Mr. Matsubara?

5 MR. MATSUBARA: No questions.

6 CHAIRMAN PILTZ: Ms. Takeuchi?

7 MS. TAKEUCHI-APUNA: No questions.

8 CHAIRMAN PILTZ: Mr. Yee?

9 MR. YEE: No questions.

10 CHAIRMAN PILTZ: Mr. Yost?

11 MR. YOST: No questions.

12 CHAIRMAN PILTZ: Mr. Poirier?

13 MR. POIRIER: No questions.

14 CHAIRMAN PILTZ: Commissioners? Thank you,
15 Elmer. Nicholas Striebich followed by Roy Doi.

16 NICHOLAS STRIEBICH

17 being first duly sworn to tell the truth, was examined
18 and testified as follows:

19 THE WITNESS: I do.

20 CHAIRMAN PILTZ: Would you state your name
21 and address for the record and then continue.

22 THE WITNESS: Nicholas Striebich, 95-203
23 Kahiku Place, Mililani. And I've been a resident of
24 Mililani since 1971.

25 And I'd like to say that when Mililani was

1 first built there was, thousands of new homes were
2 built and they sold instantly and resulted in
3 thousands of vehicles on Kamehameha Highway. We
4 didn't have a freeway at the time.

5 Then I was commuting to Pear Harbor. I
6 worked at Pearl Harbor for about 26 years. Then they
7 built -- we were in gridlock. They built the freeway,
8 partial freeway, and they made an access road which
9 became Ka Uka Boulevard which we sat for hours on that
10 road, for about an hour on that road coming home
11 because Kipapa Gulch, the main freeway bridge was not
12 built yet.

13 And finally the freeway came along. That
14 was great for a while. Then they built -- they really
15 saturated the mountains with Mililani Mauka. And then
16 they built the on and off-ramps after. There were
17 thousands of more vehicles on the road. And getting
18 in and out of Mililani was, again, sitting for a long,
19 long lines of traffic to get in and out of Mililani.
20 And then finally they finished those on and off-ramps.

21 What I'm saying I've seen a couple of phases
22 of Mililani and also at Waipio Gentry area. They
23 build the homes first by the thousands, putting
24 thousands of cars on the road.

25 Then they try to figure out how you can get

1 on and off the freeway and how you can get, use the
2 smaller roads.

3 I would like to see this Project be
4 contingent on the fact that they should build these
5 freeway ramps to H-1 and H-2 that are required at the
6 same time they build the Koa Ridge Project. I'm not
7 against the Koa Ridge Project per se.

8 But I don't think that Mililani, the
9 infrastructure was done in a smart way because there's
10 thousands of people who cannot testify right now
11 because they're working. They're paying for their
12 homes and they have to go to work.

13 I happen to be between projects so I can be
14 here. But I'd also like to ask that you folks make
15 some of these hearings available on Saturday or
16 something where the thousands of people that already
17 drive to and from work who could be adversely impacted
18 by a new traffic jam, a new traffic nightmare, they
19 can say what they need to say.

20 So once again I'd like to thank you for your
21 time. And that's it.

22 CHAIRMAN PILTZ: Okay. Thank you.
23 Mr. Matsubara.

24 MR. MATSUBARA: No questions.

25 CHAIRMAN PILTZ: Ms. Takeuchi?

1 MS. TAKEUCHI-APUNA: No questions.

2 CHAIRMAN PILTZ: Mr. Yee?

3 MR. YEE: No questions.

4 CHAIRMAN PILTZ: Mr. Yost?

5 MR. YOST: No questions.

6 CHAIRMAN PILTZ: Mr. Poirier?

7 MR. POIRIER: No questions.

8 CHAIRMAN PILTZ: Commissioners? Thank you.

9 Next person is Roy Doi followed by Dr. Randall Suzuka.
10 I see where you will be testifying again from Wahiawa
11 Hospital. If you can add to what we have had before
12 in your testimony.

13 ROY DOI

14 being first duly sworn to tell the truth, was examined
15 and testified as follows:

16 THE WITNESS: I do.

17 CHAIRMAN PILTZ: Would you state your name
18 and address?

19 THE WITNESS: My name is Roy Doi. And I
20 live at 95-1045 Kuahewa Street in Mililani Mauka.

21 CHAIRMAN PILTZ: Go ahead. What I mentioned
22 is this because I see you're with Wahiawa Hospital.
23 We have heard several testimonies on that so if you
24 can add to what they have said.

25 THE WITNESS: Okay. I can. Thank you very

1 much. Mr. Chairman, and fellow members of the
2 Commission, thank you very much for allowing me to
3 testify. Again, my name is Roy Doi.

4 I'm the Chair and President of the Wahiawa
5 Hospital Association which is the parent company of
6 the Wahiawa General Hospital. I'm also a CPA. I'm a
7 partner with the firm of Kobayashi, Kanetoku, Doi, Lum
8 and Yasuda. Have to think about the name it's so long
9 now. And also, like I said I'm also a Mililani Mauka
10 member or resident.

11 I'm here to testify in support of the Castle
12 & Cooke amendment, request for amendment from urban --
13 I'm sorry -- from agriculture to urban.

14 Now, during the years of 1998 to 2001 I
15 served as the Chair of the, at that time, the brand
16 new Neighborhood Board No. 35 in Mililani Mauka. And
17 I've had to deal, let's put it this way, across the
18 table with Castle & Cooke.

19 And I found surprisingly Castle & Cooke was
20 a very -- now one thing you got to understand about
21 Mililani Mauka and the Neighborhood Board No. 35,
22 95 percent of Neighborhood Board 35 is Mililani Mauka.
23 And a hundred percent Mililani Mauka is under
24 Neighborhood Board 35.

25 So we had a really funny relationship going

1 on with the developer because every time we had to
2 have meetings and things it was always with the same
3 developer.

4 Everything they did anything was with the
5 same developer. Anytime somebody wanted to come in
6 was again same developer you had to deal with. So we
7 had to deal very, very closely with Castle & Cooke.

8 And I would like to tell you that, you know,
9 we didn't always agree with what they were doing and
10 they didn't always agree with our comments. But the
11 one thing about Castle & Cooke, they were willing to
12 listen. And if I had to I would say that we got more
13 than 50 percent of what our concerns were answered to
14 the way we liked it. Things change.

15 Castle & Cooke was very, very good about it,
16 to the point that, you know, because we were a new
17 development stop lights were, for example, supposed to
18 be scheduled to come in.

19 All of a sudden we got a new middle school
20 come up in. Then the concern comes: When are we
21 going to get stop lights? How are we going to do this
22 thing? We are worried about the traffic coming in and
23 everything.

24 Well, we bring it up at the board meeting.
25 Castle & Cooke sort of tells us: The stop lights are

1 supposed to go in. The problem is they're supposed to
2 go in upon a certain amount of houses being built in a
3 certain timeframe and we're not there yet.

4 So we expressed our concerns. Castle &
5 Cooke comes up and goes: Okay, you know what? We'll
6 go talk to the city and county and see if we can move
7 that thing up. Lo and behold by the time the middle
8 school opens up, not more than three months after that
9 we got our stop light in. Okay? Things like that we
10 worked out with Castle & Cooke.

11 Castle & Cooke I found to be very, very
12 agreeable to meeting with us and expressing great
13 concern on our concerns and seeing what they can do.

14 Now, as far as -- I'm also -- maybe I should
15 add in in 2000 I remember getting a meeting as a
16 Neighborhood Board Chair which at that time used to be
17 Cheryl Soon. She was the City and County Director of
18 Transportation, I believe.

19 And it was an interesting meeting because we
20 had concerns about, of all things, some people
21 expressed about traffic. And she was telling us, you
22 know, at that time they were doing a project, I think,
23 based on Kapiolani was going to be widened or
24 something was going to be speeded up. And I had asked
25 her: Are you really going to be able to speed

1 traffic? Because you're taking away lanes and things
2 like that.

3 She explained: You know, all the traffic
4 planning we're doing is not going to make you get to
5 your place any faster. It's not going to make you get
6 to any place any easier.

7 What it is gonna do is it's going to avoid
8 gridlock. And if we don't do anything we're gonna get
9 gridlock. So don't expect things to get any better.

10 Then afterwards she pulled me to the side.
11 I had a one-to-one conversation with her which I still
12 remember because her assertion was that, you know,
13 what we had talked about that's fine. But you know
14 what?

15 Her big concern was: Our population is
16 going to get older. And especially you guys out in
17 Mauka, you guys' creating a problem. Because what's
18 gonna happen is how we going to get all of your old
19 people into town because the medical services are in
20 town.

21 How we going to get everybody there? Are we
22 gonna send 'em with handicap vans? What we going to
23 do? Because, you know, when you get 70 or 80 and you
24 need to come to town for medical services that is a
25 problem.

1 It's a bigger problem people if you don't
2 have kids because that's about the only people are
3 getting to town right now is using their kids to drive
4 them in for medical services.

5 Which leads me to where the Wahiawa Hospital
6 Association working with Castle & Cooke is gonna
7 propose to do -- one of their components is a medical
8 park. Okay?

9 That medical park is going to be having a
10 hospital and affiliated or related type of entities
11 going in there. This, I think, is what Cheryl Soon
12 was talking about.

13 We need to have something out there.
14 Because, you know, as we get older we're not going to
15 be able to all drive to town easily. And catching the
16 bus, yeah, that's the thing. But, you know, when
17 you're 70, 80 years old sitting on the bus going to
18 see your doctor or going to have some kind of surgery
19 done, that is going to be hard.

20 And from personal experience with some of my
21 clients I can tell you lot of times the big problem is
22 how do you -- you know people end up going to
23 hospitals. Like I had one client got ill. They tried
24 to get into Wahiawa. At that time Wahiawa was filled
25 up.

1 They tried to get into Pali Momi. Pali Momi
2 was filled up. They ended up spending -- the dad
3 ended up spending one week in Castle. You know, for
4 the family -- they all live in Wahiawa, by the way --
5 for the family having to go every single night to
6 Castle Memorial Hospital, that was a big, big problem.
7 Okay.

8 Now, that's why I -- oh, by the way I should
9 tell you without telling you my age that my class
10 reunion committee sent me this e-mail saying, "Okay.
11 The class of '64 who is now 64 is going to be having a
12 class reunion," you know, that kind of stuff. I'm
13 getting along there.

14 It's been ten years since I talked to Cheryl
15 Soon. I'm probably one of the -- I think the last
16 time I checked, I'm in the group, the baby boomers
17 that are just breaking into what they call senior
18 citizens.

19 In about ten years I'm going to be in that
20 group that wants to go, "Okay, how am I going to get
21 to town?" I'm hoping that with the Koa Ridge Project
22 that Castle & Cooke has and the component that Wahiawa
23 is trying to do that we won't have to drive all the
24 way over Red Hill just to go see my doctors.

25 Now, at this time there was some questions

1 you wanted me to try to handle from the Association?

2 CHAIRMAN PILTZ: No questions. We'll see if
3 the Petitioner has questions or the City.

4 MR. MATSUBARA: I have no questions. Thank
5 you.

6 MS. TAKEUCHI-APUNA: No questions.

7 MR. YEE: No questions.

8 MR. YOST: No questions.

9 MR. POIRIER: No questions.

10 CHAIRMAN PILTZ: Anything from the
11 Commissioners? No. Are you completed now?

12 THE WITNESS: Yeah.

13 CHAIRMAN PILTZ: Thank you very much.
14 Appreciate it. And I'm 70 so I'm in that group.

15 (Laughter). Okay. Next person is Dr. Randall Suzuka
16 followed by Richard -- I'm sorry, I can't read that.

17 RANDALL SUZUKA, M.D.
18 being first duly sworn to tell the truth, was examined
19 and testified as follows:

20 THE WITNESS: I do.

21 CHAIRMAN PILTZ: Would you state your name
22 and address for the record and then you can continue.

23 THE WITNESS: Randall Suzuka. My address is
24 95-1091 Kualapa Street. That's in Mililani 96789.

25 Members of the Land Use Commission, my name

1 is Randall Suzuka. And I testify in favor of Castle &
2 Cooke's application to amend the Agricultural Land Use
3 District boundary of Koa Ridge Makai and Waiawa
4 development into the Urban District.

5 I've been a Mililani resident for almost 24
6 years, a family physician in Haleiwa and Mililani,
7 Chairman of the Board of Wahiawa General Hospital and
8 Chairman of the Board of the Central O'ahu Physician/
9 Hospital Organization.

10 Your decision in favor of Koa Ridge will be
11 the single most important decision to improve the
12 healthcare of Central O'ahu over the next 50 years.
13 The Koa Ridge Medical Center will provide the acute
14 and long-term care beds to care for a growing and
15 aging population.

16 It will provide an essential component to
17 attracting physicians to the area. And will provide
18 an employment center and center for services that will
19 help mitigate traffic gridlock in the H-1/Pearl City
20 corridor.

21 The primary service area for the Koa Ridge
22 Medical Center is Kahuku, Waialua, Haleiwa, Wahiawa,
23 Mililani, Waipahu and Kunia. The population of this
24 service area is estimated to grow from 150,000 in 2010
25 to 270,000 in 2025.

1 Koa Ridge will accommodate the hundred to
2 120 acute care beds that will be needed to care for
3 this population. There's actually nowhere else right
4 now that's slated to accommodate that type of increase
5 in hospital beds that are needed to care for this
6 population.

7 Aging facilities at Wahiawa General Hospital
8 has made it difficult to retain and recruit physicians
9 to the area. Jim Walsh earlier talked about the
10 comparable shortage of doctors in Central O'ahu as
11 compared to the neighbor islands. Central O'ahu has
12 two-thirds the national average of physicians per
13 10,000 population.

14 At the last Wahiawa Hospital Association
15 Christmas party we honored 59 physicians who no longer
16 practiced in the area. Most of these had retired or
17 moved out of state.

18 In 2002, when I last testified before the
19 Land Use Commission, the Central O'ahu Physician
20 Hospital Organization of which I'm the Chairman of the
21 Board, had almost 80 physician members. I just
22 checked yesterday. We currently have 39 members.

23 The location of Koa Ridge, new facilities
24 and technology and the availability of well-located
25 office space will help in increasing the physician

1 workforce in Central O'ahu. It's not the only
2 solution. There's gonna need to be a lot of other
3 things done. But it will help.

4 The medical facilities at Koa Ridge are
5 estimated to create approximately 1,000 jobs. As an
6 employment center many people will be taking the
7 offramp at Ka Uka Boulevard instead of continuing on
8 to Honolulu.

9 In addition, many, although not all, of my
10 patients will be able to get diagnostic and
11 therapeutic treatments at Koa Ridge. The population
12 of people 65 years and older in this area is estimated
13 to increase over 50 percent between 2010 and 2025. As
14 my patients get older they have less desire to drive
15 and are more apprehensive about driving on the
16 freeway.

17 On behalf of my patients and the physicians
18 of Central O'ahu I thank you for the opportunity to
19 testify and for your favorable consideration for this
20 critically important amendment.

21 CHAIRMAN PILTZ: Thank you. Mr. Matsubara?

22 MR. MATSUBARA: No questions.

23 CHAIRMAN PILTZ: Ms. Takeuchi?

24 MS. TAKEUCHI-APUNA: No questions.

25 CHAIRMAN PILTZ: Mr. Yee?

1 MR. YEE: No questions.

2 MR. YOST: No questions.

3 MR. POIRIER: No questions.

4 CHAIRMAN PILTZ: Commissioners? Just a
5 comment that we've had some real good testimony on the
6 hospital and the need for a hospital in this new
7 development. And one step that your group and the six
8 people that testified should be going to for is the
9 Certificate of Need.

10 We're fortunate that on West Maui we got the
11 Certificate of Need before they got the land. And
12 actually then we got the land donated. But we still
13 need to come through this process. So good luck to
14 you.

15 THE WITNESS: Thank you very much.

16 CHAIRMAN PILTZ: Next person is Richard
17 Yasukochi followed by Kathy Best. Let me swear you
18 in.

19 RICHARD YASUKOCHI
20 being first duly sworn to tell the truth, was examined
21 and testified as follows:

22 THE WITNESS: I do.

23 CHAIRMAN PILTZ: Would you state your name
24 and address for the record and continue with your
25 testimony.

1 THE WITNESS: My name is Richard Yasukochi
2 and my address 2278 Apoepoe Street, Pearl City,
3 Hawai'i 96782.

4 Mr. Chair, members of the board, my name is
5 Richard Yasukochi. I've lived in Pearl City for 44
6 years. I'm testifying in favor of the Koa Ridge
7 Project.

8 I was invited to be a participant in the
9 planning of this new community, the Koa Ridge planned
10 community, with a group of people from a very broad
11 cross-section of many communities surrounding the Koa
12 Ridge planned community in March of 2003.

13 There were members of the community
14 associations, neighborhood boards, school
15 organizations, churches, senior citizen groups, sports
16 groups and a team of planners, architects, engineers
17 and market researchers.

18 Together we were to create a new master
19 planned community, Koa Ridge, to serve the needs and
20 dreams of generations of our residents. This Koa
21 Ridge Project will create opportunities for jobs,
22 housing, health and wellness, education and
23 recreation.

24 They said: Let's see if you can make 6,000
25 to 7,000 single-family and multi-family units,

1 elementary schools, neighborhoods, commercial sites,
2 churches, day care centers, recreational centers,
3 community parks, ride facilities and the Pacific
4 Health Center.

5 Show us a new community, one that is safe,
6 modern and walkable where residents can live, work and
7 recreate in a well-thought out vibrant and healthy
8 Master Planned sustainable community.

9 We were oriented in the planning process and
10 Castle & Cooke's goals and objectives of this Project.
11 We identified the community's values and provided the
12 planners with thoughts on directions for planning
13 using our own communities as a basis of improving what
14 we have and provide what we are lacking.

15 We continue to meet and improve on the old
16 views of the physical and environmental attributes of
17 the site which includes aesthetics, architecture and
18 landscaping.

19 There were lots of reviews and evaluation of
20 various alternatives to reach a general consensus of a
21 preferred approach for a conceptual Master Plan for
22 Koa Ridge.

23 I was amazed by the fellowship and the great
24 attitude between all the participants between the
25 planner as well as the staff of Castle & Cooke.

1 The best thing I liked about this Project
2 Castle & Cooke wanted to make this a people community
3 and not just houses. I look forward to the day when
4 my children will be part of this community. Thank
5 you.

6 CHAIRMAN PILTZ: Thank you. Mr. Matsubara?

7 MR. MATSUBARA: No questions.

8 CHAIRMAN PILTZ: City?

9 MS. TAKEUCHI-APUNA: No questions.

10 MR. YEE: No questions.

11 CHAIRMAN PILTZ: Intervenors?

12 MR. YOST: No questions.

13 MR. POIRIER: No questions.

14 CHAIRMAN PILTZ: Commissioners, any
15 questions? Thank you. Thank you very much. Next
16 person is Kathy Best followed by Dean Hazama.

17 KATHY BEST,
18 being first duly sworn to tell the truth, was examined
19 and testified as follows:

20 THE WITNESS: I do.

21 CHAIRMAN PILTZ: Would you state your name
22 and address for the record and then you can continue.

23 THE WITNESS: Kathy Lau Best. And I'm a
24 resident of Mililani Mauka, 95-1100 Auina is A-u-i-n-a
25 Street in Mililani 96789.

1 Mr. Chairman, Commissioners, fellow
2 residents and neighbors, good morning and aloha to
3 each of you.

4 CHAIRMAN PILTZ: Good morning.

5 THE WITNESS: My name is Kathy and I'm here
6 today to show my support for the Koa Ridge, proposed
7 Koa Ridge community by Castle & Cooke. Today I
8 represent myself and 12 of my family members who have
9 lived in the neighboring community of Mililani for 10
10 to 20 years.

11 Today I speak for my daughter and nieces and
12 nephews who have lived and born and raised in the
13 community. They're very proved to be from Mililani.
14 They're proud of their roots and they enjoyed,
15 benefited from the good schools there and they did
16 really well.

17 They benefited from the churches, the many
18 parks where they played soccer and baseball with
19 friends and rec center pools where they learned to
20 swim. You've heard that story before. It's just a
21 reality. We love it.

22 Today I speak for my sister Mary who's busy
23 at work who had the opportunity to open her own
24 physical therapy business, Mililani Physical Therapy.
25 It services the youth, working people and a lot of the

1 elderly in the community in Central O'ahu.

2 She takes care of their physical therapy and
3 rehab needs. And that's been for the past seven
4 years. It's allowed her to live in the community,
5 work and take care of the family.

6 And finally my mom, Grandma Lau, who just
7 got back from a trip to the mainland, otherwise she'd
8 be here. She's now 80 years old and enjoying life as
9 an active senior in the Mililani Mauka community.

10 In fact many of you know her from Mililani
11 because she's served on the Mililani Mauka
12 Neighborhood Board, the Olelo Retirement Community
13 Board. She's been active as a substitute teacher.

14 Even at 80 years she's still climbing those
15 stairs in the neighborhood schools and been on the
16 schools community councils as well as I have. And
17 she's also one of the original Koa Ridge community
18 visioning group members. And she's very proud of
19 that.

20 On behalf of all of them I want to share
21 with you all we are happy and appreciative that we are
22 able to live in four different homes right nearby
23 within, like, five to ten minutes of each other. And
24 we do walk to each other's house. In fact I did my
25 first marathon. So we do walk in Mililani.

1 And all the amenities we need in the
2 Mililani Mauka neighborhood are there for us that
3 Castle & Cooke built. They planned and developed it
4 over the past two decades, the streetlights and
5 everything. The roads came in around us but it all
6 went smoothly.

7 It's kept us very close over the years and
8 allowed us to really support each other and our kids
9 as they have grown up. And that's really what life is
10 about. So on behalf of my family and extended 'ohana,
11 especially our kids, I'd like to support the Koa Ridge
12 Project.

13 And several of my family members over the
14 years have had the opportunity to participate in some
15 of the community visioning process meetings that
16 Mr. Yasukochi was talking about.

17 We hope that Koa Ridge will offer our kids
18 and the next generation of families the opportunities
19 afforded to us in Mililani. We appreciate the
20 integrity of the process, the efforts made by Castle &
21 Cooke to engage and get input from a broad range of
22 community people.

23 We love our Mililani community and the
24 comfortable and simple quality of life it's provided
25 for us. As parents and grandparents getting older

1 every day with gray hair, we look towards the future
2 and we want our children to have a chance to live in a
3 well-planned, affordable community nearby us where
4 they grew up in Central O'ahu.

5 And actually as a former community relations
6 manager with Castle & Cooke for almost four years, I
7 know there are hundreds of other neighbors, friends,
8 you know, and associates I've talked story with over
9 the many meetings, days, nights, weekends and they
10 have the same vision and hope.

11 And I want to close with just a recent
12 conversation with my 14 year-old daughter Liana. We
13 were going to the college fair and discussing options
14 for going away to school. And I told her, "Well, mom
15 and dad are just going to move and follow you to the
16 mainland."

17 And her immediate response was, "No, you
18 can't move or sell the house because, because I love
19 Mililani. I love Hawai'i. And I want to come home."

20 So that's the answer. So we hope that Koa
21 Ridge will be an option for her, and we ask for your
22 full consideration. Thank you.

23 CHAIRMAN PILTZ: Questions?

24 MR. MATSUBARA: No questions.

25 CHAIRMAN PILTZ: City?

1 MS. TAKEUCHI-APUNA: No questions.

2 CHAIRMAN PILTZ: State?

3 MR. YEE: No questions.

4 CHAIRMAN PILTZ: Intervenors?

5 MR. YOST: No questions.

6 MR. POIRIER: No questions.

7 CHAIRMAN PILTZ: Commissioners? Thank you
8 very much. Next person is Dean Hazama. Just to
9 remind you, Mr. Hazama, we have received your written
10 testimony. It looks like a resolution in support of
11 State Land Use. So let me swear you in.

12 DEAN HAZAMA

13 being first duly sworn to tell the truth, was examined
14 and testified as follows:

15 THE WITNESS: I do.

16 CHAIRMAN PILTZ: For the record, would you
17 state your name and address for the record and then
18 you can continue.

19 THE WITNESS: Dean Hazama, 95-215 Luehue
20 Place, Mililani 96789. Good morning, Chair and State
21 Land Use Commissioners. I'm testifying this morning
22 as a 12-year resident of Mililani Mauka, Chair of the
23 Mililani Mauka/Launani Neighborhood Board 35, also a
24 member of the Koa Ridge community visioning team.

25 I have included, as you stated earlier, with

1 my written testimony a copy of a resolution passed by
2 Neighborhood Board 35 in support of this application
3 and the Koa Ridge and Castle & Cooke Waiawa Projects
4 passed during our January 19, 2010 meeting.

5 I'd like to take a brief moment to summarize
6 some key issues that made this Project special.

7 Number one we have already discussed this
8 morning, the important partnership between the
9 developer and Wahiawa General Hospital that will bring
10 much needed healthcare services to Central O'ahu.

11 It will also provide housing opportunities
12 for present and future generation of O'ahu families to
13 purchase or rent a new home in Central O'ahu. It will
14 bring much needed affordable housing to the region.

15 And as stated earlier, this Project
16 represents the values and vision of a wide spectrum of
17 community members from all parts and facets of Central
18 O'ahu who came together and provided their input into
19 what a great planned community should look like.

20 The developer has plans to improve the
21 Waipio Interchange and construct a new interchange
22 near Pineapple Road which addresses traffic congestion
23 associated with their Project.

24 In addition, the developer is also agreeable
25 to transfer land and title -- deed and title for lands

1 designated for schools to the State Department of
2 Education in the earlier stages of development
3 planning to facilitate construction and on-time
4 delivery of required new schools in the area.

5 I would like to ask the Commission to
6 consider if those opposed to this application have
7 considered solutions for our growing problems of lack
8 of affordable and low income housing and rental units
9 in our state.

10 Without allowing for well-planned
11 development projects like Koa Ridge we are never going
12 to address this problem now or in the future. I thank
13 you this morning for this opportunity to testify.

14 CHAIRMAN PILTZ: Thank you. Mr. Matsubara?

15 MR. MATSUBARA: No questions.

16 CHAIRMAN PILTZ: Ms. Takeuchi?

17 MS. TAKEUCHI-APUNA: No questions.

18 CHAIRMAN PILTZ: Mr. Yee?

19 MR. YEE: No questions.

20 CHAIRMAN PILTZ: Intervenors?

21 MR. YOST: No questions.

22 MR. POIRIER: No questions.

23 CHAIRMAN PILTZ: Commissioners, anything?

24 Thank you very much. The next person we have is Tom
25 Burba.

1 TOM BURBA

2 being first duly sworn to tell the truth, was examined
3 and testified as follows:

4 THE WITNESS: I do.

5 CHAIRMAN PILTZ: Would you state your name
6 and address for the record and then you can proceed.

7 THE WITNESS: My name is Tom Burba. My
8 residence 91-202 Makaina Place 'Ewa Beach, 96706.

9 CHAIRMAN PILTZ: Go ahead.

10 THE WITNESS: I'm here today wearing a
11 couple different hats. I'm the general manager of
12 Costco right across the street. I'm also a fairly new
13 member of the Board of Directors of Wahiawa General
14 Hospital. And I'm here just as a citizen that has
15 been kind of following this Project.

16 And I'd like to applaud Castle & Cooke for
17 how they've involved the community in this, this
18 process, the visionary groups they have had. I've
19 participated in some of these.

20 They have kept me very well informed. I
21 think we all agree they are a very good company and
22 they have been a very good neighbor.

23 Right now I think there is really a need for
24 new homes in Central O'ahu. Currently there aren't
25 any new homes. There's no building going on in

1 Central O'ahu. This would take care of that problem.
2 I think it's in a good area. It's right by the Waipio
3 Business Park.

4 A lot of those businesses in there are
5 hurting. They're not doing as well as they could.
6 They need more people to come. There's restaurants in
7 there that are suffering. I know of one who begged
8 her parent company to renew the lease on hoping this
9 would keep her store alive.

10 Myself with Costco my sales are down
11 20 percent. It's what's happened in the economy.
12 It's hurting. I need more members. Right now
13 89 percent of my members renew every year.

14 So if you do the math, if I don't get 11
15 percent, replace those members every year, in eight
16 years there's no more Costco. I'm out of business.
17 So I need new members all the time to replace the
18 people that move away, pass away, whatever happens to
19 them, they go away.

20 And I need the sales. We work on very low
21 margins at Costco. I rely on selling large
22 quantities. I have to sell a lot of toilet paper to
23 pay a hundred thousand dollar electric bill every
24 month. And I need those people to come in. So I'm in
25 very much support of this Project.

1 One last thing I'd like to talk about is I
2 think a lot of projects or most projects there's
3 people that oppose them. I know where I live in 'Ewa
4 Beach there was probably a group that opposed that
5 being built. Mililani Mauka, there was probably a
6 group that opposed that.

7 There's always people that are going to
8 oppose growth. But what would happen to us if a
9 hundred years ago there was no growth on this island?
10 Where would we be? There has to be growth. It's
11 going to happen. It has to be controlled growth and
12 sensible growth and good zoning. But I believe that
13 this is a good Project, it's in a good area, it will
14 do great things for the Waipio business district area.
15 Thank you.

16 CHAIRMAN PILTZ: Thank you. Mr. Matsubara,
17 any questions?

18 MR. MATSUBARA: No questions.

19 CHAIRMAN PILTZ: City?

20 MS. TAKEUCHI-APUNA: No questions.

21 CHAIRMAN PILTZ: Mr. Yee?

22 MR. YEE: No questions.

23 CHAIRMAN PILTZ: Mr. Yost?

24 MR. YOST: No questions.

25 MS. LOOMIS: No questions.

1 CHAIRMAN PILTZ: Commissioners? Thank you.
2 Do we have any other persons in the audience who would
3 like to testify at this time? Seeing none, we'll
4 proceed. Bert will provide the Commission with its
5 map orientation and its report.

6 MR. SARUWATARI: Chair, Commissioners, staff
7 has prepared a map on the wall which is entitled Map
8 No. 1. It's the standard GIS composite using several
9 of the USGS quadrangles.

10 The Petition Area is shown in yellow. It's
11 comprised by two development areas Koa Ridge, which is
12 approximately 576 acres, and Waiawa which is
13 approximately 191 acres.

14 Koa Ridge Makai is north of the Waipio
15 Gentry Business Center. It's bordered by Kipapa Gulch
16 on the west, the H-2 freeway on the east. Waiawa is
17 west and northwest of the Gentry Project that was
18 approved by the Commission back in the late '80s. I
19 believe it's now known as the Waiawa Ridge
20 Development. I forgot to mentioned but the scale is 1
21 inch equals to 2000 feet on the ground. That includes
22 my orientation.

23 CHAIRMAN PILTZ: Commissioner Judge.

24 COMMISSIONER JUDGE: We heard a lot about
25 the Wahiawa General Hospital. Where is that, the

1 exiting hospital?

2 MR. SARUWATARI: In this area. It's further
3 north of the Petition Area which is in Mililani. I
4 also forgot to mention the Panakauahi Gulch is east of
5 the H-2 Freeway and it separates the two Petition
6 Areas. Any questions?

7 CHAIRMAN PILTZ: Any questions,
8 Commissioners? Okay. Thank you. You have a staff
9 report for us.

10 MR. SARUWATARI: No, just the map
11 orientation.

12 CHAIRMAN PILTZ: All right. Mr. Matsubara,
13 describe your Petitioner's exhibits, what you wish to
14 admit to the record.

15 MR. MATSUBARA: The exhibit list we filed,
16 Mr. Chair, and served upon all the other parties lists
17 a total of 51 exhibits -- excuse me, 49 exhibits. The
18 initial filing of our petition included what are
19 Exhibits 1 through 17. They are attached to the
20 petition and were included as exhibits thereto.

21 17A is a supplemental Traffic Impact
22 Analysis -- Mr. Chair, I thought I'd go through
23 describing all the exhibits listed on my Exhibit
24 schedule and then ask to move them in.

25 CHAIRMAN PILTZ: Okay. That'll be fine.

1 MR. MATSUBARA: Okay. 18 is the second
2 Supplemental Impact Analysis Report for Koa Ridge. 19
3 is Supplemental Archaeological Inventory Survey. No.
4 20, the Koa Ridge Makai and Waiawa Sustainability
5 Plan. And we have the housekeeping exhibits that we
6 also filed which are affidavits of service: 21, 22,
7 23, 24, 25, 26, 27 and 28.

8 Our Exhibits 29 through 46 reflect the
9 written testimony of the witnesses we intend to call
10 in support of the petition. The written testimony is
11 also supported by a resumé or curriculum vitae for
12 each of those.

13 Exhibit 47, 48 relate to letters dealing
14 with DLNR, the SHPD documents. 49 is a photograph of
15 Aloun Farms replacement lands.

16 And that concludes the description of the
17 exhibits I've included and served not only with the
18 Commission but on all parties. And I would like to
19 ask the Commission's consideration in accepting -- I'd
20 like to move them in and have the Commission accept
21 these exhibits.

22 CHAIRMAN PILTZ: City, any objections?

23 MS. TAKEUCHI-APUNA: No objection.

24 CHAIRMAN PILTZ: Mr. Yee?

25 MR. YEE: No objection.

1 MR. YOST: No objections.

2 MS. LOOMIS: No objections.

3 CHAIRMAN PILTZ: Commissioners, any
4 objections to the exhibits? Okay. We'll admit those.
5 City and County.

6 MS. TAKEUCHI-APUNA: The City has five
7 exhibits. They are Sections 2.2.1, and 2.2.10 of the
8 Central O'ahu Sustainable Communities Plan as well as
9 table 2.2 and the phasing map for the Central O'ahu
10 Sustainable Communities Plan and the testimony of the
11 Department of Planning and Permitting.

12 CHAIRMAN PILTZ: Any objections,
13 Mr. Matsubara?

14 MR. MATSUBARA: No objection.

15 MR. YEE: No objection.

16 MR. YOST: No objection.

17 CHAIRMAN PILTZ: How about the --

18 MS. LOOMIS: No objection.

19 CHAIRMAN PILTZ: Commissioners, any
20 questions or objections? We'll admit those. Okay.
21 Mr. Yee.

22 MR. YEE: The Office of Planning we'll have
23 to maybe keep notes, has Exhibits 2 through 9, 12
24 through 17, and 19 through 23.

25 Exhibits 2 through 6 are maps or diagrams of

1 the area. Exhibits 7 through 9 involve the Department
2 of Education and our letters or tables relevant to the
3 Department of Education.

4 Exhibits 12 through 15 are written
5 testimony; 16 is a letter from the Department of
6 Transportation and 17 the resumé of Heidi Meeker. We
7 anticipate that possibly the Public Safety
8 representative might not be necessary in this case.
9 So we then started Exhibit 19 through 23 which are
10 resúmes of our witnesses. And we would ask that these
11 be admitted into evidence.

12 CHAIRMAN PILTZ: Objections?

13 MR. MATSUBARA: No objections.

14 MS. TAKEUCHI-APUNA: No objections.

15 MR. YOST: No objections.

16 MS. LOOMIS: No objections.

17 CHAIRMAN PILTZ: Commissioners? We'll admit
18 your exhibits. Okay. Mr. Yost, do you have exhibits?

19 MR. YOST: Sierra Club's submitted five
20 exhibits. Of those we are only asking that four be
21 admitted. We're withdrawing what was marked as No.
22 Exhibit 5. Exhibit No. 1 through 4 then. 1 is a
23 resumé of Hector Valenzuela, one of our witnesses.
24 Exhibits 2 and 3 are articles by a UH professor
25 Luciano Minerbi. And Exhibit 4 is a resume of Jeffrey

1 Thomas Mikulina, another of our witnesses. So we
2 would ask that Exhibits 1 through 4 be admitted and
3 we're withdrawing Exhibit 5.

4 CHAIRMAN PILTZ: Mr. Matsubara, any
5 objections?

6 MR. MATSUBARA: No objections.

7 CHAIRMAN PILTZ: City?

8 MS. TAKEUCHI-APUNA: No objection.

9 MR. YEE: No objection.

10 MS. LOOMIS: No objection.

11 CHAIRMAN PILTZ: Commissioners, any
12 objections to those? Okay. We will admit those into
13 the record. I don't see Mr. Poirier. Are you going
14 to represent him?

15 MS. LOOMIS: I don't have the Exhibit List
16 with me. He went to deal with his parking. Can we
17 defer ours?

18 CHAIRMAN PILTZ: Okay. We can make an
19 exception to that. Okay. I think we're ready to
20 proceed with Mr. Matsubara's presentation. Just a
21 second. Why don't we hold this up until after lunch.
22 Would that be okay with you, Mr. Matsubara?

23 MR. MATSUBARA: Whatever the Commission
24 wishes, Mr. Chair is fine. (Audience laughter)

25 CHAIRMAN PILTZ: Thank you. Okay. We're

1 going to break for lunch and we'll be back at 1:15.

2 We're in recess.

3 (Lunch Recess was held.)

4 CHAIRMAN PILTZ: (1:20 Commissioner Chock
5 now present)

6 We're back in session. Mr. Poirier, would
7 you present your exhibits for acceptance.

8 MR. POIRIER: Basically we have 17 exhibits,
9 one of which is our position. The rest of 'em are
10 really resolutions and pieces of correspondence
11 adopted by the Neighborhood Board regarding the
12 traffic, transportation and planning. And I would
13 like to offer them 1 through 17 as exhibits for our
14 case.

15 CHAIRMAN PILTZ: So noted. Thank you. Any
16 questions about the Exhibits 1 through 17?

17 (No response)

18 Okay. Mr. Matsubara.

19 MR. MATSUBARA: Just a housekeeping matter,
20 Mr. Chair --

21 CHAIRMAN PILTZ: Any objections to the
22 exhibits?

23 MR. MATSUBARA: Oh, I'm sorry, no objection.

24 CHAIRMAN PILTZ: City?

25 MS. TAKEUCHI-APUNA: No objections.

1 CHAIRMAN PILTZ: State?

2 MR. YEE: No questions -- ah, no objection.

3 MR. YOST: No questions nor objections.

4 (Laughter)

5 CHAIRMAN PILTZ: Okay. Very good. Thank
6 you. Go ahead.

7 MR. MATSUBARA: Just a housekeeping measure
8 on the Witness List that we submitted earlier. In an
9 effort to streamline the process we've asked the
10 parties to consider whether or not there were any
11 witnesses they were willing to stipulate to the
12 admittance of the written testimony and not require
13 their presence.

14 So as of today there are two witnesses that
15 all the parties have agreed need not be physically
16 present to testify and that their written testimony
17 and report would be sufficient.

18 The first would be Reginald David. He was
19 the avian and mammalian survey expert. And his
20 written testimony is 7D. And his report attached to
21 the EIS is Exhibit 36. He would be the first of the
22 two that were agreed need not be physically present.

23 The second one was former Land Use
24 Commissioner Steven Montgomery who did the
25 invertebrate survey. He was really looking forward to

1 coming (audience laughter), he wanted to know what
2 time it started. So, you know, I noted a sense of
3 disappointment, but we told him he was more than
4 welcome to attend. His exhibit and testimony were
5 also submitted to you. His written testimony is 37.

6 There are two other witnesses I don't intend
7 to call -- before I move on -- I will not have these
8 witnesses present if the Commission also agrees that
9 they need not be present.

10 If you have questions you would like to ask
11 of them I can have them present. But if you don't
12 have any questions of them and you're satisfied with
13 their written testimony and report we won't have them
14 here.

15 CHAIRMAN PILTZ: Okay. City, did you have
16 any corrections or, you know, any questions for those
17 two gentlemen on their Witness List?

18 MS. TAKEUCHI-APUNA: No.

19 CHAIRMAN PILTZ: State?

20 MR. YEE: No.

21 MR. YOST: No.

22 MR. POIRIER: No.

23 CHAIRMAN PILTZ: Commissioners, did you have
24 any questions for those two gentlemen? Okay, that's
25 fine, thank you.

1 MR. MATSUBARA: Unless you want me to tell
2 Dr. Montgomery to appear, you may have a question.

3 CHAIRMAN PILTZ: We greatly miss his
4 presence, yes.

5 MR. MATSUBARA: The other witness I was not
6 intending to call that is listed is six lines down
7 that's Wayne Teruya. He was a surveyor that did the
8 survey maps that are attached as Exhibits 2 and 9 to
9 the Petition which have been admitted. So all he
10 would do was testify that he prepared the maps and
11 they're true and accurate.

12 CHAIRMAN PILTZ: Okay. Good.

13 MR. MATSUBARA: And the witness who is eight
14 lines down. I'm sorry. I should have numbered that
15 for you, Penny Stroud from Cattaneo and Stroud. And
16 she did the medical centers with facilities planning
17 report which is attached as Exhibit 11.

18 Our third witness, Don Olden, supervised the
19 preparation of that report and will be available to
20 answer any questions that the parties or the
21 Commission may have in regard to that report.

22 So I'm not flying her in from the mainland.
23 I have discussed it with the parties and they have no
24 objection. So if the Commission has no objections I
25 will not be calling them.

1 CHAIRMAN PILTZ: Commissioners, any
2 objections to those two? (no response) That will be
3 fine.

4 MR. MATSUBARA: Okay. Call my first
5 witness.

6 MS. TAKEUCHI-APUNA: Chair Piltz, I'm here
7 on behalf of DPP but on behalf of the city. I'd just
8 wanted to put on the record that the City's
9 Neighborhood Commission had written a letter to
10 Mililani Board No. 25 advising them that their
11 participation as an Intervenor in this matter is
12 beyond their authority. So I just wanted to put that
13 on the record.

14 CHAIRMAN PILTZ: Okay. Thank you.
15 Objection? State, you had any objection to that or
16 any comment?

17 MR. YEE: No. No comments, no objection.

18 CHAIRMAN PILTZ: Commissioners? Okay.
19 Thank you.

20 MR. YOST: I'd like to put something on the
21 record in response to what the City just said. That
22 notwithstanding what the City just put on the record,
23 they did not object to the intervention of the
24 neighborhood board in this proceeding. So I'm not
25 sure what the purpose of putting it on the record is

1 if they did not actually have an objection, which they
2 didn't. So just to put that on the record as well.

3 MS. TAKEUCHI-APUNA: If I can respond. The
4 Department of Planning and Permitting didn't object.
5 But the City, I'm just stating what the City, the
6 Neighborhood Commission had done. So I'm not speaking
7 on behalf of DPP necessarily, just on behalf of the
8 City.

9 CHAIRMAN PILTZ: Okay. Any other comments?

10 MR. YOST: No. Thank you, Chair.

11 CHAIRMAN PILTZ: Thank you. Let's proceed.
12 Mr. Matsubara.

13 MR. MATSUBARA: Thank you, Mr. Chair.
14 Earlier I sent to the Commission and all the parties a
15 list of the witnesses we intended to call for the next
16 two days.

17 It's been modified a bit with the two
18 witnesses we will not be calling. But we'll proceed
19 basically in the order I provided to you. The first
20 will be Laura Kodama.

21 LAURA KODAMA,
22 being first duly sworn to tell the truth, was examined
23 and testified as follows:

24 THE WITNESS: Yes, I do.

25 CHAIRMAN PILTZ: Would you state your name

1 and address for the record and then you can proceed
2 with Mr. Matsubara.

3 THE WITNESS: Okay. My name is Laura
4 Kodama. My address is 100 Kahelu Avenue, Mililani,
5 Hawai'i 96789.

6

7 CHAIRMAN PILTZ: Mr. Okay. Matsubara.

8 DIRECT EXAMINATION

9 BY MR. MATSUBARA:

10 Q Laura, pursuant to my request you prepared
11 written testimony which we have marked and admitted as
12 Exhibit 29, did you not?

13 A That's correct.

14 Q And as part of your testimony we have also
15 included as part of Exhibit 29 and 30 hard copies of
16 the PowerPoint presentation you will be discussing
17 today, is that correct?

18 A Yes, that's correct.

19 Q You are the Director of Planning and
20 Development for Castle & Cooke Homes Hawai'i.

21 A Yes.

22 Q Thank you. Could you summarize your
23 testimony and provide your presentation with the use
24 of the PowerPoint, please.

25 A Yes. As Mr. Matsubara mentioned I am the

1 Director of Planning and Development for Castle &
2 Cooke Homes Hawai'i. In that capacity I am
3 responsible for planning of master planned
4 developments and associated entitlements. I have been
5 with Castle & Cooke for over 15 years.

6 In presenting the Koa Ridge Makai and Waiawa
7 developments, I will be providing an overview of
8 Castle & Cooke, background on Koa Ridge and presenting
9 our conceptual.

10 Rodney Funakoshi, who's the senior project
11 manager at Castle & Cooke, will be following with the
12 major impacts, the incremental development plan and
13 the Land Use Commission urban standards.

14 Don Olden, who is the CEO of Wahiawa General
15 Hospital, will be presenting the Koa Ridge Medical
16 Center.

17 There will be expert witnesses that will
18 follow and they will be speaking to their respective
19 technical studies.

20 Castle & Cooke Homes Hawai'i has been
21 planning and building communities for over 50 years.
22 We are a land developer and a home builder. We have
23 built communities in Mililani, Royal Kunia, Whitmore
24 Village, Waikele, Hawai'i Kai, Makakilo and Kapolei.

25 Today Castle & Cooke maintains a balance

1 through diversification with our residential
2 development, our commercial operations such as our
3 Dole Cannery.

4 We have an ag/commercial operation at Dole
5 Plantation, resorts on Lana'i, an aviation operation
6 in Honolulu, a tech park in Mililani and renewable
7 energy on Lana'i where we have built the largest solar
8 farm in Hawai'i.

9 Castle & Cooke developed Mililani, which is
10 Hawai'i's first and premiere master planned community.
11 Forty years after the first residents moved in
12 Mililani has become a highly desirable and highly
13 successful community which we are very proud of.
14 Through its street lined trees, well-kept homes, the
15 active parks and we have busy town center it's a very
16 -- Mililani has a very strong sense of community.

17 It is home to more than 50,000 residents in
18 over 16,000 homes. It includes families. And we've
19 got second and third generation Mililani residents who
20 have progressed through ownership of multiple Mililani
21 homes as they prospered and grown.

22 Castle & Cooke Homes Hawai'i is the
23 landowner and master developer of Koa Ridge Makai and
24 Waiawa. Here's the aerial that shows the Petition
25 Areas. Here you see H-2 Freeway running through Koa

1 Ridge Makai and Waiawa. To the west is Kamehameha
2 Highway. At the southern end of our community is Ka
3 Uka Boulevard where we have Waipio Costco and the Tony
4 Group Autoplex here.

5 As you can see Koa Ridge and Waiawa is
6 surrounded by communities that are either existing or
7 being planned. So we have the Pearl City here,
8 Waipahu, Gentry/Waipio, the Mililani community and the
9 planned and entitled Waiawa Ridge Development.

10 Adjacent to our southern end of Koa Ridge
11 Makai is the Central O'ahu Regional Park.

12 The values and principles that are designed
13 into our community plan grew out of a community
14 visioning process. And I'll speak more about that a
15 little later.

16 But to achieve the community's vision for
17 this community a conceptual land use plan was
18 formulated, which you see here. And it's with an
19 integrated mixed use community. And it incorporates
20 the guiding principles that the community group
21 established.

22 It provides for mixed use of housing. There
23 is on-site employment opportunities. We made it very
24 walkable and bikable as well as employing development
25 practices to minimize the adverse impacts of

1 development.

2 Access to Koa Ridge will be off of Ka Uka
3 Boulevard onto our parkway which goes from one end of
4 the site to the other. Access on and off H-2 will be
5 via Ka Uka Interchange, a new Ka Uka Interchange where
6 currently exist the Pineapple Road bridge.

7 Access to Waiawa will be off of an extension
8 from Ka Uka through the Panakauahi Gulch.

9 Koa Ridge Makai encompasses 576 acres and
10 will consist of up to 3500 residences. There's a
11 28-acre medical center. There's over 38 acres of
12 commercial.

13 And at the very core is a mixed use village
14 center. There's a community park, neighborhood parks
15 throughout and community centers, a church site and an
16 elementary school.

17 The proposed Koa Ridge Makai development
18 will be an integrated mixed use community where the
19 residents can live, work and play in close proximity
20 to retail, services, medical care as well as other
21 community amenities.

22 There'll be a wide range of housing types
23 and densities. And so that will accommodate residents
24 of all ages and life stages. What you see here is a
25 very conceptual view as far as the land use

1 arrangement.

2 I mean -- the land uses and configuration as
3 well as the street networks. And that's all subject
4 to future City and County zoning and subdivision
5 approval.

6 Waiawa is 191 acres. It will include up to
7 1500 residences with an elementary school,
8 neighborhood park, a community center and neighborhood
9 retail.

10 The Project will encompass principles that
11 are consistent with Smart Growth and sustainability
12 including a compact, higher density development,
13 grade-separated pedestrian and bicycle pathways
14 throughout.

15 The planned community will offer also a wide
16 variety of housing types. And it will be designed
17 around a centrally located area where we'd have
18 commercial-like community center and park that will be
19 able to provide convenient services to residents in
20 the area as well as the place where the community can
21 congregate for community activities.

22 There will be smaller private neighborhood
23 parks available also for opportunities for
24 recreational -- well, actually passive recreation,
25 possibly smaller play areas for the younger children

1 that will be in walking distances from the residences.

2 Here's the project schedule. We have an
3 environmental impact statement that was for Koa Ridge
4 Makai and Waiawa that was accepted by you, the Land
5 Use Commission, in June of 2009. Of course we are
6 here now at our hearings.

7 To follow will be City and County zoning
8 amendment. And we hope to be commencing with our
9 infrastructure, our off-site infrastructure in 2011,
10 with the deliveries of our very first homes at Koa
11 Ridge Makai in late 2012.

12 Here's our Project goal. It's really to
13 create a new type of Master Planned community with a
14 compact mix of housing and amenities that's safe and
15 walkable and bikable and a place where residents can
16 live, work, shop, learn and play.

17 In 2003 we invited members of the community
18 organizations in Pearl City, Waipahu, Wahiawa and
19 Mililani to be a part of our Koa Ridge community
20 visioning process. Forty-seven groups and
21 organizations accepted our invitation and have been
22 active participants ever since.

23 We engaged the group to establish our
24 Project goals and guiding principles. These goals and
25 principles are very important to us as they have been

1 the foundation of all of our planning work.

2 We've had 16 workshops in which a community
3 group has provided valuable and very enthusiastic
4 input. And they reviewed and validated all of our
5 planning work and its consistency with the guiding
6 principles.

7 And they've been doing this for the past
8 seven years. So I'd really like to commend their
9 voluntary, use -- taking up of their voluntary time
10 that they dedicated for our community process.

11 Our community visioning group consisted of
12 five neighborhood boards in the, as I mentioned the
13 Wahiawa, Mililani, Pearl City and Waipahu areas.

14 It also included members of the business and
15 community organizations or associations, athletic
16 leagues, youth groups, churches, senior organizations.
17 We had school principals as well as the YMCA, Boy
18 Scouts, and Girl Scouts. As you can see it was a
19 pretty diverse group of community minded members.

20 The vision for Koa Ridge is a
21 multi-generational, multi-cultural community that
22 honors the past while embracing the future. It's a
23 first name community where neighbors share their love
24 for natural beauty, commitment to life-long education,
25 a healthy lifestyle, shared traditions and values

1 while pursuing their individual dreams.

2 Here you see a conceptual illustrative of
3 Koa Ridge Makai. There is the 28-acre Koa Ridge
4 Medical Center. It's going to be planned and
5 developed by Wahiawa Hospital Association.

6 And it's intended to provide comprehensive
7 primary and secondary care, medical services for the
8 residents of Central O'ahu and the North Shore.

9 You can see here by its location it has Ka
10 Uka and the parkway frontage. So it has high
11 visibility as well as high accessibility to the
12 regional transportation corridors, the regional
13 population and employment centers.

14 To the east of the parkway is the gateway to
15 Koa Ridge. It will feature retail that will serve the
16 greater surrounding region.

17 At the very core of our community is the
18 village. That's the place, really, that will give the
19 community its character and uniqueness. It's going to
20 be a compact, higher density part of the community
21 which will have a mix of uses of community serving
22 retail, services, residential, with very high
23 pedestrian -- and highly pedestrian friendly. So I'll
24 be speaking more about this very special place in a
25 minute.

1 Centrally located is the community park. It
2 will be approximately 19 acres. It will be including
3 active ball fields and a comfort station, parking.
4 Here's the elementary school which is also centrally
5 located to the community.

6 Near the new Koa Ridge interchange we'll
7 have a small commercial, small commercial use area
8 adjacent to a mixed use development that will serve
9 the surrounding residents.

10 But in addition to the higher density
11 residential that I spoke of in the village there will
12 be also a wide variety of other housing types and
13 densities that will be radiating from the village.

14 The focus of activity in Koa Ridge will be
15 the village which I mentioned will be that special
16 place which will give the community its unique
17 character. It's all envisioned to be this vibrant
18 social heart of the community.

19 That's where you can go for your everyday
20 shopping, dining, retail, learning and all within a
21 very pedestrian-friendly environment.

22 I think that's a very key point. I mean
23 it's not just about providing this hub of activity,
24 but it's also to make it very accessible to the
25 residents.

1 It's really being designed such that its
2 pedestrian use is actually the most convenient form of
3 transportation or at least mode of transportation.

4 The village center could also include a
5 church, a community center as well as an extended stay
6 hotel.

7 Here are examples of similar concepts of a
8 village in other communities on the mainland. The
9 village is going to be a mix of uses with residences
10 and communities serving commercial. And it's a
11 concept that our community visioning group
12 wholeheartedly embraced.

13 The concept itself will provide higher
14 density residential with mixed use buildings. And
15 these buildings could include commercial and services
16 at the ground level with residential and offices
17 above.

18 And in the midst of it all we'll have a
19 village green. This is where the community can come
20 together and have things like, you know, farmers'
21 market. They could have an open air concert, movie
22 night on the green, craft fairs, other youth activity.

23 Here are more images just to give you a
24 sense of what we're trying to achieve. We really want
25 to create this place where people want to walk, they

1 want to gather, socialize and just hang around and be
2 with other members of the community.

3 So if you could imagine living in a
4 community where you could go to your doctor's
5 appointment, walk over to the village and meet your
6 friends for lunch, go to the post office to mail a
7 package or pick up stamps and then, you know, drop by
8 the grocery store to pick up a few items before you
9 walk home.

10 Or even if you were able to peruse a
11 bookstore, or have a cup of coffee while all the while
12 your child is upstairs having their Kumon lesson or
13 something. As you can imagine this village is going
14 to be a very special place.

15 One of our transportation consultants looked
16 at the potential of City bus routes that could
17 possibly traverse through our Koa Ridge community. So
18 what you see here, what this plan shows a convenient
19 route that would go from H-2 onto our parkway.

20 And it would have bus stops and a bus
21 transit stop at our village center. Most of the homes
22 would be within a half a mile or ten minute walk from
23 the bus stop.

24 Koa Ridge Makai will have significant open
25 space and pedestrian-bicycle trail network that's

1 going to provide a wide variety of recreational
2 opportunities, not just to the Koa Ridge residents but
3 also to residents of the greater Central O'ahu
4 community.

5 There'll be shared use bicycle and
6 pedestrian paths that will be separated from the
7 vehicle travel lanes on the major roads.

8 Providing destinations such as the village
9 center, the medical center, there's the community
10 park, the elementary school, there's going to be other
11 community centers, church sites, and then the
12 neighborhood parks throughout all, assist in really
13 encouraging the walking and the biking.

14 And with these benefits what the residents
15 get out of it, of course, is an enhanced lifestyle.
16 They have other options other than going into using
17 their automobile and all the while promoting
18 recreational and healthy activities.

19 At Waiawa, just to give you some sense of
20 scale, from one end of Waiawa to the other end is a
21 mile long. So it is going to be very walkable and we
22 are going to be providing a, again, pedestrian and
23 bicycle trail system that will connect the
24 neighborhoods with the neighborhood parks.

25 And all that will promote connectivity,

1 walkability and the active lifestyle. Residents can
2 also enjoy open space and dramatic views over the
3 gulch and to the mauka lands.

4 In addition to our 19-acre community park
5 there's going to be a variety of smaller neighborhood
6 parks. And they'll be approximately a half an acre to
7 one and-a-half acres in size. They're planned to be
8 located in walking distance to most of the residences.

9 That concludes my portion of the
10 presentation on Koa Ridge Makai and Waiawa. As I
11 mentioned, Rodney Funakoshi will be following to
12 discuss the major impacts and the incremental
13 development plan. Thank you.

14 MR. MATSUBARA: The witness is ready for
15 cross-examination.

16 CHAIRMAN PILTZ: Okay. City, questions?

17 MS. TAKEUCHI-APUNA: No questions.

18 CHAIRMAN PILTZ: Mr. Yee.

19 CROSS-EXAMINATION

20 BY MR. YEE:

21 Q I know Mr. Funakoshi would talk about the
22 incremental development plan. I had just one set of
23 questions.

24 MR. MATSUBARA: Ms. Kodama.

25 MR. YEE: I'm sorry.

1 Q I know he would be talking about it, but I
2 do have a question for you. And that is: As I
3 understand it Increment II, Castle & Cooke Waiawa
4 intends to have a, intends to share infrastructure and
5 share the cost of infrastructure development with the
6 Waiawa Ridge development, correct?

7 A When you say "infrastructure" what
8 infrastructure are you referring to?

9 Q As I read the testimony there's a roadway, I
10 think there's some sewers as well which you're going
11 to share the cost for development?

12 A Yeah. We should be sharing those costs on
13 incremental basis so for oversizing.

14 Q If Waiawa Ridge development does not move
15 forward will Castle & Cooke be paying for that
16 infrastructure itself?

17 A If they were not moving forward?

18 Q What happens if Waiawa Ridge development
19 does not move forward?

20 A Oh. Yeah, well, we wouldn't be able to
21 build without those infrastructure in place. So the
22 options would be either to wait for them or to --
23 yeah, I guess it would be to build it ourselves.

24 Q And is Castle & Cooke intending, would
25 Castle & Cooke build it by themselves?

1 A We're not intending to do that at this time.

2 Q So your intent right now is to wait for the
3 Waiawa Ridge development to move forward.

4 A Yes. Yes, it is.

5 Q I also noted in the testimony regarding the
6 hotel or the extended stay hotel that Mr. Toy (sp)
7 stated that the -- recommended that they preserve the
8 hotel use and develop it during a later phase when
9 demand sufficiently develops.

10 My question is when will the decision be
11 made as to whether or not an extended stay hotel is
12 built?

13 A Well, we would -- we're not hotel operators
14 or builders so we would have to see what the market
15 demands are, not just for the users but also from
16 hotel operators. They would be really the experts who
17 would be able to tell us if they saw the need and
18 would actually have a demand to want to be in Koa
19 Ridge.

20 Q I understand you're preserving the option of
21 doing it. What will you be -- I assume, though,
22 construction will be substantially completed within
23 ten years?

24 A Yes. That's the intent.

25 Q And so within that ten years you're going to

1 need to decide whether or not a hotel is built?

2 A That's correct.

3 Q And what will you build if you don't build a
4 hotel there?

5 A Uh, well, it is part -- right now on a
6 conceptual basis we have it planned within the village
7 center. So in keeping with the concept of the village
8 it would be either more commercial that would,
9 community/commercial that would support or possibly
10 residential. But, you know, understanding that we
11 have that 3500 maximum that we're looking at overall
12 to the community.

13 MR. YEE: Thank you. I have no further
14 questions.

15 CHAIRMAN PILTZ: Mr. Yost.

16 xx

17 xx

18 CROSS-EXAMINATION

19 BY MR. YOST:

20 Q Thank you. Mrs. Kodama, I just have a
21 few -- or Ms. Kodama, few questions for you,
22 understanding that most of my questions will be posed
23 to the experts who come in later to address specific
24 areas of impact.

25 A Okay.

1 Q First, I just want to understand if we agree
2 that here at this proceeding and in the LUC's
3 evaluation of your petition, that the LUC is charged
4 with trying to understand how your petition fits into
5 a statewide planning perspective. Would you agree
6 with that?

7 A Ah, sure, yes.

8 Q And one of the values or some of the values
9 that you discussed that you focused on in trying to
10 plan the Koa Ridge development is, one, to try to
11 reduce the reliance on the private automobile; is that
12 right?

13 A That's correct.

14 Q And if you're taking that out then, that
15 goal of reducing reliance on the private automobile,
16 do you think that that is something the LUC should
17 think about from a statewide planning perspective as
18 well?

19 A Um, well, I can't speak for the Land Use
20 Commission. I mean it's a good, it's a goal that we
21 have.

22 Q Given the current traffic situation which
23 you're aware of on O'ahu and particularly coming from
24 Mililani now into town, and clearly the development
25 that's proposed is going to increase the overall

1 traffic burden. Would you agree with that?

2 A Yes. There will be some, there will be
3 impacts. It will not have no impacts.

4 Q Do you agree as a general matter
5 transportation planning on the Island of O'ahu that a
6 goal of future transportation planning should be to
7 try to reduce reliance on the private automobile?

8 A I think that would be a good goal.

9 Q All right. Now, given that that's a
10 statewide value as well as a value that you've
11 discussed in your petition, do you think that when the
12 LUC is deciding whether to allow this sort of
13 development to proceed other types of development,
14 that your development should take priority over other
15 concepts that are, say, near the proposed rail line or
16 are closer to town which are inherently less dependent
17 on the private automobile?

18 A Well, I think, you know, the answer to that
19 kind of goes beyond -- I know you're focusing on
20 transportation issues. But from an overall standpoint
21 we are also trying to address just the basic needs for
22 affordable housing and housing in general.

23 So while I do kind of understand what you're
24 trying to say, but I think what we're trying to
25 provide for is housing and giving them a choice. I

1 think there is a very strong demand for the Central
2 O'ahu region.

3 What we can do where we're located is to try
4 to minimize through alternative modes of
5 transportation any impacts that our Project would
6 have.

7 Q Do you have any -- maybe we'll get into more
8 with the transportation section. Is there any
9 component of your petition that tries to take
10 advantage of a rail plan that's underway?

11 A Yes. Well, as far as from a planning
12 perspective, you know, we have noted -- and Rodney
13 actually will elaborate on this, but there's going to
14 be a connection that will get from the freeway for
15 Central O'ahu residents to get to the Pearl Highlands
16 station where there will be a park 'n ride where you
17 can get onto the rail.

18 That's something, of course, that we would
19 want to promote with our community members as well or
20 residents as well.

21 Q I want to go to some specific points in your
22 written testimony, one of which is that you would like
23 to have Koa Ridge Makai provide a mixed use of
24 residential and commercial so that you could hopefully
25 provide some employment in the community itself for

1 residents that live in the community. Is that right?

2 A That's correct.

3 Q And you mentioned that the employment should
4 offset the need for some residents to commute to metro
5 Honolulu for work, right?

6 A That is correct.

7 Q Now, isn't it the case that it's really
8 impossible for you to know whether it will have any
9 offset effect or not at this point given that you
10 don't know who's going to live in the community and
11 who may want to work in the commercial areas and who
12 may not want to work there?

13 A That's correct. We can only speak to the
14 number of jobs generated. But you're right. We can't
15 exactly say who's to be working there or who's going
16 to be living within our community.

17 Q All right. Also isn't it the case that it's
18 quite possible a fair number of those jobs will be
19 filled by people outside the community who are then
20 commuting into the community and that traffic will be
21 added to the overall traffic that exists currently?
22 There will be people coming from outside to come in
23 for work.

24 A While that may be true that there will be
25 people or may be people coming from the outside in

1 addition to our residents, it's a question of where
2 they're coming from. I think this morning we had some
3 testimony from nurses that live, for instance, on the
4 North Shore.

5 So, you know, in any case they would not be
6 entering into the traffic going into Downtown
7 Honolulu. There might be others coming from the
8 southern side going upwards so they're really going in
9 a different direction.

10 So while you may say that they're not all
11 going to live in our community, by the mere virtue of
12 them coming from other areas but in a different
13 direction than Downtown Honolulu, I think kind of
14 alleviates traffic whether they live in our community
15 or not.

16 Q Although I guess it kind of depends on what
17 happens and where they come from. We don't really
18 know.

19 A Right.

20 Q As to the Waiawa development there's only
21 one access option for that development, correct?

22 A That there is --

23 Q Across the gulch?

24 A Yeah, I think -- well, there should be a
25 future secondary access down below by Pearl City. I

1 don't know exactly. I can't say exactly where that
2 access point.

3 Q But when you were pointing to the map up
4 there you only --

5 A Oh, okay --

6 Q -- pointed to one access.

7 A -- as far as for our community, yes.

8 Q And that access requires the construction of
9 a bridge to cross a 1200-foot gulch, is that right?

10 A Right. Some sort of crossing over the
11 gulch.

12 Q And the cost of that bridge is how much?

13 A I, I have no idea. We're not going to be
14 constructing that access point.

15 Q I understand. That's, I guess, to go a
16 little bit on what Mr. Yee was saying, you said you're
17 going to be constructing it, but to Mr. Yee you said
18 perhaps you might construct it.

19 Do you have a position one way or another as
20 to whether you'd be constructing access?

21 A No. I guess what he was asking me would
22 that be -- as far as you know what you can be doing,
23 either doing the infrastructure yourself or not. But
24 we, as far as intent, we wouldn't be intending to
25 construct the bridge, no.

1 Q Wouldn't the cost of doing that be
2 prohibitive to Castle & Cooke bearing that cost all by
3 itself in any event? Isn't the cost so great it would
4 just be prohibitive --

5 A Yes.

6 Q And we don't know whether that access will
7 ever be built, correct?

8 A I, I don't know. I mean I'm assuming it
9 will be, but I don't -- I can't say when it will be
10 built.

11 Q Isn't it the case that Kamehameha Schools
12 has withdrawn the development permission for the
13 current developer in the Waiawa Ridge area to proceed?

14 A I'm not sure exactly how to characterize the
15 situation. But from -- yeah. So I'm -- I can't speak
16 to that.

17 Q I guess what I'm really wondering is why,
18 given that the sole access to that proposed
19 development is not going to be paid for by Castle &
20 Cooke, it's not going to be constructed by Castle &
21 Cooke, and there is no current prospect of future
22 construction of that access point and any timeline
23 that's definitive, why wouldn't you just withdraw your
24 proposal for that section of it, the smaller portion
25 of your proposed development and come back at some

1 later time when the infrastructure is actually
2 feasible?

3 A Well, to answer your question we may not
4 know what the current schedule is. But I wouldn't
5 characterize it the way you asked it.

6 Do we know that it will never -- because we
7 don't have any information it will never get built. I
8 don't think we have any information that says it will
9 never get built. Basically from our perspective we
10 want to be ready to proceed with our Waiawa when
11 Waiawa Ridge development proceeds with their
12 development.

13 And I guess from an entitlement standpoint
14 if we were to have our -- or be granted urbanization
15 at this point, we would have the ability to proceed on
16 a timely basis versus having a time lag of going to
17 the Land Use Commission and zoning.

18 We know as far as market opportunities or,
19 you know, with the hopefully recovering economy we'd
20 like to be able to move, you know, appropriately.

21 Q Do you have an estimate about how long it
22 would take to build that access bridge to Waiawa?

23 A I have no idea.

24 Q Wouldn't it take several years to build?

25 A I'm not sure.

1 CHAIRMAN PILTZ: She's already indicated
2 that she's not familiar with the cost and how long
3 it's going to take, so could you move on.

4 MR. YOST: Yes. Thank you, Chair.

5 Q The sustainability plan that was submitted
6 as Exhibit 20? -- to your petition?

7 A Hmm hmm, yes.

8 Q Are you at this point willing to agree that
9 the benchmarks and the provisions that are in that
10 sustainability plan could be turned into binding
11 conditions on the development itself?

12 A Um, you know, I think you're familiar with
13 the plan as far as how we had devised it. They're
14 goals and we have action items in there that we have
15 to still evaluate.

16 So as far as it being binding I said I think
17 it's a little preliminary to be committing to that
18 right now.

19 Q Okay. Are there some of the provision that
20 you might agree to have become binding upon the
21 development as it goes forward?

22 A Well, I don't know. I would have to see
23 what you're talking about.

24 Q Okay. We would have to get into the
25 particulars. Maybe we'll do that later with other

1 witnesses.

2 A Okay.

3 Q Were you involved -- you were involved in
4 the development of the environmental impact statement,
5 correct?

6 A Yes.

7 Q And were you involved in the portion of the
8 environmental impact statement process that considered
9 alternative land uses for the site other than what you
10 proposed in the Project?

11 A Yes.

12 Q And do you recall in the final environmental
13 impact statement that there's discussion about how
14 other than the proposed Project there was a
15 consideration of a small-scale development that uses
16 renewable energy, has more open space, additional bike
17 and walking paths and that maintains the most
18 productive portions of the proposed project lands for
19 agricultural use?

20 Do you recall the consideration of that
21 alternative?

22 A Not in detail but, yeah, what is your
23 question?

24 Q Is there another witness who will be
25 testifying for the Petitioner who could address the

1 consideration of that alternative in detail?

2 A Yeah, we have another witness that will talk
3 to sustainability in particular, if that's what you're
4 questioning.

5 Q I guess I want to learn more about how that
6 alternative was considered, to what extent it was
7 considered, a little bit more about the process.
8 Would you be the person to answer that question?

9 A No I wouldn't be.

10 Q Which witness who's going to come later
11 would be the person to answer that question?

12 A We could either have Rodney Funakoshi, who's
13 following me, or our sustainability consultant if
14 you'd like.

15 Q Okay. Now, the proposal -- the petition
16 proposes to reclassify agricultural land that's
17 classified as prime agricultural lands class A and B,
18 correct?

19 A Yes.

20 Q Would you agree that once agricultural lands
21 are reclassified that the reasonable view is that they
22 will never be reconverted from urban back to
23 agriculture? Is that a reasonable assumption?

24 A Yeah, I think that's a reasonable
25 assumption.

1 Q So the agricultural lands that would be
2 reclassified and eliminated will be lost forever to
3 the Island of O'ahu, is that fair?

4 A That's a fair statement.

5 Q All right. Do you think it's important for
6 the Land Use Commission to, notwithstanding the
7 ability of Castle & Cooke to find another place for
8 Aloun Farms to farm, to consider the impact and the
9 import of the permanent removal of prime agricultural
10 lands from our inventory in the state? Do you think
11 that's an important thing for the Land Use Commission
12 to consider?

13 A Yes. But also within that consideration is
14 really the balance of what overall you're trying to
15 achieve. Yes, there is going to be a loss of
16 agricultural lands, but there's no loss in
17 agricultural operations as Aloun is being relocated to
18 lands that are currently fallow.

19 And also factoring in a very key thing which
20 is the need for housing. So there's got to be a
21 balance to that whole consideration.

22 MR. YOST: If you don't mind I'd like to --
23 I may have one other question to ask. I wouldn't take
24 up more of the Commission's time. But I'd like to
25 move on and let the neighborhood board if they have

1 any questions.

2 CHAIRMAN PILTZ: I appreciate it.

3 MR. YOST: Then come back maybe one last
4 question.

5 CHAIRMAN PILTZ: Okay.

6 MR. YOST: Thank you.

7 CHAIRMAN PILTZ: Mr. Poirier?

8 MR. POIRIER: We have no questions.

9 CHAIRMAN PILTZ: Okay. Back to you.

10 FURTHER DIRECT EXAMINATION

11 BY MR. YOST:

12 Q The last question for you, which I just
13 remembered is: Can you answer why it is that no
14 agricultural component is contained within the current
15 project plan? As I understand it there isn't even a
16 community garden. There isn't any portion of the
17 proposed Project that includes an agricultural use of
18 any kind. Can you explain why not?

19 A Well, first of all, you mentioned the
20 community garden. That's not necessarily something
21 that -- I mean it is something that we are
22 considering. So as far as you saying it being ruled
23 out that's not necessarily true.

24 As far as any kind of larger component I
25 guess the way we view this community is it's a

1 higher -- as I mentioned in my presentation it's a
2 higher compact community, higher density.

3 We do have open spaces via all of the
4 community parks, the neighborhood parks. There's the
5 gulches surrounding but its really intended use is to
6 be this community.

7 And we do, as Castle & Cooke, have other
8 lands from a bigger picture perspective that do
9 provide agriculture and farming. So there is, again,
10 that bigger picture balance that we're talking about
11 and not necessarily having it contained within that
12 community itself.

13 Q I guess I missed the potential community
14 garden component earlier.

15 A It was not actually mentioned in there.

16 Q Do you know how much of a land area might be
17 devoted to that?

18 A I don't have a size. But it would be
19 somewhat -- what do you call -- adjacent and tied to
20 the community park which is a 19-acre park. So
21 somewhere within that site. It's not -- it's just a
22 conceptual idea. We don't have any size on it. But I
23 just brought it up to mention it's not something
24 that's ruled out, as you had mentioned.

25 MR. YOST: Okay. I have no further

1 questions.

2 CHAIRMAN PILTZ: Thank you. Commissioners,
3 do you have any questions? Go ahead.

4 COMMISSIONER CHOCK: Just a point of
5 clarification on your aerial regional map. Are you
6 referring to the bridge in the map as the Waiawa
7 extension?

8 THE WITNESS: Yes.

9 COMMISSIONER CHOCK: Can you go back to the
10 aerial?

11 THE WITNESS: (Off mic) The access for
12 Waiawa would be an extension to Ka Uka -- (On mic) The
13 access to Waiawa it would be an extension of the Ka
14 Uka Boulevard which currently goes this way if you're
15 going down to the cemetery. But it would be going
16 across the Panakauahi Gulch.

17 COMMISSIONER CHOCK: So that's the bridge.

18 THE WITNESS: That is the future bridge
19 extension that was being discussed.

20 COMMISSIONER CHOCK: And what is it labeled
21 in the submission? Is it called "Waiawa extension"?

22 THE WITNESS: I don't know. Is there a
23 specific word?

24 COMMISSIONER CHOCK: Ka Uka Boulevard
25 extension?

1 THE WITNESS: Yeah, might just be the Ka Uka
2 Boulevard extension. I'm sorry, I don't know the
3 exact term.

4 COMMISSIONER CHOCK: You had mentioned that
5 Castle & Cooke will be sharing on a pro rata basis the
6 cost of construction with the abutting?

7 THE WITNESS: Yeah. But maybe I need to
8 clarify because I think that's a little bit of
9 confusion because there was a question specific to
10 this bridge here.

11 The off-site oversizing I was talking about
12 really is a sewer and the water, not this gulch. We
13 don't have any share of the gulch at all. So I
14 think -- that, I'm sorry, that probably was what was
15 confusing about what I was talking about. It's really
16 a share in the sewer and the water but not the
17 roadway.

18 COMMISSIONER CHOCK: So the roadway --
19 responsibility for the construction of the roadway is
20 the abutting property owner and not Castle & Cooke.

21 THE WITNESS: That's correct.

22 COMMISSIONER CHOCK: Okay.

23 CHAIRMAN PILTZ: Commissioner Judge.

24 COMMISSIONER JUDGE: Thank you.

25 CHAIRMAN PILTZ: You have a question?

1 COMMISSIONER JUDGE: Yes. Thank you.

2 Ms. Kodama, this is a follow up on Commissioner
3 Chock's question. In the Petitioner's Exhibit 15 in
4 the Incremental Development Plan, it states that the
5 sewer line extending from Waiawa Ridge to Pearl
6 City -- the sewer line I guess for increment 2 is to
7 be funded entirely by the Waiawa Ridge development.

8 Did I just hear you say that was something
9 Castle & Cooke is going to be participating in?

10 THE WITNESS: Yeah. Just to clarify further
11 we would be funding any oversizing if there is any
12 incremental costs. Our preliminary analysis shows
13 that the oversizing for our 1500 units wouldn't
14 generate any additional costs. So that's the basis of
15 that.

16 COMMISSIONER JUDGE: Okay.

17 THE WITNESS: But if there were, if it were
18 to trigger, then we would be paying the off-site
19 oversizing.

20 COMMISSIONER JUDGE: Just for me to
21 understand. So when the -- in the EIS when it says
22 that the infrastructure for the Project would be
23 complete in ten years, the Project that you're
24 referring to is simply the Koa Ridge Makai Project,
25 not the increment 2, the Castle & Cooke Waiawa.

1 THE WITNESS: Yes. It's referred to in the
2 incremental plan. The ten-year timeframe we're
3 talking about is the Koa Ridge Makai Project.

4 COMMISSIONER JUDGE: And on the map that's
5 on the board --

6 THE WITNESS: Yes.

7 COMMISSIONER JUDGE: -- where did you say
8 the access was going to be for the Koa Ridge Makai?

9 THE WITNESS: The access for Koa Ridge Makai
10 will be off of Ka Uka -- there's two access points --
11 off of Ka Uka onto our major parkway. And then on and
12 off H-2 would be up here where we'd be constructing a
13 new Koa Ridge Interchange. It's somewhat where
14 there's the existing Pineapple Road bridge.

15 COMMISSIONER JUDGE: Okay. And if I
16 understand that Pineapple interchange won't be done
17 until the end of the Project like 2017 to 2020?

18 THE WITNESS: Yeah, I can't really speak to
19 the timeframe on that. It would be -- I mean it won't
20 be upfront. Well, what I should say it's going to be
21 in the second half of the development phase. So I
22 think the way our incremental plan shows it it's like
23 2017 to -- I'm sorry. Is that what you said?

24 COMMISSIONER JUDGE: Yes.

25 THE WITNESS: That's correct. Sorry.

1 COMMISSIONER JUDGE: And what is that number
2 based on? Is it based upon when a certain number of
3 houses have gone in or is it an internal funding? Or
4 how is that triggered?

5 THE WITNESS: It's triggered by the impacts,
6 the transportation impacts.

7 COMMISSIONER JUDGE: So is that going to be
8 a requirement from DOT when that goes in?

9 THE WITNESS: Right. We're still meeting
10 with the DOT. So when we do have an agreement we'd
11 have a better sense of timing as well.

12 COMMISSIONER JUDGE: Okay. Thank you.

13 CHAIRMAN PILTZ: Commissioners, any other
14 questions? Thank you, Ms. Kodama. Mr. Matsubara, go
15 ahead with your next witness.

16 MR. MATSUBARA: Next witness will be Rodney
17 Funakoshi.

18 RODNEY FUNAKOSHI
19 being first duly sworn to tell the truth, was examined
20 and testified as follows:

21 THE WITNESS: Yes.

22 CHAIRMAN PILTZ: Would you state your name
23 and address and then you can continue.

24 THE WITNESS: Rodney Funakoshi, 100 Kahelo
25 Avenue, Mililani, Hawai'i.

1 CHAIRMAN PILTZ: Thank you.

2 DIRECT EXAMINATION

3 BY MR. MATSUBARA:

4 Q Mr. Funakoshi, you prepared written
5 testimony which has been submitted to the Commission
6 marked as Exhibit 30, did you not?

7 A Yes.

8 Q You submitted and drafted this testimony in
9 your role as senior project manager for Castle & Cooke
10 Homes, is that correct?

11 A Yes.

12 Q Have you testified -- you've testified
13 before the Land Use Commission and been accepted as an
14 expert in environmental assessment and land use
15 planning, have you not?

16 A Yes.

17 MR. MATSUBARA: I would like to ask the
18 Commission if Mr. Funakoshi could be accepted as a
19 witness in environmental assessment and land use
20 planning.

21 CHAIRMAN PILTZ: Any objection, City?

22 MS. TAKEUCHI-APUNA: No.

23 CHAIRMAN PILTZ: State?

24 MR. YEE: No objections.

25 MR. YOST: No objections.

1 MR. POIRIER: No objections.

2 CHAIRMAN PILTZ: Okay.

3 Q (By Mr. Matsubara): Mr. Funakoshi, could I
4 ask you to summarize your testimony, especially the
5 second paragraph on page 3-B of your written testimony
6 where you spell out which infrastructural improvements
7 are the responsibility of Waiawa Ridge development
8 versus Castle & Cooke so the Commission has some
9 understanding of who will be responsible for
10 respective infrastructure.

11 You're also going to use the PowerPoint?

12 A Yes.

13 Q Please. It's the same PowerPoint exhibit
14 that we had marked Exhibit 29 and 30 that was
15 submitted.

16 A Okay. Thank you. What I'm going to do is
17 kind of give some overview highlights for major
18 Project impacts and other issues of concern.

19 As was noted the Final EIS was accepted by
20 the State Land Use Commission in June 2009. What I'm
21 going to go over is just some of the major issues from
22 the EIS. And these relate to some issues that we're
23 also going to have follow-up expert witness testimony.
24 But this is mainly to kind of give you an overall view
25 of some of the major issues and how they have been

1 addressed.

2 Agricultural impacts we will be having Bruce
3 Plasch from Decision Analysts Hawai'i who did an
4 agricultural impact study for the Project.

5 Traffic impacts: Pete Pascua from Wilson
6 Okamoto was retained to do traffic studies for us.

7 Infrastructure studies, engineering analyses
8 were done. They will be covered by Garret Matsunami
9 who's from Castle & Cooke. He's the director of our
10 engineering and site construction department.

11 And then finally sustainability issues have
12 come up. So we have retained Ron Nishihara from
13 Trinity Management Group. So he'll be also appearing
14 later as one of the expert witnesses.

15 This kind of gives you both Koa Ridge Makai
16 and Castle & Cooke Waiawa are lands that were formerly
17 in pineapple cultivation. As such they've already
18 been developed and cleared. They're relatively devoid
19 of natural, you know, like botanical or faunal
20 resources there.

21 The area has very good soils rating.
22 They're A and B rated soils.

23 On Koa Ridge Makai the Aloun Farms has a
24 current operation, truck crops on approximately
25 300 acres of our Koa Ridge Makai side.

1 On the Waiawa site approximately 190 acres
2 the Flying "R" Ranch has a cattle grazing operation on
3 that property. And both of these operations will have
4 already agreed to relocation sites, in particular the
5 Aloun Farms, and I'll show you their relocation site
6 just above Wahiawa.

7 But our agricultural study in general has
8 found that there is statewide and on O'ahu sufficient
9 agricultural lands to support current demand and
10 future needs.

11 On a statewide level 177,000 acres that were
12 formerly in plantation have been released and are
13 available for agriculture.

14 On O'ahu 10,900 acres. And this actually is
15 more now with the closure of some additional
16 cessations of plantation agriculture. So all in all
17 our finding is that there's an ample supply for food
18 self-sufficiency.

19 This shows the site where we have already
20 agreed to relocate the Aloun Farm operations. This is
21 Wahiawa Town here and our Dole Plantation, which is a
22 popular visitor destination area. This is the
23 Helemano Military Reservation. Aloun Farms helped us
24 pick the site.

25 This is a 335-acre site that we already have

1 executed a lease along with our sister company Dole
2 Foods Company.

3 There is additional areas to the north,
4 about 230 acres. And also 100 acres just to the south
5 that we are also in negotiations with Aloun Farms to
6 expand his acreage. So essentially that acreage would
7 basically double to about 600, close to 700 acres that
8 he'll have for his use.

9 Traffic impacts are a very major concern in
10 all the community discussions that we've had. So
11 we're well aware of this. And we have done extensive
12 traffic studies to try to assess as well as see what
13 we can do to mitigate matters.

14 So in addition to the studies that we've
15 done, we've really gone beyond and done more regional
16 analyses not typically done in traffic studies. These
17 include looking at commuter travel time, looking at
18 the H-1/H-2 merge, the Department of Transportation
19 what kind of improvements they have planned.

20 City's rapid transit project. We have also
21 looked at the secondary and cumulative impacts of
22 surrounding developments. And the cost of
23 improvements we anticipate will be well in excess of
24 \$50 million from Castle & Cooke's side.

25 And this shows at least one graphic in terms

1 of sort of like -- this is the Ka Uka, the Waipio
2 Interchange. And in the main artery here is the Ka
3 Uka Boulevard. The areas in green are really the new
4 improvements. So the existing four-lane bridge that
5 constitutes Ka Uka Boulevard would be widened to seven
6 lanes.

7 We'll be doing additional loop ramps and
8 widening of the offramps as well as some of the
9 surrounding roadways. So this will be done in
10 conjunction with the adjacent Waiawa Ridge
11 development. This will be privately funded.

12 When they do come on, then this is the
13 ultimate development that would occur at the Waipio
14 interchange. The other Pineapple interchange would be
15 exclusively done by Castle & Cooke.

16 We have looked at some of the potential
17 improvements that could come about from the State
18 Department of Transportation. They are undertaking a
19 very ambitious highway modernization plan that
20 identifies priority needs statewide and tries to
21 implement them.

22 And for the corridor of concern, principally
23 the H-1 corridor there's three major improvements that
24 are tagged by this plan. And these include widening
25 of the Waipahu offramp to provide an additional lane.

1 This is an afternoon peak congestion issue.

2 There's an H-1 widening eastbound between
3 the Waiau and Halawa Interchange to provide an
4 additional lane on that freeway segment.

5 Then finally there's a p.m. contraflow,
6 basically an afternoon zipper lane proposal from the
7 airport to Waikele. And so that actually is a project
8 that's already -- DOT has already begun accepting bids
9 for that project. And they hope to select a
10 contractor by mid year.

11 The other thing we have looked at also is
12 how the rail, proposed rail system would benefit
13 Central O'ahu. So what they have incorporated in
14 their plans, this is the Pearl Highlands station where
15 Sam's Club, so forth, is located. This is the Leeward
16 Community College station.

17 Just before the Pearl Highlands station they
18 will be incorporating a major parking garage,
19 1600-stall parking garage that's similar to what there
20 is at the Blaisdell Center in terms of parking.

21 So this will be serviced by a ramp from the
22 H-2 directly to the parking garage. So this will be a
23 high occupancy vehicle for buses and cars. And this
24 is the primary benefit to Central O'ahu community for
25 the rail project. So this parking structure is also

1 the largest in the rail line.

2 Then we also have looked at sustainability
3 issues. We feel our Project incorporates all of the
4 elements of Smart Growth and development. We have
5 what we feel to be a very compact design for our
6 project. Mixed uses have been extensively discussed,
7 pedestrian/bicycle paths. We do want to encourage
8 alternative modes of transportation to reduce the
9 dependence on the automobile.

10 So our transportation plan -- I mean our
11 sustainability plan also incorporates specific
12 quantifiable targets that we are hoping to achieve for
13 conserving energy and water and also to create a
14 healthy environment for our community.

15 So the Project design. We hope to have a
16 density of greater than ten units, a much larger ratio
17 of multifamily to single-family homes than is normally
18 done 60/40. We are going to incorporate higher
19 density buildings, smaller lot sizes throughout our
20 development.

21 This kind of shows some of the walking
22 radiuses within our development. So the smaller
23 circles is your quarter mile radius which is typically
24 a five to ten minute walk. Very convenient and
25 accessible. We're hoping, within in particular the

1 village center to have at least a thousand residential
2 units within that quarter mile, five to ten minute
3 walking distance.

4 But then the half mile is also walkable.
5 That's more like a ten to 15 minute walk. As you can
6 see this pretty much covers most of the Koa Ridge
7 community. And on the north is our secondary
8 neighborhood center.

9 Similarly for Waiawa just the size of the
10 neighborhood lends itself to that. So within a
11 quarter mile of our neighborhood center and
12 completely -- the half mile radius completely
13 encircles the Waiawa Project.

14 What we really want to do is create a major
15 employment center at Koa Ridge. We feel this would be
16 a very good benefit to the community as well as to
17 traffic, helping us reduce traffic. And this is
18 allowed by our medical center, our village center and
19 also our gateway commercial developments.

20 Employment in Koa Ridge. We are looking at
21 during construction 15 year period to have 750 direct
22 jobs per year. Indirect and induced 1100 jobs during
23 that duration. Long-term operational once the
24 project's completed 2,500 jobs in healthcare, retail,
25 restaurant, office and industrial uses.

1 The job creation we anticipate 2,500 jobs of
2 which approximately 1100 are medical jobs. And the
3 balance we're looking at at least for Koa Ridge Makai
4 is two jobs for every three homes.

5 We're also hoping to include, in conformance
6 with the City's 30 percent affordable housing
7 requirement, 1,500 homes. The community will be very
8 attractive to seniors. So at least 500 homes we feel
9 will be targeted for seniors.

10 We will be also incorporating live-work
11 units. It basically means your home can be right next
12 to your office or shop.

13 The Office of Planning's position paper
14 recommended that, you know, we incorporate an
15 incremental development plan for the Project. This is
16 actually a requirement in the LUC rules. The Office
17 of Planning felt that since full Project development
18 is beyond ten years and that the Waiawa portion is
19 contingent on the actions of another private developer
20 with no definitive time table, that an incremental
21 development plan should be prepared.

22 So we did do one and submitted it as such.
23 So while we are still looking at getting
24 reclassification for both Koa Ridge and Waiawa, an
25 incremental plan has also been submitted.

1 And this plan shows Koa Ridge Makai to be
2 Increment I which is really how we had always planned
3 to start it. Waiawa Increment II start of that is
4 dependent on the start of Waiawa Ridge development's
5 infrastructure.

6 We also did another traffic study and this
7 is to address the case where Koa Ridge would proceed
8 well in advance of Waiawa. So what kind of
9 improvements would be needed if there were more
10 prolonged delay in the start of the Waiawa Ridge
11 development.

12 So these are the improvements, mitigation
13 measures needed for the Waipio Interchange. So the
14 items in red show some of the additional improvements
15 in terms of lanes, additional lanes that are needed to
16 the offramp and Ka Uka Boulevard. So this is still
17 being reviewed by the Department of Transportation.

18 I'd like to kind of generally cover how Koa
19 Ridge complies with the Land Use Commission's urban
20 district standards. It is very much citylike
21 concentration particularly when built.

22 We will have all aspects of higher density
23 urban community. But even now the community, as you
24 can see, is surrounded by urban developments:
25 Mililani to the north, the Waipio community to the

1 south.

2 We're close to centers of trading and
3 employment. The site is, you know, not only
4 contiguous but also readily developable which is also
5 part of the land use criteria. The topography is very
6 flat and free of natural or environmental hazards.

7 This graphic from the City and County of
8 Honolulu's Central O'ahu Sustainable Community Plan
9 shows in heavy dashed line the urban community
10 boundary which is really the designated growth areas
11 that the City identifies as part of their long-range
12 planning.

13 So Koa Ridge Makai and Castle & Cooke Waiawa
14 are within the urban growth boundaries identified by
15 the City.

16 This summarizes all of the off-site
17 infrastructure that will be undertaken to support the
18 Koa Ridge development and water, sewer, roads,
19 drainage, all of which will be provided by Castle &
20 Cooke or at least privately funded.

21 Then finally, we're looking to undertake a
22 pilot green infrastructure project. This is targeted
23 toward stormwater drainage systems to design them to
24 capture and treat runoff.

25 So this would incorporate, like they have

1 started to do on the mainland, bioswales and planter
2 strips that accept the runoff from the streets rather
3 than in catch basins.

4 So this allows not only plant irrigation but
5 you get improved water quality, you reduce your runoff
6 and also allow for groundwater recharge. This is
7 something we very much would like to do in our Koa
8 Ridge Project.

9 So that summarizes major elements of our
10 Project.

11 Q Let me just have a follow-up question. It
12 relates to earlier questions asked by the Commissioner
13 in regard to the responsibility for various
14 infrastructural improvements between Castle & Cooke
15 and Waiawa Ridge development.

16 It's my understanding that Waiawa Ridge
17 development would be responsible for building that Ka
18 Uka Boulevard extension that crosses the Panakauahi
19 Gulch?

20 A Yes.

21 Q Waiawa development would also be responsible
22 for constructing the sewer line, extending to the
23 Pearl City wastewater pump station?

24 A Yes.

25 Q And if our costs, if any, would be if we

1 upsized the pipes?

2 A Yes, material oversizing.

3 Q Material oversizing. And the water system
4 source, storage and transmission improvements that
5 would be Waiawa Ridge Development's responsibility.

6 A Yes.

7 MR. MATSUBARA: Thank you. I have no
8 further questions.

9 CHAIRMAN PILTZ: Ms. Takeuchi, questions?

10 MS. TAKEUCHI-APUNA: Yes, the City has some
11 questions.

12 CROSS-EXAMINATION

13 BY MS. TAKEUCHI-APUNA:

14 Q In the Final EIS there's mention of four
15 proposed detention basins. And can you tell us where
16 those are located off site? Are they on -- do you
17 want to point to it?

18 A This is the Kipapa Gulch. This shows our
19 off-site detention basins. Kinda hard, it may be a
20 little hard to see but they are within Kipapa Gulch.
21 Couple of these are actually just below Mililani and
22 this is by the H-2 bridge over Kipapa Gulch. So
23 there's another detention basin here. So, yeah, we
24 have four identified. So all of our -- all of them
25 are off site within Kipapa Gulch.

1 Q And one, two and three -- detention basins
2 one, two and three are on Castle & Cooke's land, is
3 that right? And the fourth is on, I think, Army land?

4 A Okay. I believe so. But I may have to defer
5 confirmation from our site engineer as to the
6 ownership. But yes.

7 MR. MATSUBARA: He's going to be our fourth
8 witness, Garret Matsunami, infrastructure and drainage
9 basins.

10 Q (By Ms. Takeuchi-Apuna): Could I ask if
11 those off-site areas on which the detention basins
12 are, if those were sold in the future, what would
13 happen to those detention basins?

14 A The ownership has not yet been determined.
15 Ideally we would want to dedicate them to the City for
16 ongoing maintenance. But if not, you know, Castle &
17 Cooke would retain ownership or, you know, the owner,
18 whatever, you know, association, master association
19 entity for Koa Ridge would retain ownership of that.

20 MS. TAKEUCHI-APUNA: Okay. All right. The
21 City has no more questions.

22 CHAIRMAN PILTZ: Mr. Yee, questions?

23 MR. YEE: Just to follow up.

24 CROSS-EXAMINATION

25 BY MR. YEE:

1 Q So with respect to the detention basins,
2 ownership and responsibility for future maintenance
3 has not yet been determined? Is that what you said?

4 A Yes.

5 Q So could be either the City, Castle & Cooke
6 or the association are the three potential people
7 responsible?

8 A Yes.

9 Q Would Castle & Cooke or the association be
10 responsible for the fourth detention basin located --
11 if it's located outside of Castle & Cooke property
12 would they still be responsible for that?

13 A That ownership issue has not yet been
14 resolved. It's possible we may seek to acquire it or
15 at a minimum in the interim get an easement or lease,
16 long-term lease.

17 Q Just to finish up the issue of the detention
18 basins. Who will be determining -- let me backtrack.
19 The three detention basins are located outside of the
20 stream but in the gulch, correct?

21 A Yes.

22 Q Who makes sure that the detention basins are
23 correctly constructed so as to not interfere with the
24 stream?

25 A As part of the permitting for the

1 improvements to the basins, you know, they would face
2 a bevy of federal, state permits that would include
3 initially the Army Corps of Engineers who would be
4 looking at whether the improvements affects the
5 stream, high-water mark level.

6 That triggers, there is a -- State
7 Department of Land and Natural Resources has a stream
8 channel alteration permit depending on where exactly
9 your improvements along the stream are.

10 Associated with the Corps of Engineers
11 permit is also a Coastal Zone Management Consistency
12 Determination Permit required, also a Department of
13 Health 401 Water Quality Certification that would be
14 needed for triggering those permits, that would
15 trigger, would be required from that.

16 So those would really be the vehicles by
17 which, you know, your water quality and effects on the
18 stream are taken care of.

19 Q Do any of those organizations look at the
20 safety of the detention basins? So, for example, I
21 understand that the berm will be no higher than
22 25 feet because you hit 25 feet you become a dam I
23 understand.

24 A Yes.

25 Q So you're avoiding the requirement for a dam

1 by constructing it below the 25-foot level, is that
2 right?

3 A Yes.

4 Q And you'll build three of them to make sure
5 you have enough to hold back or to keep back the
6 appropriate amount of water, is that right?

7 A Yes.

8 Q And who looks at the safety of structure?
9 Is it any of the organizations that you had mentioned
10 before?

11 A I would have to defer that to our
12 forthcoming engineer.

13 Q Moving to the incremental development. If
14 WRD is not developed, then I assume there is no Ka Uka
15 extension, correct?

16 A Correct.

17 Q And there would also be no sewer connection
18 to the Pearl City pump station?

19 A Correct.

20 Q And there would no connection to the water
21 system?

22 A We would need to provide our own source of
23 water. Currently we are relying on the Waiawa Ridge
24 development's proposed water.

25 Q So, but essentially without the Waiawa Ridge

1 development you at least would not have a sewer
2 connection and sufficient transportation access, is
3 that right?

4 A Correct.

5 Q What is the -- well, let's backtrack. The
6 Waiawa Ridge development received their LUC
7 reclassification in the 1980s, is that right?

8 A I believe so.

9 Q And Gentry Pacific originally had the
10 development rights to the property.

11 A Okay. I am not sure of exactly who had
12 development rights.

13 Q Are you aware that the developer lost their
14 development rights to Kamehameha Schools/Bishop Estate
15 or that their developments rights lapsed?

16 A Right. Yeah, we did hear that there was
17 some expiration of development agreement.

18 Q And that at this time, then, it would be
19 Kamehameha Schools/Bishop Estate as the landowner who
20 would be responsible for whatever decision to develop
21 the Waiawa Ridge development.

22 A We believe so, yes.

23 Q And do you know what the status is of
24 Kamehameha Schools/Bishop Estate in their analysis of
25 what to do with Waiawa Ridge development?

1 A The only thing they've told us is that
2 they're still in the process of evaluating the subject
3 property and have not yet formulated definitive plans.

4 Q So at this time KSB has not made any
5 decision about whether what and when Waiawa Ridge
6 development would be developed?

7 MR. MATSUBARA: That you know.

8 Q (By Mr. Yee): That you know of.

9 A Yes, as far as we know.

10 Q So at this time you don't know when
11 Increment II could be developed?

12 A Not definitively, no.

13 Q Do you know -- do you have any information
14 as to when Waiawa Ridge development is going to begin?

15 A No. Except to say they're fully entitled
16 and they're proceeding to develop. You know, we don't
17 know when they would resume but they could resume
18 fairly quickly.

19 Q But you don't even know if they're going to
20 resume, do you?

21 A That's correct.

22 Q Do you know what the cost is of the Ka Uka
23 extension, or do you have an estimate of the cost?

24 A No, I'm sorry.

25 Q Would it be in the ballpark of the Pineapple

1 Junction extension?

2 A We did not do an assessment of cost for that
3 structure.

4 Q It'd be very expensive, though. That's a
5 fair enough qualitative statement, right?

6 A Yes.

7 Q Okay. Do you think -- I have one other
8 question about the berms before I leave that. Do you
9 know if anyone reviews those berms to ensure that
10 they're correctly maintained?

11 A I would have to defer that to our engineer.

12 Q Okay. You referred to Dole as a sister
13 corporation in your discussion. What's the
14 relationship between Dole and Castle & Cooke Homes?

15 A I don't know the legal...

16 Q What's your best understanding?

17 A I mean, you know, Dole now is, you know,
18 partially publicly owned. Previously, although the
19 majority owner is the same as Castle & Cooke's owner,
20 so, yeah, David Murdock's majority owner of Dole Foods
21 and also owner of Castle & Cooke.

22 Q Do you know how much agricultural land Dole
23 has?

24 A Ah, offhand, ah, no.

25 Q Do you know how much they would have on

1 O'ahu?

2 A I would be guessing. I think it's like --
3 yeah, I'm not sure. I would be guessing. But it's in
4 the tens of thousands of acres.

5 Q How much land -- how much agricultural land
6 does Castle & Cooke Homes have? Do you know?

7 A Again, I am not sure and I would rather not
8 guess.

9 Q Do you have a general estimate? Is it in
10 the tens of thousands, hundreds of thousands?

11 A More in the thousands as opposed to tens of
12 thousands.

13 Q Would you have a general estimate for A&B as
14 well?

15 A No, sorry, I do not.

16 Q If you want to defer this to someone else
17 you can, but I think you can answer this question.
18 The EIS describes a potential change in the access
19 road which leads to Waiawa Community Correctional
20 Center.

21 Do you know whether any change in the access
22 road will create any costs for the Department of
23 Public safety?

24 A No. They are assured access by way of an
25 easement. So if the access is relocated it would be

1 at, you know, developer's cost. So whether it's our
2 cost or Waiawa Ridge development's cost, yeah, their
3 access will be provided. And it should be at no cost.

4 Q To the Department of Public safety. At no
5 cost to the Department of Public Safety.

6 A Yes.

7 Q And will you be informing prospective buyers
8 of the nearby Waiawa Community Correctional Center and
9 the potential problems of locating an urban
10 development near a correctional facility?

11 A I'm not sure about the standard real estate
12 disclosures relative to that. But if needed then we
13 certainly would.

14 Q The Waiawa Community Correctional Center has
15 been there for sometime now, correct?

16 A Yes.

17 Q So you will be building a development near
18 them, correct?

19 A Close. Not, not that close.

20 Q But you will be coming to the area in which
21 they exist, correct?

22 A Yes, yes.

23 Q So it's important that anyone who moves in
24 understands what they're getting into when they buy a
25 piece of property close to a correctional facility,

1 correct?

2 A Okay. Again, I'm not sure whether, you
3 know, you're asking about a disclosure. I'm not sure
4 we need to provide, we would or need to provide.
5 But...

6 Q With respect to the Department of Education
7 and noise, do you know whether the school will be
8 located in a spot where air conditioning is not needed
9 due to noise?

10 A No. But we have looked at the separation
11 distance of the school from the freeway. In general
12 it is adequately separated that, you know, they
13 probably do not need to have air conditioning for
14 noise abatement. But we have not specifically
15 analyzed that.

16 Q And will that be part of the agreement
17 between the Petitioner and the Department of Education
18 on the site?

19 A The Department of Education, you know, would
20 have a say in the location of the school site. They
21 actually have endorsed our selected locations in our
22 preliminary land use plans.

23 Q I noticed that Mr. Beiler's testimony
24 regarding noise that there may be temporary noise
25 mitigation measures necessitated by Castle & Cooke's

1 construction activities.

2 Are you aware of that?

3 A That would depend on -- yeah, it would
4 depend on what is being affected. But there are some
5 standard regulations relative to amount of noise you
6 can generate particularly in proximity to residences.

7 Q If the school has to implement a temporary
8 noise mitigation due to the construction activities of
9 Castle & Cooke, who will be paying for those temporary
10 noise mitigations?

11 A Yeah, I guess presumably the developer would
12 pay.

13 Q Do you know -- you're aware that there was a
14 Phase I assessment done for the property, correct?

15 A Yes.

16 Q And we have the testimony. Will additional
17 soils testing be conducted?

18 A Yes. We do hope to conduct additional soils
19 testing.

20 Q And will that be done prior -- I notice in
21 the testimony it says "prior to construction". Does
22 that mean it will be done prior to ground disturbance?

23 A Prior -- it will be done prior to mass
24 grading, yeah.

25 Q And will it be done in consultation with the

1 Department of Health to determine that the soils
2 testing is done correctly?

3 A Yes.

4 Q And you will be testing for the residual
5 contaminants identified in the Phase I?

6 A We would, um, agree with the Department of
7 Health what would need to be measured.

8 Q And then if you find any contaminated soils
9 they will be managed and treated pursuant to law,
10 correct?

11 A Yes.

12 MR. YEE: I have no further questions, thank
13 you.

14 CHAIRMAN PILTZ: Okay.

15 MR. YEE: Could I ask one more question?

16 CHAIRMAN PILTZ: Go ahead, Mr. Yee.

17 Q (By Mr. Yee) You mentioned green
18 infrastructure that you are very interested in doing.
19 If it turns out that the green infrastructures
20 discussed are feasible and acceptable -- are feasible
21 to you and acceptable to the city and state agencies,
22 will you be implementing the pilot project?

23 A Yes.

24 MR. YEE: Thank you. Nothing further.

25 CHAIRMAN PILTZ: Let's take a five minute

1 break right now.

2 (Recess was held.)

3 CHAIRMAN PILTZ: (3:15) We're back on the
4 record. We're planning on going to 4:30 but there's a
5 possibility the air conditioning will stop at 3:30.
6 So we'll see what happens. Hey, we gotta save some
7 money. (audience laughter) Okay. Questions,
8 Mr. Yost? Go ahead.

9 CROSS-EXAMINATION

10 BY MR. YOST:

11 Q Good afternoon, Mr. Funakoshi.

12 A Good afternoon.

13 Q First question, clarification. We have,
14 because of the incremental development plan the Koa
15 Ridge Makai and the Wahiawa increments there's Phase 1
16 and Phase 2, correct?

17 A Yes.

18 Q And are they completely independent of each
19 other?

20 A "Completely independent"?

21 Q You can build Koa Ridge Makai without ever
22 getting into Phase 2 and it wouldn't impact Phase I,
23 right?

24 A They do operate off of different
25 infrastructure systems. They are separated by the H-2

1 Freeway, yeah. But we were planning to, you know,
2 initially proceed with both with overlapping the
3 development.

4 Q But in terms of the infrastructure and
5 schools and other aspects of the two developments they
6 are distinct, correct?

7 A They could proceed independently, correct.

8 Q I want to make sure I understood something.
9 I may have misunderstood. You said, I think, that
10 your plan is to do Phase 2 after Phase I is complete,
11 is that right?

12 A No. It's under the incremental development
13 plan, that's correct. But really what -- it's not
14 necessarily the case that we would start Waiawa at the
15 end of Koa Ridge Makai.

16 If allowed we would proceed as soon as we
17 are allowed to once the infrastructure is in and
18 available for our development, Waiawa Development.

19 Q I see. So it's not -- your plan is not to,
20 in any event, wait until after Koa Ridge Makai. You
21 could potentially start earlier if the infrastructure
22 was built by the third-party.

23 A Yes. So, for example, we could proceed,
24 say, by 2015 assuming that infrastructure were to go
25 in.

1 Q In your written testimony you briefly
2 mentioned groundwater resource availability. And you
3 mentioned that for Koa Ridge Makai it's only
4 2.7 million gallons per day of use, projected use. Is
5 that right?

6 A I believe Koa Ridge Makai is
7 2 million gallons per day and our Waiawa development
8 is 0.7 million gallons per day.

9 Q All right. What about potential
10 contamination of groundwater supplies in the area from
11 these developments? Have you looked at those issues?

12 A Yeah. Our site engineer could elaborate.
13 But in general what happens in the Central O'ahu and
14 other areas where there has been previous cultivation
15 and use of currently banned pesticides, that they have
16 incorporated granular activated carbon filters as part
17 of their well and storage systems to filter the water
18 before distribution in this municipal system.

19 Q What about contamination from the homeowners
20 who will be living in the areas dumping pesticides in
21 their lawns or using other chemicals? Have you looked
22 at the potential impacts from those, that kind of
23 contamination?

24 A No, not specifically.

25 Q All right. There's a ditch, is there not,

1 that runs through the Koa Ridge Makai Project that
2 provides water to farmers that are downstream of Koa
3 Ridge Makai? Is that right?

4 A Right. The Waiahole Ditch runs through the
5 northern portion of the Koa Ridge Makai property.

6 Q So you haven't looked at all about whether
7 or not pesticide or other household chemical use by
8 homeowners in the new development might contaminant
9 that ditch and might affect somehow the water supply
10 of farmers downstream?

11 A The current plan -- it was recommended by
12 the State of Hawai'i Agribusiness Development
13 Corporation that we convert the current open channel,
14 culvert channel, into a pipe system. And this is
15 recommended based on their experience in Mililani
16 where there's a safety, public safety access,
17 liability issues, also rubbish in the ditch that has
18 been detrimental to the farmers downstream.

19 So they have asked us if we wouldn't mind to
20 replace the open culvert that runs through our
21 property with a pipe system. We are amenable to that.
22 But that would need to be undertaken in consultation
23 with the State Historic Preservation Division since it
24 is a historic site.

25 Q When you say a "pipe system" would you mean

1 that the proposal would be to completely enclose the
2 water that's currently flowing through that culvert in
3 a pipe that's 360 degrees?

4 A Yes.

5 Q Okay. And presumably that pipe, then, would
6 be designed so that any chemicals that are leaching
7 into the soil from nearby lots or runoff from streets,
8 et cetera, would not be able to penetrate the pipe's
9 material?

10 A Yes.

11 Q There's a statement in your section on
12 agricultural impacts in your written testimony that
13 says: Less than 25,000 acres would be needed for
14 100 percent self-sufficiency.

15 And that's statewide, correct, for
16 agricultural production?

17 A An additional 25,000 would be needed for, is
18 an estimated amount based on our agricultural
19 economist's study of that. I think he estimated that
20 currently about one third of the island's consumed
21 crop is grown here.

22 So based on the acreage devoted to that and
23 the calculations made that an additional 25,000 would
24 be needed to achieve a hundred percent
25 self-sufficiency.

1 Although he still qualified that probably
2 that would not happen because there's some crops that
3 simply cannot be grown profitably locally.

4 Q Would that be a question to ask in more
5 detail to Bruce Plasch when he testifies later?

6 A Yes.

7 Q I'll reserve questions for him on that
8 subject. You were involved in the EIS process,
9 correct?

10 A Yes.

11 Q You were involved in the part of the EIS
12 process where you considered alternative land uses
13 other than the use that's proposed in the petition?

14 A Yes.

15 Q And I want to ask you specifically about, in
16 section 1.7 of the FEIS. Just for reference this is
17 on Page 1-21. There's a discussion of "As an
18 alternative it was also considered to have a
19 small-scale development that uses renewable energy,
20 has more open space, additional bike and walking
21 paths, and that maintains the most productive portions
22 of the proposed Project lands for agricultural use."

23 Do you recall the consideration of that
24 alternative?

25 A Right. The Sierra Club requested our

1 consideration of that as an alternative.

2 Q And you were involved in the consideration
3 of that alternative?

4 A Yes.

5 Q And can you tell me how many housing units
6 were contemplated as being part of that alternative,
7 if that one was done instead of what you proposed?

8 A Well, no, we rejected further consideration
9 of that alternative simply on the basis of our
10 development objective which was not to undertake a
11 small-scale agricultural type development, but really
12 a larger, you know -- our development objective really
13 was for a much larger urban type mixed use development
14 that has been proposed.

15 So as that proposal did not meet our
16 development objectives we did not further consider it
17 as part of our evaluation.

18 Q So you did not, in your consideration,
19 didn't go so far as to try to figure out how many
20 housing units could be part potentially of that kind
21 of alternative. Just want to be clear. You didn't
22 actually ever come up with a number.

23 A That's correct.

24 Q Can you estimate at all based on our process
25 of what you did in your consideration process what

1 percentage fewer housing units would be potentially
2 possible in that kind of alternative development?
3 Would it be 50 percent as many or 60 percent as many?
4 Do you have an estimate?

5 A In general there was always a tradeoff on
6 land coverage versus density. The higher you go you
7 can conceivably take up less land. So that has always
8 been encouraged by the City.

9 What you really have to trade off is in the
10 suburban setting that we are whether we can do, for
11 example, highrise development and then take up much
12 less land coverage. Really, it does amount to if we
13 put in a highrise and we can't sell it it doesn't make
14 any sense. The development would not work.

15 So we do need to provide that balance. But
16 certainly we are proceeding with a much higher density
17 than any of the immediately surrounding areas. That's
18 in the interest of more compact design and
19 sustainability to preserve more land. So we do
20 have -- so we do hope to achieve the higher densities
21 to kind of serve the same type population.

22 Q The medium density residential development
23 that you've proposed as part of this petition,
24 that's -- how many stories is that? Maybe maximum of
25 four stories or is it smaller than that?

1 A We have not specifically determined that,
2 but we would probably look at a maximum of, perhaps,
3 you know, let's say, in our village center where you
4 have mixed use developments so you could go maybe two
5 stories of commercial, maybe office on the ground, and
6 office on the second floor, commercial/restaurant on
7 the ground.

8 Then above that maybe four stories of
9 residential. So it could be along those lines maybe
10 six stories approximately.

11 Q It could be as high as six stories. Are you
12 familiar with the kind of townhouse developments that
13 are common in Hawai'i Kai?

14 A Generally.

15 Q Is there any reason why you couldn't do this
16 Project with exclusively those types of townhouse
17 residential structures and/or the mixed use structures
18 that you just spoke of and have the same number of
19 housing units?

20 I would also presume you would have a much
21 higher percentage of lower income or median income
22 housing units if you did it that way and then
23 preserve, then, a much larger area of the agricultural
24 land for continued agricultural use?

25 A We always try to create a diversity of

1 product. So we like to incorporate as -- the range
2 of -- the range of housing units. So from your
3 smaller apartment size, affordable units, to your
4 mid-priced and even upper level residences. But what
5 we are looking at in general is a commitment to
6 smaller lot sizes even on our upper end units.

7 And, you know, we have altered our mix to,
8 you know, provide a lot more high density product.
9 But, you know, higher density does not necessarily
10 mean more affordable. In fact a lot of times the
11 higher up you go the most costly it is to develop.

12 There's a lot more development risk involved
13 in going higher density. So it's not automatically
14 more amenable to providing affordable homes.

15 But we have always developed for a wide
16 range of, you know, lifestyles and income ranges. So,
17 you know, that's how we have always proceeded on our
18 communities.

19 Q If you had the different model of the
20 higher -- just getting rid of the low density
21 residential and having only medium density residential
22 in this development, is it your testimony that you
23 wouldn't be able to fill those units, the people
24 wouldn't buy all of them?

25 A You know, I'm not sure from the market

1 standpoint whether that could be done. I'm not sure.

2 Q That hasn't been considered as part of the
3 development process?

4 A To completely multifamily development no.
5 Like I said we have always tried to provide for the
6 range of housing types.

7 Q Is it --

8 A So that's what we're doing again.

9 Q I'm sorry. I didn't mean to interrupt.
10 Were you done?

11 A Yes.

12 Q Is it just the case that it's more
13 profitable to do it the way that you're proposing it
14 to have the lower density residential that perhaps
15 could sell for higher prices and so forth?

16 A That's a possibility. That's true. But
17 it's also what is acceptable to the market. Like I
18 mentioned we are basically in a suburban type
19 community.

20 So, you know, whether we could go
21 exclusively, say, medium density and high density
22 level and then be able to market the homes given our
23 location and distance from the central business
24 district, high density urban area, I'm not sure that
25 that would be marketable.

1 Q Would you agree generally with the
2 assumption that -- or not the assump -- with the
3 statement there are many successful planned
4 communities on O'ahu and also around the world, Paris,
5 France, other places.

6 They aren't high-rise development, right?
7 But they have medium density, mixed use residential
8 and commercial uses that are highly successful and
9 desirable places to live.

10 A Absolutely. In Europe and in many of the
11 more progressive cities on the mainland what we are
12 trying to do has been very successfully done. We
13 visited numerous communities. We are trying to
14 emulate some of the basic principles because they just
15 make so much more sense.

16 In Hawai'i, however, there's no, there's no
17 experience, track record, that we could, you know,
18 point to to say that it will work here. So in that
19 extent it is somewhat of a market risk that there is
20 no track record.

21 So similarly for a lot of our assessments,
22 including traffic, we have had to be very conservative
23 because of the lack of experience here.

24 MR. YOST: Okay. I have no further
25 questions at this time.

1 CHAIRMAN PILTZ: Mr. Poirier.

2 MR. POIRIER: I have some questions.

3 CROSS-EXAMINATION

4 BY MR. POIRIER:

5 Q Good afternoon, Mr. Funakoshi.

6 A Good afternoon.

7 Q Three quick ones and one long one. First
8 one is: Could you tell us how many of the houses are
9 going to be along Kamehameha Highway and H-2 within a
10 hundred to 250 feet?

11 A Within -- along Kamehameha Highway?

12 Q And/or H-2.

13 A And/or H-2. Kamehameha Highway frontage is
14 probably only about 500 to a thousand feet. We do not
15 expect very many homes along that frontage. I would
16 be guessing. But along the H-2 of course we have, you
17 know, a long stretch of Koa Ridge Makai along the H-2.

18 However, we also have power lines we have
19 situated there. The HECO 138 kilovolt overhead power
20 lines that we are going to be relocating along that.
21 So automatically that has to be provided within a
22 200-foot easement.

23 So there probably will also be not very many
24 homes along the H-2. But I would probably have to get
25 back to you on a count for -- we have not actually

1 counted, say, on a particular distance-wise. But the
2 other thing, too, is we have not developed a detailed
3 designs, so where there are, for example, frontages
4 close to the freeway we can place parking or parking
5 structures there as a buffer to the residences.

6 So we would strive to do that to maximize
7 the buffer and compatibility with noise-sensitive
8 uses.

9 Q Thank you. Second question deals with the
10 State DOT Highways Modernization Plan which you
11 mentioned which has some great ideas to take care of
12 the travel downstream.

13 Is that plan more of an imagined plan rather
14 than a real plan at that point in time?

15 A Not at all. The state has been very bold in
16 taking the step to identify the priority needs and try
17 to aggressively move these forward with additional
18 funding.

19 So they've -- what they have indicated is
20 that when the economy improves over two consecutive
21 quarters, I believe, where there's a one percent
22 increase in job growth, then what would happen they
23 would impose additional fuel tax, vehicle
24 registration, weight tax, rental car increases to
25 basically provide a lot of the funding that would go

1 along with any available federal funding to implement
2 these priority projects.

3 So it's a very good plan. Lot of these
4 projects are identified in-house by their traffic
5 engineers and so forth.

6 So it's a very good plan. So we have every
7 confidence that, you know, a lot of good can be done
8 by the modernization plan moving forward.

9 Q The reason why I asked about if it's real or
10 imagined the governor was less than enthusiastic about
11 the plan because it did include for the raising of
12 taxes and fees. Then they came up with a compromise
13 if and when the economy gets better then these other
14 things...

15 The second thing that happened, part of it
16 was submitted to the Legislature for funding. The
17 Legislature did not provide the funding. In this
18 particular point in time it's kind of in limbo.

19 And given your timeframe for getting this
20 development off of the ground one is not quite sure at
21 this point in time, I don't think, as to how useful
22 it's gonna be.

23 A That's correct. But simply because the plan
24 was developed in-house we believe that even though the
25 administration may end this year, that it still is a

1 very good idea that had broad support and should
2 proceed.

3 And so certainly when the economy improves
4 we are sure that it will. Like I mentioned they have
5 already begun accepting bids for the PM contraflow.

6 And that would add one more lane during the
7 afternoon peak going to Leeward and Central O'ahu.
8 That would be a really good addition. We hope that
9 they do that very soon.

10 Q My third point is: You said in your
11 written testimony that you did some extra traffic
12 studies in response to concerns of our board. And you
13 did and we appreciate that.

14 But did it go far enough in the sense
15 because I recall we asked you to do -- you proposed
16 existing commuter travel times between Central O'ahu
17 and downtown and between Central O'ahu and Kapolei.
18 Did your studies do that?

19 A No. That's correct. You did ask us more
20 extensive commuter travel time. But we thought that
21 it was only appropriate to isolate the segment that
22 would affect our Project. So what we selected was the
23 area between Mililani and Pearl Ridge, so the Mililani
24 interchange in the Ka'ahumanu overpass area by Pearl
25 Ridge. So that was the commuter time segment that we

1 felt was warranted for our study. And this is to sort
2 of isolate the impacts.

3 So, in other words, if you were to go all
4 the way to downtown like some of the rail study,
5 commute travel times have shown, that would introduce
6 a lot of external factors that are really beyond
7 either our control or the study parameters.

8 So we felt that, you know, really what the
9 area of concern is really the segment that would
10 affect traffic between Central O'ahu and that portion
11 that would best be measured by that segment. That's
12 why we did not comply with that particular request.
13 But we did do your commuter travel time study.

14 Q Yeah, I know.

15 A And that was done. So we felt, again, we
16 had met your request.

17 Q And I'm sure we will be discussing this
18 further.

19 A Yes. Our traffic engineer will follow.

20 Q My last line of inquiry deals with the land
21 use district standards which the Commission is
22 obligated to follow in granting approval.

23 One of them says, "Shall not include lands
24 the urbanization of which shall contribute to
25 scattered spot urban development." That's the first

1 part of it.

2 The second part of it is, "Necessitating
3 unreasonable investment in public infrastructure or
4 support services."

5 And your response to that was: It's
6 adjacent to existing employment and developments, will
7 not contribute to scattered spot urban development.

8 And if there are any other costs required
9 you guys will basically come up with your fair-share.
10 This would not unreasonably burden or require any
11 unreasonable investment as a result of your particular
12 project.

13 Question is: If Gentry Waiawa doesn't go
14 and if Waiawa Ridge does not go and only Koa Ridge
15 Makai goes, would that be considered scattered?

16 A No, we don't. Actually Koa Ridge Makai is
17 adjacent, very much adjacent to the existing, you
18 know, urban areas, the Waipio Gentry Business Park,
19 the residential area there. So, no, it's not --
20 Mililani is only separated by Kipapa.

21 Our Project in Mililani is only separated by
22 the gulch. We consider ourselves very much adjacent
23 to existing urban areas, so much so in fact that you
24 could even argue that there is some incompatibility
25 relative to the agricultural use there.

1 Q I guess my point is that if Gentry Waiawa
2 goes and Waiawa Ridge goes, and Koa Ridge Makai goes,
3 then it's not scattered, it's infilling. But if only
4 one of them goes would that be scattered. And you
5 answered no.

6 A Yeah. We don't consider either or both.
7 The Waiawa development also is adjacent to an existing
8 fully zoned, both urban and city zoned lands that can
9 be and are already considered developed by a lot of
10 standards. So that is adjacent to, very much adjacent
11 to existing urban development.

12 Q But this standard does not use the word like
13 "contiguous", etc. So it's distinguished from others.

14 Then the other part of that, the reason why
15 it could be important is that one of the big things
16 that's needed if all of this development goes through
17 is this so-called Central Mauka Road.

18 The Central Mauka Road is a \$160 million
19 project which I would think would be a burden to the
20 developer if it had to pay for it, certainly a burden
21 to the tax taxpayer.

22 CHAIRMAN PILTZ: What is your question, sir?

23 MR. POIRIER: I'm getting to that right now.

24 Q So the question is: Based on your knowledge
25 is the need for the Central Mauka Road, is it enhanced

1 by the fact that all three of these developments are
2 going -- the question is: If only one development
3 goes do we need the Central Mauka Road? If two
4 developments go do we need the Central Mauka Road? If
5 three developments go?

6 A Well, actually I would argue that the
7 Central Mauka Road is not warranted regardless. You
8 probably differ with that. But the problem what we
9 have been -- what we understand is that there are --
10 there is the H-2 corridor going through. There's
11 Kamehameha Highway. So that already provides you that
12 parallel roadway.

13 The Central Mauka Road where it would lead
14 to, you know, it is unknown. Given the cost and
15 unknown right-of-way and how it would connect to
16 existing highways or roadways that being unclear, you
17 know.

18 It has been always from our standpoint
19 merely a roadway that we do not feel is needed,
20 particularly at that cost.

21 So regardless of whether one or two or three
22 of those developments go forward, we would say that
23 Central Mauka Road is not needed.

24 Q In spite of the fact that it was, basically
25 it came from the 2030 ORTP O'ahu Regional

1 Transportation Plan as part of their modeling?

2 A Right. We do realize that was included.

3 Again, it's simply a matter of cost and benefit versus
4 benefit. So there are a lot of questions relative to
5 that road and even how it would serve and connect to
6 existing roadways that, you know, we're not sure how
7 those can be adequately addressed.

8 So, you know, that's currently just our view
9 of that. But, no, I do acknowledge that it is in the
10 O'ahu Regional Transportation Plan.

11 MR. POIRIER: Thank you. No further
12 questions.

13 CHAIRMAN PILTZ: Commissioners, questions?
14 Go ahead, Commissioner Kanuha.

15 COMMISSIONER KANUHA: Thank you,
16 Mr. Chairman. Rodney, "affordable housing". Is it
17 going to be dispersed throughout the project or is
18 there going to be a separate component? How is that
19 going to be addressed?

20 THE WITNESS: We have not determined that.
21 But we would like to include it, you know. We would
22 like to integrate it as part of our development
23 certainly. So we wouldn't necessarily, say, for
24 example, put it all in one location. But, you know, a
25 lot of that has not been determined.

1 So we anticipate more specific discussion at
2 the time of city zoning where they more direct how we
3 should handle our affordable housing.

4 COMMISSIONER KANUHA: So you don't expect
5 discussion on that component at this level during this
6 petition process.

7 THE WITNESS: We were not anticipating that.
8 Again, too, our Project, we have not yet developed the
9 detailed designs into where they could or would be
10 located.

11 COMMISSIONER KANUHA: There is a computation
12 though, right?

13 THE WITNESS: Yes.

14 COMMISSIONER KANUHA: So...

15 THE WITNESS: So based on the current city
16 housing policies it's 30 percent of what you are
17 providing. But they are, you know -- they have been
18 reviewing their affordable housing policies.

19 And we're not sure exactly where that's
20 gonna go. But based on the current policy guidelines
21 we would and are prepared to meet the current
22 requirements.

23 COMMISSIONER KANUHA: Okay. Thank you.

24 CHAIRMAN PILTZ: Commissioner Judge.

25 COMMISSIONER JUDGE: Thank you. Good

1 afternoon, Mr. Funakoshi.

2 THE WITNESS: Good afternoon.

3 COMMISSIONER JUDGE: I have a couple
4 questions about traffic. In the EIS it mentions on
5 Page 2-10 about access. It makes reference of three
6 access points. But I believe during -- Ms. Kodama,
7 during her testimony, made mention of only two access
8 points. Can you explain what happened to the third
9 access point?

10 THE WITNESS: Yes. We had three access
11 points. We had a Kamehameha Highway access that we
12 had planned and actually is reflected in our EIS land
13 use plan.

14 However, in discussions with the Department
15 of Transportation Highways Planning section they --
16 well, planning and traffic sections, they expressed
17 concern about the proximity of our Kamehameha Highway
18 access with Ka Uka Boulevard.

19 So they said that we did not have enough
20 separation and distance to allow to satisfy what they
21 felt was needed.

22 So basically told us that we could not get
23 that access.

24 So we have modified, actually, our traffic
25 study to drop that particular access point. But, you

1 know, that's something that we had planned.

2 We thought was a very, would have relieved
3 pressure off of Ka Uka Boulevard; would have provided
4 access onto Kamehameha Highway that could not only
5 provide for that additional outlet but also help
6 connect our Project with the Central O'ahu Regional
7 Park which is across the street.

8 So that would provide -- you know we would
9 have signalized that intersection, would have provided
10 a very good connection to the regional park. So, no,
11 we very much wanted that connection.

12 COMMISSIONER JUDGE: So if, as Ms. Kodama
13 stated, that the Pineapple interchange isn't going to
14 be built until as early as 2017, and possibly the
15 houses, the first housing will be delivered in 2012,
16 would that be correct to say for five more years
17 there's only going to be one way in and one way out
18 for all that traffic for the housing, the commercial
19 properties and the medical components of the Koa Makai
20 Project?

21 THE WITNESS: Yeah, there is one more but it
22 is actually right next. We are looking at one block
23 east of our Parkway Road to have a right in/right out
24 roadway. But, you know, it is also onto Ka Uka
25 Boulevard and in close proximity. But that right in/

1 right out would be the only other.

2 And with the hospital there would be an
3 emergency increase/egress for emergency vehicles. But
4 that might be another one. But again that would be
5 restricted to emergency vehicles. So, but, yeah.
6 That's correct.

7 We would -- and City actually has expressed
8 that they do want us to have two accesses. And
9 preferably at the outset. But at this point we don't
10 see that we can accommodate that with the State's
11 position, current position.

12 COMMISSIONER JUDGE: Maybe this is for your
13 traffic expert. I'll ask you anyways. Isn't that a
14 public safety issue with only one egress and access
15 for so much traffic?

16 THE WITNESS: I would like -- not like
17 to respond to a safety question. My attorney would
18 hit me on the head on that. (audience laughter)

19 But it is preferable to have, I think --
20 what has been expressed is they would want to avoid
21 situations such as Waianae and some other ridge
22 developments like Pacific Palisades where you really
23 have one road in and out. Yeah. So that's not the
24 most desirable situation.

25 COMMISSIONER JUDGE: Okay. I have one more

1 question about traffic. Not knowing the area that
2 well, are there any roads that someone can take
3 between Mililani and Mililani Mauka to get to the Koa
4 Ridge Makai Project without getting on to the H-2
5 Freeway?

6 THE WITNESS: Yes. They would have to go
7 through Kamehameha Highway, and then Ka Uka Boulevard,
8 and then access our Project.

9 COMMISSIONER JUDGE: Okay. And I've one
10 last question. And I'm switching over now. This is a
11 question regarding probable impacts, specifically
12 climate.

13 In section 3-1 of the EIS it talks about the
14 possibility of heat island effect. That's when
15 agricultural lands or unvegetated areas are converted
16 to urban areas.

17 And in the EIS it says: The Project plans
18 to mitigate these effects with parks, landscaped areas
19 and open space on approximately 200 acres or
20 25 percent of the Project site.

21 When I look at table 2-6 it shows the
22 numbers, the projected numbers for park and open
23 space. When I add 'em up I get 72 acres for the Koa
24 Ridge Makai, and 36 acres for Waiawa which when I do
25 the addition comes up to 108 acres for parks and open

1 space.

2 I'm just wondering if you can explain where
3 the remaining 92 acres of that 200 acres would be.

4 THE WITNESS: Very thorough checking on your
5 part, Commissioner. But what that does not include is
6 common area landscaping.

7 So that could include, for example, we have
8 multifamily townhome developments even single-family
9 developments that have yards.

10 So those acreages do not include those
11 areas. They really were separately calculated.

12 COMMISSIONER JUDGE: So you're including
13 people's yards, that they're going to vegetate their
14 yards?

15 THE WITNESS: Well, in terms of heat island
16 effects it's really any non-built areas that, say, are
17 vegetated. These are rough estimates that do not
18 necessarily correlate with those land use acreages.

19 COMMISSIONER JUDGE: So in the
20 single-families homes are you planning to call out,
21 like, vertical construction areas, areas in which they
22 can build, areas in which they have to leave in
23 vegetated space?

24 THE WITNESS: No, not at this point. At
25 this point they're simply very rough estimates of open

1 space.

2 COMMISSIONER JUDGE: So really the number
3 that we should be looking at is the 108 acres plus or
4 minus some common space?

5 THE WITNESS: Right. That's a conservative
6 but more, yeah.

7 COMMISSIONER JUDGE: So the 108 is more
8 accurate than at 200 acres really. I mean that's
9 almost double in common element area. That seems to
10 be a lot in the 300-acre, I don't know the site.

11 THE WITNESS: Okay. Well, I'm not sure. I
12 did not do the calculation. Yeah, you could be, you
13 could be closer to correct.

14 COMMISSIONER JUDGE: My concern is, you
15 know, when you're talking about the type of
16 development you've been describing, the high density
17 and taking that, taking that lands out of agriculture,
18 there may very well be a heat island affect.

19 I just wanted to make sure that if you're
20 representing that you're going to be 200 acres or
21 25 percent of the Project site, I just wanted to see
22 if you are really willing to commit to that.

23 THE WITNESS: We can double check that
24 figure. That might be warranted.

25 COMMISSIONER JUDGE: Thank you. I'd

1 appreciate that.

2 THE WITNESS: Okay.

3 CHAIRMAN PILTZ: Commissioner Chock.

4 COMMISSIONER CHOCK: Couple of follow up
5 questions. On the Waiawa -- I'm sorry, Waipio
6 Interchange you had, I think, did you have two
7 diagrams up on your PowerPoint?

8 THE WITNESS: Yes.

9 COMMISSIONER CHOCK: And if I understood
10 correctly, one is the full buildout of the interchange
11 with the abutting property owner. The other one was
12 without it.

13 THE WITNESS: Right. The first one, what
14 you might consider the ultimate, would include the
15 developments of our Castle & Cooke Waiawa and Waiawa
16 Ridge development.

17 So with that we would need the additional
18 loop ramps, the additional laneage, bridge widening
19 that that would trigger.

20 The other one with only our Koa Ridge Makai
21 that does involve some interchange improvements,
22 offramp widenings, widening of Ka Uka Boulevard, but
23 not necessarily the loop ramps because we will also
24 supplement that with our Pineapple Road interchange.

25 COMMISSIONER CHOCK: What is the timing and

1 cost for the full scope of improvements that are
2 planned for the interchange?

3 THE WITNESS: We don't -- we don't have very
4 good costs, but probably a hundred million, something
5 like that.

6 COMMISSIONER CHOCK: And is that a city or
7 state project?

8 THE WITNESS: If public funding were
9 available we would want to pursue that. But State has
10 informed us that there is no funding, and federal
11 highways similarly. So we are prepared to move
12 forward to have it privately funded. And that's the
13 current thinking.

14 So it's really a cost-sharing agreement that
15 would be required with the Waiawa Ridge development to
16 do that ultimate improvements.

17 COMMISSIONER CHOCK: So Castle & Cooke would
18 construct those improvements or oversee the
19 construction of those improvements?

20 THE WITNESS: Well, no. Like I mentioned it
21 really has to be a joint Castle & Cooke/Waiawa Ridge
22 development to do those interchange improvements.

23 COMMISSIONER CHOCK: And timing again was
24 what?

25 THE WITNESS: Timing we have had some

1 discussion as to depends on when they start. So it's
2 hard to give a definitive answer as to when those
3 improvements would go in.

4 Because what would happen they would need to
5 be -- they would need to proceed with the pace of
6 development.

7 So depending on when and where development
8 occurs, what traffic improvements would be -- what
9 roadway improvements would be triggered really depends
10 on where and how much development occurs when. So
11 it's kind of hard to say at this point.

12 COMMISSIONER CHOCK: Just kind of jumping
13 around a little bit on the affordable question that I
14 think was asked by Commissioner Kanuha.

15 You had, I think you had 1500 units as part
16 of your 30 percent affordable housing requirement.
17 What is the spectrum of affordability of those 1500
18 units?

19 THE WITNESS: Normally what the City
20 requires is one third of those in the 80 percent and
21 less of median, average median income.

22 COMMISSIONER CHOCK: What is that median?

23 THE WITNESS: Median, oh, okay, I would
24 have -- I don't have that immediately. I'm not sure
25 offhand what is the... we do have -- we probably

1 would want to defer that question maybe.

2 We do have our marketing consultant coming
3 up and maybe might be able to address that
4 specifically.

5 But in general, like, let's say, the Housing
6 and Urban Development sets average median income and
7 depending on family size, maybe for a family of four,
8 say, it might be \$70,000, for example, on O'ahu.

9 So that would be considered a hundred
10 percent level of income. And what the City requires
11 is that 80 percent and below of that, of that level,
12 one third of your affordable units would be needed to
13 target that.

14 Then between the 80 percent and hundred
15 percent another one third.

16 And then between the hundred and 120 percent
17 another one third. So that would be your allocation
18 of affordable housing units.

19 COMMISSIONER CHOCK: So it's -- one can
20 assume that you're building workforce housing.

21 THE WITNESS: Yes.

22 COMMISSIONER CHOCK: Primary first home
23 entry level.

24 THE WITNESS: Although workforce housing per
25 se, it really depends. Some people go up to 140 or

1 even 160 percent of median is also being considered
2 workforce housing. So kind of depends on what your
3 definition is of that.

4 COMMISSIONER CHOCK: Okay. Again moving
5 around a little bit since you covered a lot of
6 different topical areas under your four bullet points.

7 Under the sustainability piece you kind of
8 generally talked a little bit about some of the green
9 building measures that the Project is going to
10 incorporate.

11 Can you kind of fill in some of the details
12 you mentioned, quantifiable the targets the Project
13 would seek to achieve? What are some of those?

14 THE WITNESS: Maybe some of the key ones
15 might be relative to water, conserving water, then
16 conserving energy. So for water what we're looking at
17 is, you know, between 20 to 40 percent more efficient,
18 being more efficient than current usages.

19 Then for energy between 25 and 35 percent
20 more efficient. So those, you know, those are the
21 ones that we have identified quantifiable targets.

22 And the range is whether you compare it to
23 an older, much less efficient use home versus a new
24 one, say some of the ones that have been developed on
25 the Leeward Plain that are already energy efficient,

1 how much more are we intending to be efficient.

2 So it's along those lines. Again, for
3 energy between 25 to 35 percent more efficient. And
4 for, say water 20 to 40 percent more efficient.
5 Again, we are going to have our sustainability
6 consultant appearing to testify.

7 He can elaborate more on what those mean.
8 But we have formed an in-house committee to look at
9 how we can be, how we can move and be as, you know, do
10 our development as green as we can.

11 CHAIRMAN PILTZ: Okay. Commissioner Judge.

12 COMMISSIONER JUDGE: Thank you. I had a
13 question regarding the schools. I was looking at
14 between the EIS and the letter from the DOE
15 Exhibit 16.

16 And as I understand it you'd be building
17 some elementary schools but the middle schools and the
18 high schools are part of the Waiawa Ridge development.

19 And not knowing the future or the timing on
20 Waiawa Ridge development assuming that the Koa Makai
21 Project went forward, in the letter on October 2009,
22 they are saying that "temporary facilities may be
23 needed to accommodate the increased number of students
24 for the middle schools and the high schools.

25 So my question is have there been any

1 discussions with the DOE if there is a need for
2 temporary facilities, whose responsibility is it to
3 construct those or provide those?

4 THE WITNESS: Yeah. It's, um, it's probably
5 a question you can ask of the DOE representative when
6 they come up. But we have had discussions with them
7 in terms of, you know, the various scenarios.

8 So what they provided us is really current
9 enrollment data and school capacities. So based on
10 that if it were today what would be needed, where can
11 students go.

12 That kind of assessment can be done. For
13 them to say five years from now what the enrollments
14 would be relative to capacities I'm not sure how
15 accurate they can provide that information.

16 We both, in terms of the Koa Ridge
17 development and the Waiawa Ridge development both of
18 our developments have executed Department of Education
19 agreements. So mentioned the Waiawa Ridge
20 developments would be the location for middle and high
21 school.

22 Should there be additional delays, then they
23 wouldn't need to be accommodated at other complexes.
24 But at least on an interim basis we have been informed
25 that, you know, Pearl City, Mililani does have some

1 excess capacities at their schools. They need middle
2 and high school, Pearl City in particular, that can
3 accommodate Koa Ridge students.

4 COMMISSIONER JUDGE: Just a clarification.
5 Did you say that Mililani High School can, does have?

6 THE WITNESS: Not Mililani. Pearl City.

7 COMMISSIONER JUDGE: Okay.

8 THE WITNESS: Mililani High School is pretty
9 crowded.

10 COMMISSIONER JUDGE: Yes, it's overcapacity.
11 Thank you.

12 CHAIRMAN PILTZ: Commissioner Devens.

13 COMMISSIONER DEVENS: You were asked about
14 the traffic study. I believe the neighborhood board
15 asked you about, a couple questions they had asked you
16 folks to follow up on. Just for clarification did you
17 say the study focused on from Mililani coming down to
18 Koa Ridge?

19 THE WITNESS: Only for commuter travel time.
20 So normally traffic studies do not even consider
21 commuter travel time because, you know, it's a lot
22 more difficult to then associate any delays in travel
23 time with associated improvements.

24 In other words, if you get five minutes more
25 delay what does that mean? What do you need to fix?

1 So the standard Traffic Impact Analysis focused more
2 on your roadways.

3 So they assess and count cars relative to
4 the capacity of the roadway in terms of how many cars
5 it can handle. Then what is the flow of traffic along
6 those roads.

7 So the commuter travel time is less often
8 used, but it was done in response to the Neighborhood
9 Board's request.

10 But what I was mentioning was we limited to
11 that segment between Mililani simply so we can isolate
12 the effects of the, say, projected increases in
13 traffic from our developments as they affect commuter
14 travel time just between those segments. Just to
15 isolate the impacts for that.

16 COMMISSIONER DEVENS: Did the study include
17 the impacts the Project may have on the commuters
18 coming in from Wai'anae, Nanakuli, Kapolei, 'Ewa Beach
19 especially where it gets to the interchange?

20 THE WITNESS: No, we did not. So really
21 what that is kind of like realtime drive simulations.
22 They use a GPS unit. Then calculate. So, no, it did
23 not include travel times from the Kapolei/Wai'anae
24 areas, no.

25 COMMISSIONER DEVENS: Not just commuter time

1 but any impact that may result from the traffic that's
2 caused by the Project. Was any of the impact studied
3 as it effects those drivers coming in from the Leeward
4 coast?

5 THE WITNESS: Probably have to defer to our
6 traffic engineer to confirm that. No. The projected
7 increases are, you know, along those travelways are
8 included.

9 So, yeah, the overall would be including
10 some of those, say, you know, in the area from as it
11 affects, say, H-1/H-2 merge, yeah, that would be
12 included.

13 COMMISSIONER DEVENS: Thank you.

14 CHAIRMAN PILTZ: Commissioner Wong.

15 COMMISSIONER WONG: Mr. Funakoshi, with
16 respect to affordable housing, the 30 percent you were
17 referring to, what assurances can you give to this
18 Commission that those affordable housing units will be
19 built?

20 And, for example, that you would not --
21 build everything else but then find out at the end you
22 don't build affordable housing?

23 So what assurances can you give this
24 Commission that, in fact, those affordable housing
25 will be built?

1 THE WITNESS: Normally the City, we work
2 with the City to inform them on the progress. They
3 usually like to kind of be proportionate to your
4 development that the affordable housing be provided
5 not necessarily at the end. For example, all at the
6 end or necessarily all in one place.

7 So really that's something that will
8 probably be worked on with the City and County of
9 Honolulu.

10 But, you know, our track record we have
11 always provided required affordable housing units in
12 all of our master planned developments. They will be
13 provided. And the City has a very good system to
14 monitor how we do on that.

15 COMMISSIONER WONG: Well, for example, are
16 you saying that when the City issues a building permit
17 they would say: Okay, we will allow you to build X
18 number of housing units of which, say, X percent must
19 be affordable.

20 So do they monitor and make sure you build
21 it?

22 THE WITNESS: Yes. There is -- there is a
23 reporting and they do monitor that. So, yes, they
24 will -- they do keep track of how many homes are being
25 built to meet that affordable criteria.

1 COMMISSIONER WONG: We'll ask the City later
2 if they do monitor and how well they do it.

3 THE WITNESS: Okay. Good.

4 (Audience laughter)

5 CHAIRMAN PILTZ: Okay. Mr. Funakoshi, let
6 me ask you a question on the affordable housing
7 question. Do they -- does the City have a buy-back or
8 do you as a developer have a buy back to make sure
9 those houses remain affordable through its entity?
10 Or does the buyer after X amount of years
11 have a chance to sell at the market? How is that
12 considered?

13 THE WITNESS: No. Um, no. Our homes are
14 really affordable for sale homes. So after, once
15 they're sold that pretty much at certain price level
16 that kind of meets the affordable the affordability
17 requirement.

18 So it's not like a state or city housing
19 development type program where you could incorporate
20 buy-back provisions.

21 CHAIRMAN PILTZ: Good. Thank you.
22 Commissioners, any other questions? Mr. Matsubara,
23 given the time of the day I think we're going to call
24 a closing instead of starting with your new witness
25 today.

1 MR. MATSUBARA: All right. So my first
2 witness tomorrow will be -- Don Olden was supposed to
3 be our next witness but Sharla Nakashima is nine and a
4 half months pregnant. So I want to make sure I get
5 her on and she doesn't have to wait. So we'll put her
6 on first. Then we'll go with Don Olden.

7 CHAIRMAN PILTZ: Okay. That will be fine.
8 If there's no other business today we'll see you
9 tomorrow morning.

10 (The proceedings were adjourned at 4:10 p.m.)

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1 C E R T I F I C A T E

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3 I, HOLLY HACKETT, CSR, RPR, in and for the State
4 of Hawai'i, do hereby certify;

5 That I was acting as court reporter in the
6 foregoing LUC matter on the 21st day of January,
7 2010;

8 That the proceedings were taken down in
9 computerized machine shorthand by me and were
10 thereafter reduced to print by me;

11 That the foregoing represents, to the best
12 of my ability, a true and correct transcript of the
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