

# LATE TESTIMONY



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## STATEMENT OF

ANTHONY J. H. CHING, EXECUTIVE DIRECTOR  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

SENATE COMMITTEE ON TRANSPORTATION  
AND INTERNATIONAL AFFAIRS

Wednesday, January 30, 2008

2:45 P.M.

State Capitol, Conference Room 224

**S. B. 2800 - RELATING TO HARBORS.**

**Purpose:** Extends the Department of Transportation's jurisdiction at Honolulu Harbor to lots 1, 2, 4 and 5 of the Forrest Avenue subdivision.

**Position:** As the HCDA has not had an opportunity to analyze and deliberate on this proposal, this testimony reflects only my perspective as the non-voting staff to the Authority. I also defer to the Department of Transportation with respect to the requirements of harbor operation. However, with respect to the transfer of jurisdiction of the subject lots of the Forrest Avenue subdivision, I am obliged to oppose the proposed transfer and offer the following comments.

**Harbor vs. Waterfront Use.** As a former member of the inter-agency team which developed the original Honolulu Waterfront Master Plan in 1989, I am aware of the long standing debate amongst the various stakeholders as to establishing the boundaries of a commercial harbor operation and desired waterfront development. As nearly all of the goods which are shipped to the State of Hawaii will transit through the Honolulu Harbor, it is critically important that

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the operations of Honolulu Harbor are maximized. However, it is equally important to note that waterfront development is of equal importance, if one were to consider the value of the economic and community benefits that might be accrued to Honolulu and the State of Hawaii.

**Disposition and Planning For Lot 1.** The primary physical feature associated with Lot 1 of the Forrest Avenue subdivision is a warehouse. Approximately half of this warehouse is currently occupied on a month-to-month arrangement by the Hawaii Public Housing Authority's Next Step program. The other half of the warehouse is vacant and there are no other use arrangements in place for the remainder of the lot. The HCDA is currently in discussion with the Office of Hawaiian Affairs (OHA) with respect to their announced plans to develop their headquarters building on that site. The year 2008 has been mentioned as a start date for that project.

**Disposition and Planning For Lot 2.** The John A. Burns School of Medicine (JABSOM) currently operates a parking lot on Lot 2. This arrangement runs to July 2009. The JABSOM has also been engaged in discussions with the HCDA for a long term lease or fee simple conveyance to support the development of the Cancer Research Center of Hawaii new facility. The time frame mentioned as a start date for this project is mid-2008.

**Disposition and Planning for Lot 4.** Lot 4 is currently undeveloped and is being utilized on a short term agreement as a staging area for the Grace Pacific project currently underway in the area. The lot is cleared, unpaved and subject to an easement in favor of the City & County wastewater force main. It is also important to note that this lot lies **outside** of the Honolulu Harbor security zone.

**Disposition and Planning for Lot 5.** Lot 5 is currently the site of the City & County of Honolulu's Sewage Pump Station. The facility is of a recent vintage

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and the expectations are that the program will need to operate for a long term. This expectation is supported by the long term lease agreement currently in place between the HCDA and City & County of Honolulu.

**Other Fact of Note.** Careful examination of the subdivision map indicates some ambiguity in the boundaries of Lot 5 and the adjacent lot containing the historic pump station facility. This ambiguity should be cleared up prior to any conveyance and transfer of lots which might be approved by the Legislature.

**Summary.** My position in opposition to this proposal is rooted in the fact that the existing and planned uses of lots 1, 2 and 5 are consistent with that of a **waterfront** development and does not currently serve as an area which supports harbor operations. Transfer of these lots to the Department of Transportation to support harbor operations would necessarily entail considerable reprogramming amongst a number of agencies who have expended significant time and effort.

Lots 4 and 5 are currently outside of the harbor security zone. While Lot 4 might have development potential which might be supportive of both harbor and waterfront activities, I believe that it would be premature to affect any transfer of lands without having exhausted all of the potential development strategies. It is also important to note that should either Lot 4 or 5 be transferred to the Department of Transportation, the necessary extension of the harbor security zone would create a conflict amongst those seeking public access to the Kakaako Makai area and harbor traffic.

Finally, the HCDA is committed to preserving the historic pump station which is located immediately mauka of Lot 5 for public purposes. Transfer of the lots which are located immediately adjacent to the historic pump station may have a severe dampening effect on the public use of that site.

Thank you for the opportunity to provide these comments.

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**SB2800  
RELATING TO HARBORS**

Date: January 30, 2008  
Room: 224

Time: 2:45 p.m.

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Aloha Chairman English, Vice-Chair Gabbard, and members on the Committee of the Transportation and International Affairs. The Office of Hawaiian Affairs (OHA) respectfully submits the following testimony in opposition to SB2800.

Our testimony is based on the substance of the legislation that proposes to transfer the area is defined as all of Lots 1, 2, 3, 4, and 5 and parcels A and B of the Forrest Avenue subdivision, as shown on the map filed with the Bureau of Conveyances (File Plan 2335) from the Hawaii Community Development Authority (HCDA) to the Department of Land and Natural Resources. The intent of which is to have these parcels designated for harbor uses and placed under the control of the Department of Transportation Harbors Division.

OHA has been, and is currently, under exclusive negotiations agreement with HCDA for the use of the parcel identified as Lot 1 for the development of an office building and community/cultural center. This is the same site that is currently leased to the Hawaii Public Housing Authority for a temporary emergency shelter. Passage of this legislation would not only displace the homeless in the near-term, but also violate the terms of OHA's exclusive negotiations agreement and adversely impact upon the time and resources we have invested in this project over the past three years.

Additionally, the other lots identified in the proposed legislation have been previously designated by HCDA for the University of Hawaii's Cancer Research Center and other uses. Removal of these lots from Kaka'ako Makai will greatly impact upon the future redevelopment potential of this important land area in urban Honolulu. While we acknowledge the need for additional lands for harbor

purposes, we must respectfully request that lands other than Kaka'ako Makai be identified.

Mahalo for your time and consideration.

## TESTIMONY IN SUPPORT OF SB2800


Senate Committee on Transportation and Intergovernmental Affairs  
30 January 2008 in room 224, State capitol at 1445

Chair English and respected members of the Committee;

My name is Reg White. I work in our marine tourism industry. I speak today in strong support of this measure, SB2800. We all know that Hawaii is hopelessly dependant on the ocean for 98% of all consumables. We also know that our port facilities will reach full capacity sometime in the very near future. One of the only ways we can preserve our ability to serve the growth of the maritime industry's needs in Honolulu Harbor is to preserve all possible near shore land for the harbor operations. This means keeping all possible fast land harbor areas in the department of transportation for uniform planning, administration, and cohesive harbor operations. Please support this very important bill.

Thank you,

Reg white

  
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IN REPLY REFER TO:

January 30, 2008

TESTIMONY OF THE DEPARTMENT OF TRANSPORTATION

SB NO. 2800, RELATING TO HARBORS

COMMITTEE ON TRANSPORTATION AND INTERNATIONAL AFFAIRS

The Department of Transportation (DOT) understands the basis of this legislation to support our existing maritime needs. At the same time, DOT recognizes there are existing commitments on several of the parcels, including but not limited to: 1) the present use of Lot 1 by the Next Step homeless shelter and the identification of the lot for use by the Office of Hawaiian Affairs (OHA), the disposition of which will depend on the ratification or non-ratification of the OHA settlement agreement, 2) the development interest of the Cancer Research Center in Lot 2, and 3) Lot 5 being the present location of the City and County of Honolulu sewage pump station.

In closing, DOT understands there are competing interests and commitments, which must be weighed by the legislature.

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