HOUSE OF REPRESENTATIVES
TWENTY-THIRD LEGISLATURE, 2006
STATE OF HAWAII

H.C.R. NO. 30 H.D. 1

HOUSE CONCURRENT RESOLUTION

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

WHEREAS, the area mauka of Ala Moana Boulevard within the Kakaako Community Design District (Kakaako Mauka) is studded with some of the state's highest high-rise residential buildings, with some structures approaching 400 feet; and

WHEREAS, in October 2002, the Hawaii Community Development Authority (HCDA) adopted the "Waterfront Business Plan" covering the use and development of the area makai of Ala Moana Boulevard, between Kewalo Basin and the University of Hawaii, John A. Burns School of Medicine (Kakaako Makai); and

WHEREAS, in January 2005, HCDA issued a Request for Proposals for Kakaako Makai to which there were 15 respondents; and

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

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

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

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

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

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

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

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

WHEREAS, judging from the volume of public opposition to A&B Properties' "scaled down" version of its project, the Legislature finds that A&B Properties' projects regarding Kakaako Makai does not serve the highest needs and aspirations of all segments of Hawaii's community; now, therefore,

BE IT RESOLVED by the House of Representatives of the Twenty-third Legislature of the State of Hawaii, Regular Session of 2006, the Senate concurring, that HCDA is urged to immediately rescind both its Request for Proposals and any contract or agreement awarded to, or commitment it may have with A&B Properties, Inc., to develop Kakaako Makai; and

BE IT FURTHER RESOLVED that HCDA is urged to engage all interested stakeholders, particularly the groups and individuals that have surfaced in this controversy, to meaningfully participate in the development, acceptance, and implementation of any future plans for the development of Kakaako Makai; and

BE IT FURTHER RESOLVED that a certified copy of this Concurrent Resolution be transmitted to the Hawaii Community Development Authority.