
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.

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 structures 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
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12 WHEREAS, in January 2005, HCDA issued a Request for
13 Proposals for Kakaako Makai to which there were 15 respondents;
14 and
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16 WHEREAS, in September 2005, HCDA selected Alexander and
17 Baldwin Properties, Inc. (A&B Properties), over five other
18 plans, because HCDA found that at the time, it best met desired
19 criteria, including open space for public use; and
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21 WHEREAS, public reaction to the A&B Properties' project
22 prompted A&B Properties to resubmit a "scaled down" version of
23 the project in December 2005, which continues to receive strong
24 public opposition; and
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26 WHEREAS, Kakaako Makai is such an opportunity for a large
27 open space park with learning centers that cannot be trumped by
28 the short-term need to finance the State's participation in the
29 development of the Kakaako Community Design District (District);
30 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

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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

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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

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

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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

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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 both its Request for Proposals and any
38 contract or agreement awarded to, or commitment it may have with
39 A&B Properties, Inc., to develop Kakaako Makai; and

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41 BE IT FURTHER RESOLVED that the Hawaii Community
42 Development Authority immediately convene a working group of
43 interested stakeholders, particularly the groups and individuals
44 that have surfaced in this controversy, to meaningfully



1 participate in the development, acceptance, and implementation
2 of any future plans for the development of Kakaako Makai; and

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

