
HOUSE CONCURRENT RESOLUTION

URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO IMMEDIATELY
RESCIND ANY CONTRACT OR AGREEMENT AWARDED, OR COMMITMENT
MADE, TO ALEXANDER & BALDWIN PROPERTIES, INC., FOR THE
DEVELOPMENT OF KAKAAKO MAKAI.

1 WHEREAS, the area mauka of Ala Moana Boulevard within the
2 Kakaako Community Design District (Kakaako Mauka) is studded
3 with some of the state's highest high-rise residential
4 buildings, with some buildings approaching 400 feet; and
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6 WHEREAS, in October 2002, the Hawaii Community Development
7 Authority (HCDA) adopted the "Waterfront Business Plan" covering
8 the use and development of the area makai of Ala Moana
9 Boulevard, between Kewalo Basin and the University of Hawaii,
10 John A. Burns School of Medicine (Kakaako Makai); and
11

12 WHEREAS, in January 2005, HCDA issued a Request for
13 Proposals to which there were 15 respondents; and
14

15 WHEREAS, in September 2005, HCDA selected Alexander and
16 Baldwin Properties, Inc. (A&B Properties), over five other
17 plans, because HCDA found that at the time it best met desired
18 criteria, including open space for public use; and
19

20 WHEREAS, public reaction of the project submitted by A&B
21 Properties prompted A&B Properties to resubmit a "scaled down"
22 version of the project in December 2005, which continues to
23 receive strong public opposition; and
24

25 WHEREAS, Kakaako Makai is such an opportunity for a large
26 open space park with learning centers that cannot be trumped by
27 the short-term need to finance the State's participation in the
28 development of the Kakaako Community Design District (District);
29 and



1 WHEREAS, the State must demonstrate its commitment to
2 withhold its valuable lands from development for short-term
3 gains in exchange for the long-term good of its residents and
4 the future generations to come; and
5

6 WHEREAS, in establishing the HCDA, the Legislature, as
7 expressed in section 206E-1, Hawaii Revised Statutes (HRS),
8 believed that the "authority will result in communities which
9 serve the highest needs and aspirations of Hawaii's people"; and
10

11 WHEREAS, the mixed use mandate of the District where people
12 can live, work, visit, and play must be implemented in a
13 complementary manner that recognizes the "live and work" land
14 uses of Kakaako Mauka and the "learn and play" land uses of
15 Kakaako Makai; and
16

17 WHEREAS, the density of the urban core of Honolulu mandates
18 that very opportunity to create open space should be availed
19 upon for the public health and welfare; and
20

21 WHEREAS, HCDA has led the Legislature to believe that HCDA
22 and A&B Properties are currently in the stage of negotiations in
23 which only a non-binding award of the master development rights
24 contract has been awarded to A&B Properties, and no binding
25 letter of intent or development agreement has been entered into;
26 and
27

28 WHEREAS, judging from the volume of public opposition to
29 A&B Properties' "scaled down" version of its project, the
30 Legislature finds that A&B Properties' projects regarding
31 Kakaako Makai does not serve the highest needs and aspirations
32 of all segments of Hawaii's community; now, therefore,
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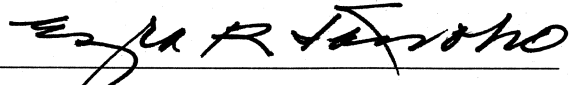
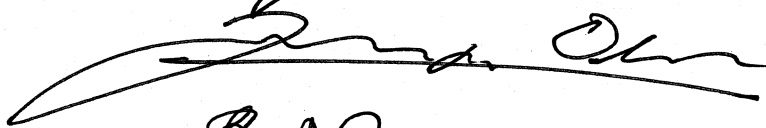
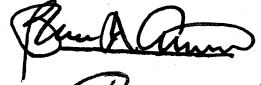
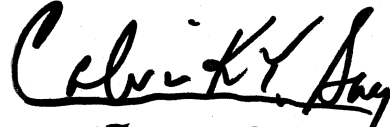
34 BE IT RESOLVED by the House of Representatives of the
35 Twenty-third Legislature of the State of Hawaii, Regular Session
36 of 2006, the Senate concurring, that HCDA is urged to
37 immediately rescind any contract or agreement awarded to, or
38 commitment it may have with A&B Properties, Inc., to develop
39 Kakaako Makai; and



H.C.R. NO. 30

1 BE IT FURTHER RESOLVED that a certified copy of this
2 Concurrent Resolution be transmitted to the Hawaii Community
3 Development Authority.
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OFFERED BY:




Cindy Evans

Christine M. Meyer

FEB 21 2006

