

**TESTIMONY**  
**SCR 189 & SR 108**  
**LATE**



General Growth Properties, Inc.

**LATE TESTIMONY**

Senator Clayton Hee, Chair  
Senate Committee on Water and Land

Wednesday, April 9, 2008; 2:45 p.m.  
Conference Room 414

**RE: SCR 189/SR 108 – REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO DEFER DECISIONS ON ANY APPLICATIONS FOR ZONING CHANGES UNTIL THE COMPLETION OF THE SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT PROCESS AND THE SUBSEQUENT ADOPTION OF THE DRAFT MAUKA AREA PLAN AND THE MAUKA AREA RULES.**

Aloha Chair Hee and Vice Chair Kokubun and Members of the Committee:

General Growth Properties has serious concerns with SCR 189/SR108. The resolution suggests that the master plan being prepared by General Growth Properties (GGP) for its sixty acre landholdings in Kaka'ako will not be in compliance with the Draft Mauka Area Plan and will drastically impact small businesses. The resolution also suggests that the Hawaii Community Development Authority (HCDA) incorporate provisions in the revised Mauka Area Rules to facilitate projects that would perpetuate service and industrial uses in Central Kaka'ako.

As a matter of background, GGP acquired the Ward properties in 2002 and has been working to prepare a master plan that would support HCDA's vision for the Kaka'ako Mauka Area. The proposed revisions to HCDA's Mauka Area Plan recommend three fundamental objectives for Kaka'ako:

1. Develop urban village neighborhoods.
2. Create great public places.
3. Make the connection with a balanced set of transportation modes.

The Ward Master Plan seeks to fulfill this vision.

Currently, the Ward properties house a mix of one and two story retail and commercial buildings, one multi-story office building, a theatre/entertainment complex and several multi-story parking structures. The uses on site include retail, restaurant, storage and office uses.

GGP's vision for the Ward properties focuses on the creation of three significant public spaces that would provide opportunities for public performances, a farmer's market and children's play areas. The largest of the public spaces, currently called Central Plaza, could be more than three acres in size.

Creation of mixed use neighborhoods that house a range of family types of different incomes, as well as a range of uses, is another part of the vision.

Finally, the Ward Master Plan offers a unique opportunity to embrace the transit line and station proposed for the area into a mixed use transit oriented community. We have been in discussions with the City on both the transit alignment and station and the Ward Neighborhood will be designed to be "transit ready". The Plan also provides for enhanced pedestrian and bicycle paths.

GGP is committed to working with our small businesses. As we plan each phase, we will work with the tenants to find a place for them in the new project or provide assistance to relocate them to a new space. We have had a number of meetings with our tenants to update them on the Master Plan and will continue to do so throughout the implementation of the plan, which may take twenty to thirty years.

GGP is also committed to continuing to seek input from the broader Kaka'ako community. Several months ago, GGP commenced a major public outreach and information campaign. We have sought input via several focused charrettes, a community open house, an informational website and presentations to numerous business and community groups and Kaka'ako stakeholders. This is an ongoing effort that is important to GGP as we design a new kind of Hawaii neighborhood.

HCDA is in the initial stages of its Supplemental Environmental Impact Statement process (SEIS). Understanding that completion of this process and the subsequent adoption of a revised plan and administrative rules could take a substantial amount of time, GGP hopes to begin the design and development of the first phase of the Master Plan, which is focused on construction of the Central Plaza, upon HCDA's approval of the Master Plan. We have and will continue to work with HCDA staff to coordinate our efforts on the Master Plan and the SEIS.

To the extent that these Resolutions are not necessary, we respectfully urge the Committee to defer action on SCR 189/SR 108. Thank you for allowing us the opportunity to present testimony on this matter.

# LATE TESTIMONY

## testimony

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**From:** Nancy L. Hedlund, Ph.D. [nancyhedlund@yahoo.com]  
**Sent:** Wednesday, April 09, 2008 8:49 AM  
**To:** Sen. Clayton Hee; Sen. Russell Kokubun; Sen. Carol Fukunaga; Sen. Paul Whalen; Sen. Jill Tokuda; testimony  
**Subject:** Testimony Re: Senate WTL Hearing - SCR 189/SR 108 (HCDA Mauka Area Rules)

Dear Members of the Senate Committee on Water and Land:

I write as a concerned citizen and neighborhood board member to urge that the resolution SCR 189/SR 108 be heard in hearing and that testimony be taken.

I am a member of the Ala Moana/Kaka'ako Neighborhood Board and have carefully followed development in Kaka'ako and the important work of the HCDA that is now underway to guide development within the framework of a formal plan.

Please support the HCDA's current work on the Mauka plan and the environmental impact analysis work underway. People in Kaka'ako do not want developers to be enabled to request from HCDA variances in zoning for increased density in development. We have a process in place and we should support the process by supporting HCDA in not granting variances in zoning before completion of all the work on the Mauka area plan.

Sincerely,  
Nancy Hedlund  
Honolulu Resident and Member, Ala Moana/Kaka'ako Neighborhood Board (11)

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SENATE COMMITTEE ON WATER AND LAND  
Wednesday, April 9, 2008  
2:45 PM  
Conference Room 414

LATE TESTIMONY

SENATE CONCURRENT RESOLUTION 189  
SENATE RESOLUTION 108

**REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
TO DEFER DECISIONS ON ANY APPLICATIONS FOR ZONING CHANGES  
UNTIL THE COMPLETION OF THE SUPPLEMENTAL ENVIRONMENTAL  
IMPACT STATEMENT PROCESS AND THE SUBSEQUENT ADOPTION OF  
THE DRAFT MAUKA AREA PLAN AND THE MAUKA AREA RULES**

**Testimony in Full Support**

Aloha Chair Hee, Vice Chair Kokubun and Committee Members:

I am a member and officer of the Kaka'ako Makai Community Planning Advisory Council (CPAC). The CPAC was established in accordance with House Concurrent Resolution 30, 2006, which advised Hawaii Community Development Authority to immediately convene a community-based stakeholder working group to *meaningfully participate* in the development, acceptance and implementation of any future plans for the development of Kaka'ako Makai. As an individual with knowledge of and experience with the HCDA's attempted circumventions in the past, I fully support the protective intent of SCR 189 and SR 108.

The Kaka'ako Mauka Plan is an important community-based effort guided by sound planning principles, and the supplemental environmental impact process must be completed and adopted with associated rules before any other plans or unrelated schemes are considered by the HCDA. Apparently a great deal of discussion, planning and expense has been put forth in General Growth's proposal to redefine Kaka'ako Mauka with both present and yet-to-be-developed linkages to Kaka'ako Makai, and the HCDA will be proceeding with a formal presentation on this proposal at the Honolulu Design Center on April 16.

But as they have in the past, the HCDA again appears to be demonstrating supercilious disregard for established planning practices, as well as all that has gone before throughout a collective and consistent community-based planning process. Thus it appears that HCDA must now, yet again, be reigned in by the Legislature to proceed in an open and orderly manner in the public interest and for the greater public good.

Please send a strong message to the HCDA, whether department officials, board members or staff planners, by supporting the intent and objectives of these worthy Resolutions. It is clear that the future of both Kaka'ako Mauka and Kaka'ako Makai must continue to be reliant upon the wisdom of the Legislature.

Sincerely,



Michelle S. Matson

**TESTIMONY**  
**SCR 189 & SR 108**  
**LATE**  
**(END)**